

DWELLING SPECIFICATIONS

REQUIRED WHEN APPLYING FOR A BUILDING PERMIT

- Filled out "Application for Building Permit."
 - Copy of "Soil and Site Evaluation" and "On Site Waste Water Disposal System Design and Approval". (Both from Lamar County).
 - Legal description of property with surveyor's plat.
 - Plat drawing showing locations for building, driveway, septic system to include field lines and clearances to property lines.
 - General statement describing building materials for the building, outer walls, roof, and type pad or substructure.
- All the constructions approved by the said Building Committee shall be completed within one (1) calendar year from the date of approval in writing. If not completed, and no extension of time is granted by said Building Committee in writing, then all materials shall be removed by the owner at owners' expense and the lot returned to its original condition.
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 - No single family dwelling shall be located on any residential lot nearer than twenty feet (20') to the front lot line or nearer than ten feet (10') to any side line, or nearer than twenty feet (20') to the rear lot line, unless as otherwise noted in respective covenants. No building or enclosure which is constructed or use to house animals or pets shall be located nearer than forty feet (40') to any adjacent lot.

SEPTIC SYSTEM INSTALLATION AND SPECIFICATIONS

- Septic system must be at least 100 feet from any body of water and at least 100 feet from any well. The septic tank shall have a minimum capacity of 1,000 gallons and be of solid, watertight construction. Brick or concrete tanks are not acceptable. The field line shall be minimum of 320 feet and constructed in accordance with Mississippi State Health Department Regulations. A copy of these specifications may be secured from the Lamar County Health Department, Purvis, Mississippi or the Forrest County Health Department, Hattiesburg, Mississippi.
- Installer affidavit is required for all systems.
- All system components should be at least ten feet from any property line and five feet from any dwelling.

FINAL APPROVALS AND INSPECTIONS

- Copy of Lamar County's final inspection and approvals for the septic system installation.
- Inspection by an LSPOA inspector for the septic system installation (at same time with Lamar County), clearances to property lines, and compliance with plans and specifications.
- Call _____ PHONE _____ before installation of septic system for inspection BEFORE it is covered. False information submitted on application, changes made from specifications or failure to comply with septic inspection will void this building permit.
- Call Lamar County Health Department 48 hours ahead to schedule a free inspection of septic system installation before it is covered, along with the final inspection by the LSPOA inspector.

BUILDING PERMIT POSTING

THE BUILDING PERMIT CARD (ORANGE) MUST BE POSTED (IN A PLASTIC BAG) AT THE FRONT OF THE PROPERTY UNTIL CONSTRUCTION IS COMPLETED.

PIER/BOAT HOUSE/SEAWALLS SPECIFICATIONS

CONSTRUCTION RULES

1. **Plans and specifications** (including plat showing location of lot) for any construction including piers, sun decks, boat slips, boat houses, and sewage systems, in accordance with the following regulations, shall be submitted to the Board of Directors before any construction is started. A copy of the plans and specifications shall be furnished to the Board of Directors for the Association files.
2. **Piers** shall not extend into the lake further than existing piers. If no piers are existing on either side of proposed pier site, the pier should not extend more than 28 ft. from normal 4' water level or 50 ft from normal shoreline, whichever is closer to the normal shoreline. The pier, boathouse or sun deck should not interfere with the access to the lake by other lakeside property owners.
3. **Property lines** - All construction shall be at least 10 ft. from extended side of lines, and rear property lines where applicable.
4. **Boat houses or sun decks**, exclusive of adjacent walkway or pier, shall not exceed 14' x 34'. Boat houses will not exceed two normal boat stalls in width and shall be no higher at the eaves than one story or twelve (12) feet above normal water level, however, open decks are permitted to be constructed on top of essentially flat-roofed boat houses. Peaked or gable roofs on boat houses shall not have a pitch to exceed ____ inches per foot.
5. **Boat slips** not to exceed 16's x 28' exclusive of walkway or pier, may be dredged into the shore and a pier built alongside.
6. **Architecture** - Construction shall be of good quality, pleasing in appearance, and enhance the value of the property. The structure must be in harmony with surrounding buildings, grade level, and topography.
7. **The purpose of a boat house** is to provide a method of storage for owner's boat and gear . Camping, cooking, bathing, sleeping or habitation (any activity which imperils the ecology of the lakes) over the lake is prohibited. No toilet, latrines, showers or lavatories will be allowed over the water. All sanitary precautions mentioned in covenants and rules shall also apply.
8. **Board Approval** - All construction approved by the Board of Directors or the Building Committee shall be completed within a period of 180 days from the date of such approval, and construction shall commence within 30 calendar days from date of such approval.
9. **Completion** - If construction is not completed, or an extension of time is not granted in writing by the Board of Directors of Lake Serene Property Owners Association, Inc., the construction shall be removed and the site returned to a condition agreed upon by the Board of Directors and the lot owner.