



KENMURE ARCHITECTURAL REVIEW COMMITTEE (an Operating Committee of)
KENMURE PROPERTY OWNERS ASSOCIATION

KENMURE BUILDING PERMIT

Date: _____ Lot # _____

Name: _____

Your plans and specifications by _____
dated _____, and submitted to us are approved for construction subject to the following:

1. Receipt of Building Permit fees & deposits in the amount of \$4000 payable to Kenmure Property Owners Association (KPOA) and \$500 payable to Kenmure Properties, Ltd. (KPL). The disposition of these fees will be set forth in the receipts given for them.
2. The NC Licensed building contractor will be _____, who by signing this permit at the place indicated agrees that he will abide by all the applicable Covenants and Restrictions of KPOA, Kenmure Rules and Policies for Construction of Single Family Dwellings (revised July 1, 2005), and the rules & regulations of the Road Maintenance (RMC) and Security (SC) Committees.
3. "FOR SALE", Building Contractor, or other signs on the homesite or displayed in the house in such a manner as to be visible from the street are prohibited.
4. Prior to beginning construction: Village/County Permits must be proven; compliance with setback lines must be verified to Kenmure Architectural Review Committee (KARC) by a registered land surveyor (Owner's expense); the lot must be staked by the contractor to indicate foot print of the house, location of driveway and any trees to be removed beyond 20' from the home's foot print; and approval received from KARC.
5. Any changes from the originally submitted plans and specifications affecting the exterior of the home or the site must be approved in writing by the KARC (Form NEH 4) before the work is commenced..
6. This permit shall expire nine months from the date of issuance if authorized work has not commenced. Reapplication is necessary.
7. Silt fences as required by KARC and RMC will be installed by lot owner at his expense prior to any earth movement.
8. No burning is permitted on the site.
9. A landscape plan shall be submitted at least 90 days before an Occupancy Permit is desired and prior to any physical landscaping.
10. No materials of any kind shall be dumped on adjacent lots. Clean up for trash weekly.
11. Right-of-Way & Roads –RMC approval is required for any variance from the following:
 - a. no curbing of any kind is permitted on any asphalt that lies within 2' of the right of way
 - b. no improvements, construction, landscaping, rip rapping, culvert pipe, etc. are to take place in the right-of-way until a plan for same is submitted to, and approved by, the KRMC.

KENMURE BUILDING PERMIT (cont.)

- c. the road and drainage ditch/right-of-way in front of this lot must be kept clear of dirt, mud, trash, etc. at all times during construction
 - d. no construction worker vehicles, supplier vehicles, or building materials are permitted on the right-of-way without special permission. Both traffic lanes are to be open at all times
 - e. all lots that are at or above the grade of the road must have a drainage ditch established by the builder along the front of the property line to allow water to drain off the ROW. Provision must also be made to prevent the flow of any rain water, mud, silt, etc., onto either the roadway or adjoining properties
 - f. dumpsters, building materials, portable toilets, and construction equipment must be placed on the Lot. Construction equipment, vehicles, & trailers may not be parked in the ROW overnight or on weekends.
 - g. the driveway will be graveled as soon as it is cut out, and gravel will be maintained in a condition that will keep mud off the roads at all times.
 - h. gravel or mud accumulating on the road as a result of site construction activity will be removed promptly, and no later than end-of-day of occurrence.
 - i. any changes affecting the right-of-way must be approved.
12. All items in the Permit supersede any other requirements if in conflict with any KPOA rules, KARC rules, or Kenmure Rules and Policies for Construction of Single Family Dwellings.
13. All of the work described must be completed and an onsite final inspection obtained by the lot owner from KARC and KRMC before a Kenmure Occupancy Permit will be issued. No home may be occupied until Occupancy Permits are issued by the Village or County governmental authority authorized to issue such permits and KARC. It is also understood that no moving van or rental truck company either carrying the Lot Owners furniture or entering Kenmure to pick up Lot Owners furniture, will be allowed to enter Kenmure until the Occupancy Permits are issued by the Village or County governmental authority authorized to issue such permits and KARC and a Moving Van Access Form NEH 10 are completed.
14. I have been given a copy of the "Rules and Policies for Construction of Single Family Dwellings" & the associated Forms (revised July 1, 2005). I understand said requirements and agree to abide by these Rules and Policies.
15. It is understood and agreed to by both owner and contractor that failure on their part or on the part of either of them to comply with the terms and provisions of the Kenmure Declaration & By-laws, Rules and Policies for Construction of Single Family Dwellings, any other documents provided by the Operating Committees, and this Kenmure Building Permit, may result in a fine or reduction of refundable deposits against them by the appropriate Operating Committee. The fine procedures for Owners are outlined in the KPOA Board Procedures for Enforcement Action - Owners. Reduction of contractor refundable deposits and/or a loss by the Contractor, his employees and sub-contractors of the privilege of traveling on the roadways within Kenmure and his approved status as a builder in Kenmure shall follow the procedures outlined in the Construction Deposit Receipt and the Contractor Penalties Process outlined in the Construction Rules and Policies.

BUILDING CONTRACTOR

LOT OWNER

KARC

KRMC

DISTRIBUTION: Owner, Contractor, KARC File

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