

HONEY HILL PROPERTY OWNERS ASSOCIATION

PRE CONSTRUCTION COVENANT REVIEW

Purpose:

This procedure will enable Property Owners and/or Builders to obtain a Compliance Statement from the POA to fulfill the requirement of Jasper County Land Development Regulations paragraph 4.12D which states:

“The building department shall not issue a building permit without a statement from the Property Owners Association or their designated representative indicating compliance of proposed plans with requirements of recorded covenants.”

Submittal Requirements

Requests for a Compliance Statement, as well all supporting documents, can be electronically sent to honeyhillpoda@hotmail.com. If you are unable to send electronically, the submission package, along with payment, may be mailed to HHPOA at **PO Box 609, Ridgeland, SC 29936** or hand delivered to a member of the Board of Directors.

The submittal must include the following:

1. Owner(s) must complete and sign Covenant Compliance Construction Reference Guide. Before completing the Reference Guide, the Owner should review the requirements of the recorded “Declaration of Covenants, Conditions, and Restrictions for Honey Hill” especially Section 6 “Use Restrictions and Rules”
2. A copy of drawings detailing and dimensioning all elevations of the proposed structure(s) and indicating the type of construction as well as a site plan showing the entire property detailing and dimensioning the location of all current and proposed structures including fences, tree locations, wells, septic tanks, wetlands, etc.
3. Name, address, and phone number for a contact person if additional information is required.
4. A check for \$450 payable to Honey Hill POA for a residence or a check for \$50 payable to Honey Hill POA for an outbuilding.

Compliance Review

The Board of Directors and/or others as may be appointed by the Board will review all information contained in the submittal and respond to the Owner within 14 days of receipt. At least four members must review the submittal. A majority vote of the reviewers is required for approval.

If the proposed structure is approved, a Compliance Statement (2 copies) will be provided to the Property Owner. The Owner will be notified, if the proposed structure is deemed not in compliance. A meeting with the Owner and/or Builder may be scheduled to discuss concerns and deficiencies so that compliance can be achieved. A site visit may be necessary.

No review will be done unless all assessments and other fees due the POA have been paid.

The decision of the Board will be recorded in the minutes of the next regular Board Meeting. All submitted documents and a copy of the Compliance Letter will be kept in the Lot # file.

Owner:		Lot #:		
Contact Person:				
eMail:		Phone #		
Covenant Reference & Requirement		Yes	No	NA
6.1	Owner has read and agrees to comply with all deed restrictions			
6.2	Single family home			
2.8	Accessory structures (Barn, shed, detached garage)			
6.3.8	Metal storage sheds prohibited			
6.1	Horses for personal use allowed. (Service for fees prohibited)			
6.2	Outbuildings, Barns and stables located at rear of lot			
6.3.1	Trailers & mobile homes prohibited. Code compliant modular homes allowed on a case by case basis			
6.3.2	Home must be a minimum of 1600 square feet of heated space			
6.3.3	Roof pitch minimum of 5:12 over heated areas			
6.3.5	Building set back minimum 75 ft. front, 50 ft. back & side			
6.3.6	Exterior screening of open spaces, structure to grade			
6.3.7	Structure must face front of lot			
6.4	Permanent signs prohibited. Real estate, temp const. & home security signs in good taste accepted			
6.7	Fuel storage tanks; buried or screened			
6.14	Tree count of at least 15 trees per acre. Clear cut prohibited			
6.15	Drainage alterations must be approved by the POA			
6.16	Wetland cannot be altered without permit			
6.17	Utility storage, wood storage, equipment screening			
6.18	Lot cannot be subdivided			
6.19	Fences rear and side less than 72". Front decorative only			
	All POA fees and assessments must be paid and current			
	Attach additional pages for explanation of any non compliance			
Signature of Owner:				
Date of submittal:		Date of POA review:		
POA review by:				
	1)		2)	
	3)		4)	
	5)		6)	