

# SkyLakes II

## Building Proposal Checklist

The Sky Lakes Section II Building Committee will need the following items in order to review any construction plans submitted for approval.

- 1.) Per Section 4 of the deed restrictions, “The owner (or contractor) shall submit all building plans, septic plans and plot plans or any other information required by the Building Committee for approval before beginning construction.”
- 2.) Per Section 5 of the deed restrictions, “No residence shall be erected or altered or placed on any lot with less than 1,800 square feet off golf course lots and less than 2,000 square feet on golf course lots, excluding porches and garages. Exterior construction, including the garage, shall be 75% brick up to the first plate line. **The plans you submitted show a total square footage of approximately 3,800. We will need you to submit documentation regarding the front, rear, left and right elevations in order to verify you are meeting the 75% brick up to the first plate line requirement. Color for brick and trim can be submitted at a later date for approval but must be submitted prior to starting.**
- 3.) Section 14 of the deed restrictions, “Culverts or bridges must be used for driveways and for walkways ... each residence shall at his own expense be responsible for the proper setting of all drive way culverts or bridges.”
- 4.) Section 25 of the deed restrictions, “It is specifically set forth that no construction shall begin on any dwelling until plans and specifications are approved by the Building Committee and sufficient evidence is presented to the Building Committee that financing and/or cash requirements are sufficient to complete the proposed structure within one year from date of approval by the Building Committee.” **You mentioned the property owners will not be financing this therefore we will require some type of proof that your client has the financial means to complete the project within the one year time frame.**

Submit to [contact@skylakes.com](mailto:contact@skylakes.com) or any building committee member. You will find the current members at [www.skylakes.com](http://www.skylakes.com) under Building Committee Members and Contact Form.