

Cape Carancahua Property Owners' Association Storage Building Requirements

Effective
July 1, 2017

Please read, sign, and attach to the Construction Permit Application

No materials may be brought into the Cape, nor construction started until the permit application has been approved. I agree that if any construction is begun without a valid permit having been issued and conspicuously displayed on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I will be liable for attorney fees, court costs, and other applicable fees. I hereby grant reasonable access to my property by members of the ACC and CCPOA Board of Directors to determine compliance and progress until such time as the project is completed.

Storage Building Permit Application must include Jackson County Development Permit and Floodplain Determination.

Only one storage building is permitted per property. All such structures must be securely anchored with tie down straps or similar to prevent the structure from being blown about in high winds. No storage building may be used as any type of dwelling, at any time.

A storage building on a vacant property shall not exceed 120 square feet (outside dimensions), with a maximum height of 12' above grade level.

A storage building on a property with a dwelling or residence may not exceed 300 square feet (outside dimensions). The maximum height for such storage buildings is 14' above grade level

All storage buildings must be kept in good repair. Deteriorating buildings in poor condition are not permitted and must be repaired or removed.

Any storage building not built by a commercial manufacturer shall be of design, appearance, quality and material comparable to those built by commercial manufacturers.

Buildings of wood construction must have at least two coats of high grade paint or stain applied to the exterior, except where rough cedar siding is used. If the building is a manufactured building, you must include the following:

- A manufacturers' brochure or similar
- Exterior dimensions of the building, including height above grade level
- Specifications of exterior construction materials, including colors
- Foundation specifications, including tie down method or slab

If the building is not a manufactured building, you must include the following:

- Construction plans from which the structure will be built
- Materials specifications (buy list)
- Specifications of exterior materials and colors
- Foundation specifications, including tie down method or slab

You must also provide a plot plan which shows the following information:

- Lot number and 911 address
- Property lines and easements
- Location of the proposed structure
- Location of any septic system and drain field or spray heads
- Location of any existing improvements
- If the proposed building is to be a permanent structure (it is not skid mounted), a stamped survey plat will be required
- If the proposed building is to be moveable (it will be skid mounted), a scaled drawing plat is sufficient

No building shall be located less than five feet to any side lot line, or less than ten feet to the rear lot line, or less than twenty feet to the front lot line.

If the storage building is associated with a residence, and the ownership of the residence is transferred (sold or otherwise changes ownership), the lot on which the storage building exists will be transferred with the residence. If it is not transferred with the residence, the storage building will be removed and the lot will be returned to its pre-storage building state.

Cape Carancahua permits a maximum of three structures to exist on one property. This includes residences, garages/workshops, carports, and storage buildings. The buildings, excluding the residence, may not exceed a total area of 1,600 square feet.

The CCPOA and ACC are responsible only for ascertaining that our building restrictions are met. CCPOA and ACC make no warranty, implied or otherwise, regarding structural/design strengths.

Signature of Property Owner

Lot #(s)

9-1-1 Street Address (if any)

Date

Date Received by CCPOA

CCPOA Office Staff Member