PERMIT OPENED

_____
_____
_____

Building Committee meets 1st & 3rd Tuesday of each month April-November. 1st Tuesday of each month December-March. Deadline for permit request to be turned in is noon the Friday before meeting.

Delayed Start Date _____

PERMIT CLOSED

_____
_____
_____

BUILDING PERMIT APPLICATION

Date: _____/_____/_____ **Property Address:** _____

Member/Owner's:

Name: _____

Mailing Address: _____

Phone: _____

Contractor's:

Name: _____

Mailing Address: _____

Phone: _____

Check One:

Structure:		Deposit	
_____	Addition	$1000	($400 refundable)
_____	Culvert	$300	($200 refundable)
_____	Deck	$100	($50 refundable)
_____	Dock 1	$50	($25 refundable)
_____	Dock 2	$100	($50 refundable)
_____	Dock 3	$200	($100 refundable)
_____	Dog Pen	$25	($10 refundable)
_____	Fence	$50	($25 refundable)
_____	Garage	$1000	($400 refundable)
_____	House	$4000	($3000 refundable)
_____	Pool (above ground)	$300	($150 refundable)
_____	Pool (below ground)	$800	($400 refundable)
_____	Porch	$100	($50 refundable)
_____	Seawall 1	$200	($100 refundable)
_____	Seawall 2	$400	($200 refundable)
_____	Storage Shed	$150	($75 refundable)
_____	Other	(fees to be determined by Building Committee not to exceed $800)	
_____	1st Extension	$400	($0 refundable) Extension Approved Date_____
_____	2nd Extension	$1200	($0 refundable) Extension Approved Date_____
_____	Barge Permit	(fees to be determined by Building Committee)	

Only a dock, seawall or a driveway may be built on an unimproved lot that is not joined by Parcel to an improved lot.

No more than one additional structure shall be permitted per single or double lot. This pertains to sheds and detached garages.

Check #:_____ Deposit paid by_____

I hereby certify that the above statements are true and accurate to the best of my knowledge and that the following is my personal signature. I agree to be bound by all covenants and restrictions, rules, regulations, and bylaws of Holishor Association, Inc. I am aware building permits expire six months from date of issuance. Permit fees will not be refunded after 6 months.

_____/_____/_____ _____ _____

Date Member's Signature Contractor's Signature (if required)

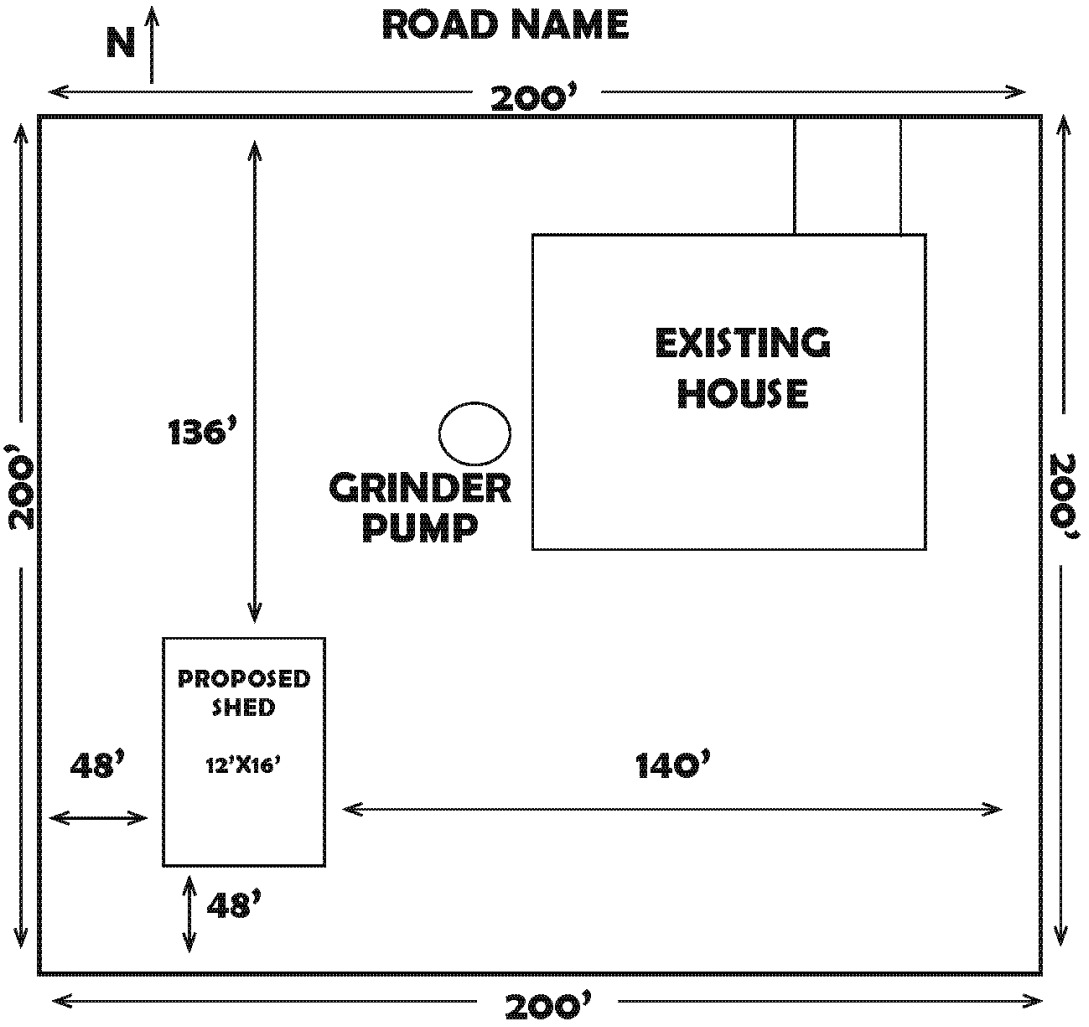
HOLISHOR ASSOCIATION, INC. Approved for construction at Holiday Shores, Lot#_____; Date_____. *You must contact the Building Committee through the Holishor office within 6 months of above date, stating that your project is complete or to request an extension.

Approved signature: _____

PLOT PLAN

a) Draw property, mark exact dimensions & show road(s).
b) Locate buildings & structures
c) Show distance of structure to be built from all property lines
d) Indicate location of grinder pump
e) Indicate North
Please make sure your plot plan includes all the above or your paperwork will not be complete

EXAMPLE PLOT PLAN



TRASH DUMPSTERS

All roll away trash dumpsters used within Holiday Shores for any type of construction project must be rented / contracted through Republic Services. This is in accordance with Holishor Association Inc.'s contract with Republic Services.

I have read the above and understand that if I do not comply I can be fined by Holishor Association Inc.

_____
Signature

_____
Lot

_____
Date

(House Only)

IF THE ATTACHED NEW HOME CONSTRUCTION PROJECT IS NOT COMPLETED WITHIN 6 MONTHS FROM THE APPROVAL DATE,

YOU WILL FORFEIT YOUR REFUND

Under unique circumstances, an extension of 90 days may be granted by the Building Committee. Under extraordinary circumstances an additional 90 day extension may be granted by the Board of Directors, if recommended by the Building Committee.

Neither of these extensions is guaranteed and should not be taken for granted. If you are applying for an extension you must do so in writing, it must be provided to the Building Committee and/or Board of Directors at least one week prior to your permit's expiration date and you must attend the relevant Building Committee and/or Board of Directors meeting.

Non-Attendance will result in automatic disapproval of the extension request.

I have read the above and understand I forfeit my building deposit if I do not complete the attached new home construction project within 6 months of the approval date. I further understand that I may be granted on but not more than two 90 day extensions however if either is requested I will comply with all the requirements needed to request an extension. I understand an extension is neither automatic nor guaranteed and if disapproved I forfeit my full refund.

_____
Printed Name

_____
Building Project and Lot Number

_____
Signature

(House Only)

Madison County Government
Building & Zoning Department

Administrator Chris Doucleff
Madison County Administration Building
157 N. Main Street Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 692-7040 ext. 4468
E-Mail zoning@madisoncountyil.gov

Kurt Prenzler, CPA
County Board Chairman

MADISON COUNTY
PRIVATE ENTRANCE PERMIT APPLICATION

Name: _____

Current Address: _____

City, State & Zip: _____

Entrance Location: _____

City, State & Zip: _____

Phone: _____

E-mail Address: _____

Parcel Number(Required): _____

Applicant Signature: _____ Date: _____

****

Please contact the following individual for permit approval if entrance on:

1.) Township Road - Twp. Road Commissioner _____
Phone Number _____

2.) County Road – Contact Matt @ 618-296-6287 OR Jonathon @ 618-296-6289

3.) State Road – Contact IDOT @ 618-346-3100

4.) Private Road – Land Owner

Warning: Failure to obtain permission from the appropriate jurisdiction could result in a lien being placed on the property or other similar actions used to collect costs associated with correcting improper installations or permits. Contact the Highway Department if you are unsure of the roadway jurisdiction.

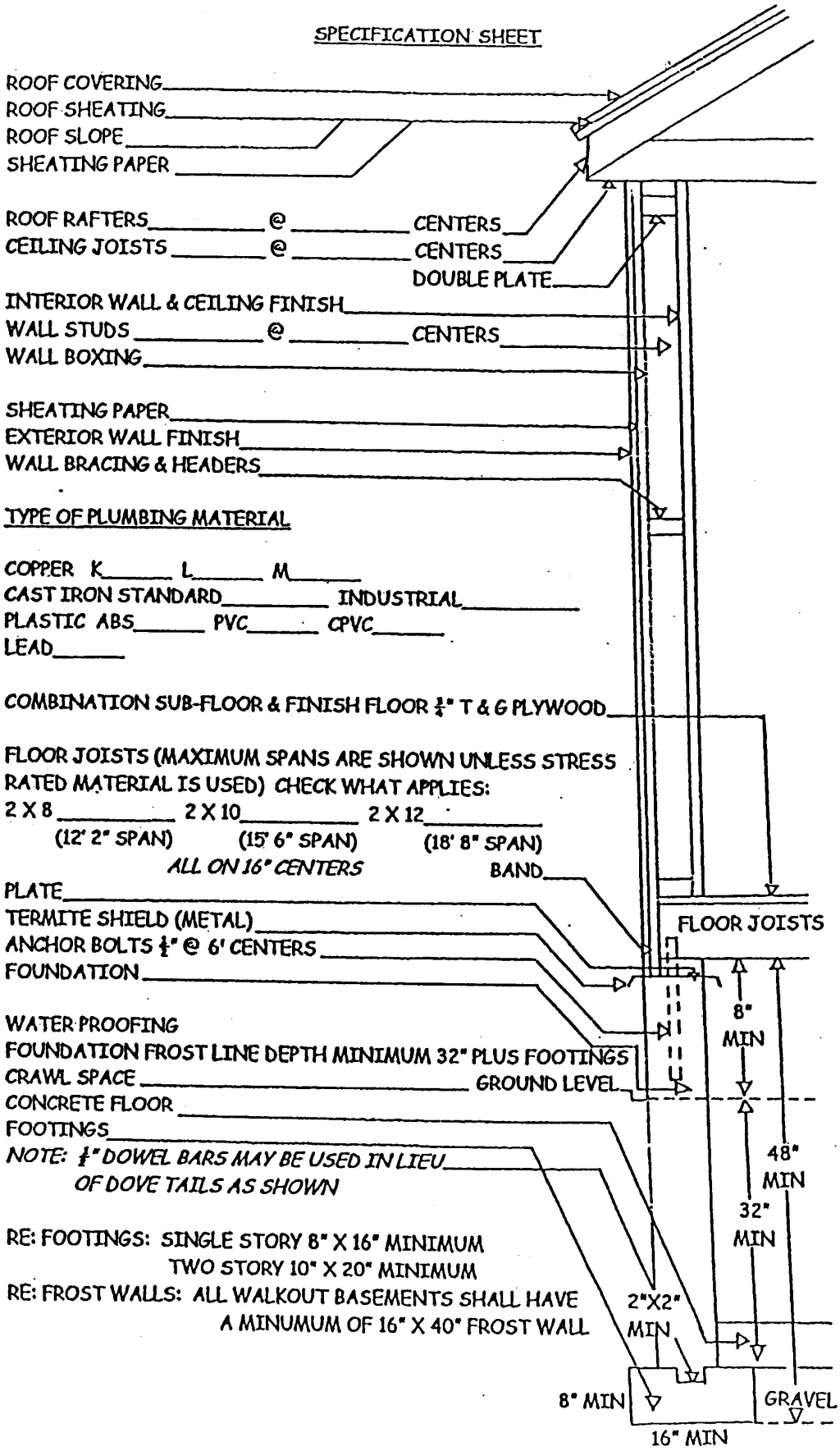
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Guidelines for Mailbox Standard: Contact USPS

Note: Conditional Requirements for Approval May Be Contained on Reverse Side

_____ _____
Approved Date

SPECIFICATION SHEET



BARGE USE

1. Building Committee must approve permit based on current rules and regulations plus barge related requirements.
2. Standard permit fee will apply.
3. Barge company must be bonded and fully insured per HS Rules
4. Inspection of barge equipment to insure no negative impact to marine life.
5. Inspection of barge equipment for use of bio-degradable hydraulic oil
6. Barge company plans for detailed spill protection prior to launch.
7. Barge company use of oil booms at all times.
8. Barge cannot be launched until materials and support equipment are at loading site.
9. The marina ramp can only be used for launching and retrieval of the barge.
10. Parking for storage of trucks and equipment must be negotiated with Marina.
11. Barge configuration cannot exceed 30' X 50' and can only be stored at the work site.
12. The Marina is the recommended primary loading site with potential alternate sites to be approved by the board.
13. Work is prohibited near the Marathon pipeline.
14. Working period shall be the off-peak months of October through March.
15. Hours of operation shall be between 8:00AM to dusk, Monday through Friday. Saturday work may only be allowed at the owner's property, but the barge would not be allowed to be moved on the lake. Sunday work is prohibited.

Ref : Board of Directors Meeting, 5-27-15

I have read the above and understand that if I do not comply I can be fined by Holishor Association Inc.

_____
Signature

_____
Lot

_____
Date

Holishor Building Permit Request

The Building & Architectural meeting meets the 1st & 3rd Tuesday of every month. You do not have to be present, however, non-attendance could result in delaying your approval. We strongly urge your attendance. All building applications must be received in the Holishor Office 4 **DAYS IN ADVANCE** (by noon Friday before) of the meeting, there will be no exceptions.

APPROVED PERMITS CAN BE PICKED UP IN THE OFFICE AFTER 1 PM THE DAY FOLLOWING THE MEETING.

Please note that you will need an approved building permit from the Holishor Office before Madison County Planning & Development (296-4468) will grant you a permit for Houses, Additions, Garages, & Pools.

Building Permits are good for six (6) months. You may request an extension if needed. **If the project has NOT started on the property you may also request a delayed start.** Upon completion of the project, you may submit a request for refund form. The property will then be inspected.

Please fill out the Building Permit Request form COMPLETELY.

Holishor Association Building & Architectural Requirements

INTRODUCTION: The Holishor Association Building and Architectural Review Committee (HSBARC) will regulate Holishor construction as a chartered sub-committee of the Holishor Board of Directors. The following guidelines and requirements shall be used by this committee in regulating all construction, modifications, and changes to buildings in the community known as Holiday Shores.

Holishor Association building permits are required for: new homes, additions and remodels, garages, boat docks, swimming pools, fences, seawalls, sheds and dog pens, or any other type of exterior construction. All construction within the boundaries of Holiday Shores must meet accepted standards of quality as determined by the HSBARC and the Holiday Shores Board of Directors. Decisions of the board of Directors will be final.

Materials and equipment may not be dumped, stored, or staged on Association roads, Association property, or another member's property without prior permission. Failure to comply will result in infractions under the Road/Material Storage Infraction Levels. Any damages to Association roads or property will be assessed by the Association, and the full cost of repairs will be billed to the member.

The Building Committee meets on the first and third Tuesday of each month at 6:30 PM. All applications must be complete and submitted to the Holishor office by noon 4 days prior to the meeting date to allow for processing and inspection by Holishor personnel and members of the HSBARC. No applications will be processed for walk-ins the night of the meetings.

HSBARC members are to have copies of the agenda and applications, (excluding blueprints) four (4) days prior to each meeting to review the paperwork.

It is the member's responsibility to obtain a Madison County building permit for such structures requiring one. To obtain a building permit the Holishor Association member must be in good standing when submitting any building plans for approval. The member and contractor agree to abide by all Holishor Associations rules and regulations. All contractors and homeowner/builders must have a copy of the current building requirements. The HSBARC can hold all plans for 14 days, if necessary, before issuing a permit. The member agrees to periodic construction inspections.

There shall be NO pre-finished or pre-furnished homes allowed in the Association. All mechanical phases (i.e. electrical wiring, plumbing, heating, etc.) must be open and visible for thorough inspections.

A copy of a certified lot survey from a registered surveyor is required before a building permit will be issued for any new home construction. The survey pins must be marked with either bright painted stakes or flags. The HSBARC will not arbitrate land or property disputes among members and shall not include themselves in any type of redesign so to meet the requirements of this document.

APPROVALS:

Holishor Association: Three (3) complete sets of house building plans, along with a certified copy of the lot survey, must be submitted by the member/owner or contractor to the HSBARC for approval. All approved plans must be stamped and signed by two (2) members of the HSBARC. One (1) set of plans will be retained for Holishor Association file, the other two (2) sets of plans will be returned to the applicant for submission to Madison County for the official county building permit.

Madison County: Two sets of Holishor Association approved plans must be submitted to the Building and Zoning Department of Madison County for approval and issuance of the official county building permit.

VARIANCES: All Holishor members will retain the right to request a variance from the HSBARC, then, if necessary, the Board of Directors to allow for deviations from the Holiday Shores Building Rules and Regulations.

DELAYED STARTS: The Building Committee may give a builder a delayed start if the project has not been started in any way. The committee will only issue 2 delayed starts of up to six months each, after which the permit will be cancelled, and can be resubmitted at a later date.

HOME AND LOT MAINTENANCE AND APPEARANCE:

Any of the aforementioned structures that have deteriorated into disrepair a hazardous condition, or cause and eyesore to the community shall be subject to a repair or removal order by the Holishor Association Board of Directors.

The Holishor Association Board of Directors shall send a certified letter to any homeowner whose property or building structures has deteriorated to a state of disrepair. The reason and expectations will be addressed. The homeowner will be given 30 days to comply or address the Board as to an agreeable plan of action for repairs. If the homeowner does not respond within the 30 days or does not forward the agreed upon plan within an additional 30-day period, legal action shall be taken.

Revised May 14, 1981; Adopted May 16, 1981
Adopted May 18, 1991; Adopted May 22, 1991
Revised March 15, 1994; Adopted May 21, 1994

ADDITIONAL STRUCTURES: No more than one additional structure shall be permitted per single or double lot. This pertains to sheds and detached garages.

WATERFRONT LOTS Members who own waterfront lots may, with the prior approval of the building committee, construct their own private beach, boat dock and/or raft permanently affixed to their lot above the waterline.

Docks

The following items will be needed if you are requesting a permit for a dock:

- Membership in good standing
- Plot plan with setback
- Materials list (*i.e. treated lumber, vinyl, etc)*
- All measurements of dock including length of dock extending past the shoreline.
- Picture / drawing of dock. Include picture of any pre-manufactured dock and roof structure.

Dock 1 – deposit $50 – (Refund of $25)
Dock 2 – deposit $100 (Refund of $ $50)
Dock 3 – deposit $200 (Refund of $100)

Definition of Dock 1, Dock 2, & Dock 3 as follows:

- Dock 1 is any dock 80 square foot or less with no vertical structures.
- Dock 2 is any dock greater than 80 square foot without vertical structures.
- Dock 3 is any dock greater than 80 square foot with vertical structures.

Docks: Are allowable on all lakefront building lots. The set-back requirements shall be as follows: the distance from either of the property lines shall be a minimum of five (5) feet, and the boat dock may extend into the lake a maximum of ***twenty (20)*** feet on the main lake and twenty (20) feet on the fishing arm and coves; except; no structure shall extend greater than twenty percent (20%) of the distance across the cove. The setbacks must be met up to twenty (20) feet into the lake. Only a roof and supporting structures are allowable; it cannot be closed in. HSBARC building permits required. Plans should include a material list, anchoring methods and a description of the floatation material. No rubber tires shall be allowed. *Effective 7/11/2016*

Association-Owned Outlot Docks: A Limited number of boat docks may be built on Association owned out lots with the approval of the Building Committee. Cover watercraft docks, watercraft cover structures or watercraft lifts of any type will not be allowed on docks built on Association owned out lots or in the water on Association owned out lots.

BOAT LIFTS: They shall be included in the dimensions of boat docks and shall not exceed beyond those limits.

Storage Sheds

The following items will be needed if you are requesting a permit for a shed:

- Membership in good standing
- Plot plan with setback
- Materials list (*i.e. treated lumber, vinyl, etc)*
- Picture / drawing of shed including all measurements. Include picture of any pre-manufactured shed.

Storage Shed – deposit $150 – (Refund of $75)

STORAGE SHEDS: Only one shed is permitted on any single or combined lots. All sheds are to have a structurally sound base and a strong internal support structure. Sheds must match the dwelling and be aesthetically appealing. No carbon steel sheds are allowed. Sheds over 200 square feet must be placed on a foundation. Setbacks for storage sheds are 10 feet from side lot lines, 10 feet from rear property lines and 25 feet from a side lot line that is adjacent to a s t r e e t . The front of a storage shed may not extend past the rear of the home. All aspects of sheds, such as structure support, aesthetics, style, size etc., MUST be approved by HSBARC. If an outbuilding has a driveway with access to a road, it shall be considered a garage. **Madison County Permit needed for storage sheds over 200 sq. ft:** Two sets of Holishor Association approved plans must be submitted to the Building and Zoning Department of Madison County for approval and issuance of the official county building permit.

Seawalls

The following items will be needed if you are requesting a permit for a seawall:

- Membership in good standing
- Plot plan with setback (& Erosion Control Plan for seawalls)
- Materials list (*i.e. rip rap, concrete, concrete blocks, etc)*
- Picture / drawing of seawall including the shoreline measurement between side property lines

Seawall 1 – deposit $200 – (Refund of $100)
Seawall 2 – deposit $400 (Refund of $200)

Definition of Seawall 1 and Seawall 2 as follows:

- Seawall 1: Converting a vertical seawall to a soil cloth and rip-rap seawall.
- Seawall 2: A vertical seawall constructed of block, concrete, etc.

SEAWALLS: Seawall requirements are addressed by Holishor Association By laws Attachment 001. Written construction guidelines are available from the HSBARC. Plans for seawalls to be built to a former property line shall be submitted to the HSBARC for review/approval and/or appropriate action. Seawalls shall be securely anchored to prevent wall members from becoming dislodged and entering the lake.

The use of hydraulic pile will not be allowed. All seawall plans must be approved by the HSBARC and this committee will have the authority to reject said plans based on the design elements or materials to be used. A member will have the right to request a variance from the Holishor Board of Directors if their plans have been rejected by the HSBARC. The decision of the Board of Directors will be final.

Fence

The following items will be needed if you are requesting a permit for a fence:

- Membership in good standing
- Plot plan with setback
- Materials list (*i.e. treated lumber, vinyl, etc)*
- Height of fence, width of picket and amount of spacing between pickets *(must be 33% open)*
- Picture / drawing of fence design including all measurements. Include picture of pre-manufactured fence.

Fence – deposit $50 – (Refund of $25)

FENCES: The minimum requirements of Madison County must be met. A HSBAR building permit is required. Barbed wire construction, privacy fences, shadow box fences and stockade fences will not be allowed in Holiday Shores.

FENCES on NON-lake front homes.

Material: All fences must be of the open mesh or vinyl (chain link) type, wood, vinyl, aluminum, plastic wood or similar construction or materials approved by the building committee or the board of directors. Fences must have a minimum thirty three (33) percent open surface. Therefore, 2 inches of open space is required between the sides of a 6-inch board. *(Ref: 3/26/25)*

Height: Fences must not exceed six (6') feet in height nor may they be less than forty-two (42") inches high. Chain link fences may not exceed 48 inches in height.

Setbacks: Side lot-line fences shall not be closer to the fronting street property line than the front of the residence or main structure and in no case closer than twenty-five (25) feet to the side street property line. Front line fences will be allowed on an adjoining lot as long as the 25-foot setback is followed. In the event the rear setback of a lot is on the street behind the home, the 25-foot setback requirement must be met. Fences that extend past the front of the home are prohibited.

FENCES on LAKE front homes

Material: All fences must be of the open wrought iron, wood, vinyl, aluminum, plastic wood or similar construction, or materials approved by the building committee or board of directors. Fences must have a minimum fifty (50) percent open surface. Therefore, 4 inches of open space is required between the sides of a 4-inch board. Chain link fences will not be allowed on lake front lots. *(Ref: 3/26/25)*

Height: Fences must not exceed six (6') feet in height nor may they be less than forty-two (42") inches high.

Setbacks: Side lot-line fences shall not be closer to the fronting street property line than the front of the residence or main structure and in no case closer than twenty-five (25) feet to the side street property line. Front line fences will be allowed on an adjoining lot as long as the 25-foot setback is followed. In the event the rear setback of a lot is on the street behind the home, the 25-foot setback requirement must be met. Fences that extend past the front of the home are prohibited.

Lake Front Setbacks: Fences will be allowed to run across the lot of a lakefront home. As long as the fence remains 25 feet from the water. A side fence line may run to the lake on a lake front lot.

Decks & Patios

The following items will be needed if you are requesting a permit for a deck:

- Membership in good standing
- Plot plan with setback
- Materials list (*i.e. treated lumber, vinyl, etc)*
- Picture / drawing of deck showing all measurements

Deck – deposit $100 – (Refund of $50)

DECKS and PATIOS: Are allowable on all building lots. The same set-back requirements pertain as for boat docks. Non-lakefront requirements shall observe residential setback dimensions. Patios and decks will not be allowed on non-lake front lots unless a residence has been constructed. On lakefront lots, a patio or deck may be constructed if there is an existing approved seawall.

Madison County Permit needed for decks that attach to the house: Two sets of Holishor Association approved plans must be submitted to the Building and Zoning Department of Madison County for approval and issuance of the official county building permit.

Porch

The following items will be needed if you are requesting a permit for a porch:

- Membership in good standing
- Plot plan with setback
- Materials list (*i.e. treated lumber, concrete, etc)*
- Picture / drawing of patio including all measurements

Porch – deposit $100 – Refund of $50)

Madison County Permit needed for porches that attach to the house: Two sets of Holishor Association approved plans must be submitted to the Building and Zoning Department of Madison County for approval and issuance of the official county building permit.

Dog Pen

The following items will be needed if you are requesting a permit for a dog pen:

- Membership in good standing
- Plot plan with setback
- Materials list (*i.e. treated lumber, vinyl, fencing material, etc)*
- Picture / drawing of dog pen including all measurements

Dog Pen – deposit $25 – (Refund of $10)

DOG PENS: Dog pens are to be constructed of chain link only; they are to at least 6 feet tall and between 36 and 72 square feet. Setbacks for dog pens are to be 10 feet from side lot lines, 10 feet from rear property lines and 25 feet from a side lot line that is adjacent to a street. Lake front lot pens must remain 25 feet from the lake. Only one dog pen is allowed per lot or combination of lots and dog pens cannot extend past the rear of the house.

SWIMMING POOLS, GARAGES, CULVERTS & ADDITIONS

The following items will be needed of you are requesting a permit for a swimming pool, garage, culvert or addition:

- Membership in good standing
- Three full sets of plans
- Plot plan with setback (& Erosion Control Plan if soil disruption may occur)
- Specification Sheet
- If you are building a pool, the pamphlet from the pool company is helpful.

Swimming pool (above ground) - $300 – (Refund of $150)

Swimming pool (below ground) - $800 – (Refund of $400)

Garage - $1000 – (Refund of $400)

Culvert - $300 – (Refund of $200)

Addition - $1000 – (Refund of $400)

For more information see page 16-17

SWIMMING POOLS: HSBARC and Madison County building permits are required.
Any pool must be on the same lot as the principle residence and its construction shall not precede the construction of such residence.

Setbacks: No pool may extend closer to the fronting street than the rear of the residence or an appurtenance, five feet from the primary building, or not closer to the side street property line than twenty-five (25) feet. On "A" and "B" lots the pool must be a minimum of ten (10) feet from the rear or side property line. On "C" lots a minimum of twenty-five (25) feet must be maintained from the water's edge at no lower elevation than 505.0 feet MSL.

Below Grade Pools:
Must be a minimum of ten (10') feet from any grinder pump system.
A fence of at least forty-eight (48'') inches must surround the pool area. The fence must comply with Holishor Association requirements. All the access gates must be equipped with security lock system.
All setback requirements for a below grade pool are the same as for an above ground pool.

Above or Partially Above Grade Pools:
Must be a minimum of ten (10') feet from any grinder pump system.
Any portion of the pool or its structure, deck, or platform must be a minimum of ten (10') feet from side or rear lot line, and a minimum of thirty (30') feet from street side property line.
There shall be an approved locking safety device on the one (1) and only access to the pool platform. Swimming pool building permits shall be coordinated with Holiday Shores Sanitary District prior to obtaining a Madison County permit.

Madison County Permit needed for pools: Two sets of Holishor Association approved plans must be submitted to the Building and Zoning Department of Madison County for approval and issuance of the official county building permit.

NOTE

Other construction projects fees not listed and will be determined by Building Committee at time of meeting.

HOUSES

There shall be NO pre-finished or pre-furnished homes allowed in the Association. All mechanical phases (i.e. electrical wiring, plumbing, heating, etc.) must be open and visible for thorough inspections.

A copy of a certified lot survey from a registered surveyor is required before a building permit will be issued for any new home construction. The survey pins must be marked with either bright painted stakes or flags. The HSBARC will not arbitrate land or property disputes among members and shall not include themselves in any type of redesign so to meet the requirements of this document.

A deposit of four thousand dollars ($4000.00) will be required for new home construction. Three thousand dollars ($3000) will be refundable; one thousand dollars ($1000.00) will be retained by the Association. This deposit will be refunded in full if the contractor follows all rules, regulations and guidelines, written or verbal, upon completion of the home.
Fines will be levied against this deposit, and said portion forfeited, if these guidelines are not met. The fines are levied at the sole discretion of Holishor personnel.

The building permit deposit becomes due and payable upon committee approval of the building/architectural plans. The refundable portion of the deposit will be granted for a new house if the exterior of the house and grading of yard is completed within six months. All other construction projects are required to be completed within six (6) months for a deposit refund.

A time extension for new home construction may be granted for completing the project, if the extension is requested before the original permit expires. One 90-day extension may be granted by the HSBARC; there will be a $400 fee for the first 90-day extension. One additional extension may be granted but will require the approval of the Holishor Board of Directors. This extension will require an additional non-refundable fee of $1200. The member must be present at the board meeting for the extension to be considered by the Board of Directors.

> Example: New home construction total refundable deposit is $3000, with a 90-day extension ($400) would change refundable amount to $2600
>
> New home construction total refundable deposit is $3000, with two 90-day extension ($1600 total) would change refundable amount to $1400

No additional extensions may be granted. Failure to complete the entire construction project, (not just the exterior and final grade), will result in the total forfeiture of all remaining deposits.

The final determination as to whether an extension is granted is at the sole determination of the Holishor Board of Directors. Each permit will stand on its own merits and no precedence shall be placed on past decisions of the Board of Directors.

The following items will be needed if you are requesting a permit for a house:

- Membership in good standing
- Certified lot survey
- Three full sets of blueprints
- Plot plan with setback
- Madison County erosion control plan
- Specification sheet
- Landscape Plan
- Appropriate square footage for A, B, C lots

Please indicate on the plans:

- 2 Car garage (minimum 20'x22')
- Solid surface driveway to street (min width 16')
- 12" galvanized driveway culvert

Deposit of $4000.00 (Refund of $3000)

1st - 90-day Extension $400 (non-refundable)

2nd – 90-day Extension $1200 (non-refundable)

BUILDING PLAN REQUIREMENTS:
Three (3) complete sets of architectural blueprints, drawn to scale are required along with a certified copy of the lot survey. Prints must be specific to the proposed location, be detailed architectural plans, and be printed in blueprint format on paper no less than 24x36. The HSBARC has the right and sole discretion to reject unacceptable drawings.

Madison County: Two sets of Holishor Association approved plans must be submitted to the Building and Zoning Department of Madison County for approval and issuance of the official county building permit.

Blueprints must include the following information:
Dimensions: All dimensions shall be drawn to scale with angles and north indicated. The property lines, general slope of lot, and adjacent street names shall be noted. The size and location of the structure shall be shown, including all appurtenances and the distances of the structure to the adjacent streets.

Floor Plan and Elevation Views: The plans must include views of each level containing finished rooms drawn to scale with dimensions shown. There must be elevation views, drawn to scale, of all four sides showing exterior materials, finishes, and finished earth grades. A specification sheet of materials is to be used must accompany all plans submitted for approval.

EXTERIOR FINISHES: The building materials used for the exterior surface of any dwelling shall be substantially the same as the materials used in the five residences nearest to the proposed dwelling or such material approved by the building committee. All exterior doors must be painted or finished. Doors with pre-painted primer coats will not be considered a final coat.

All newly constructed homes will be required to utilize brick on the front of the house. The fronts of homes must contain 100% brick or other masonry, one story high. The brick usage plan must be approved by the HSBARC.

Footings: An elevation and plan view shall be included with the plans identifying reinforcing bar location and concrete specifications, such as bag mix and any special requirements. Reinforcing bars shall be used in all footings. Key ways shall not be used, unless accompanied by standing reinforcing bars.

Zoning Requirement: Shall conform with the Holishor Association Covenants and Madison County Zoning Ordinance "R-3 Residential."

MINIMUM SQUARE FOOTAGE PER HOUSE REQUIREMENTS:
The minimum square footage per house as measured on one floor (defined by a single horizontal plane passing through the structure) not including garages, porches and appurtenances shall be as follows:

Sections 1, 2 and 3	All Other Sections
"C" lots 900 sq. ft.	"C" lots 1250 sq. ft.
"B" lots 750 sq. ft.	"B" lots 1050 sq. ft.
"A" lots 900 sq. ft.	"A" lots 900 sq. ft.

The minimum square footage per house for homes built on property purchased after May 16, 1981 shall be as follows:

Sections 1, 2, 3, 4
"C" lots 1250 sq. ft.
"B" lots 900 sq. ft.
"A" lots 1050 sq. ft.

Two story homes shall have a minimum of 1750 sq. ft. total with a minimum of residential living space on the ground or first floor of 1050 sq. ft.

The minimum square footage per house for homes built on property purchased after May 21, 1994 shall be as follows:

Sections 1, 2, 3, 4
"C" lots 1500 sq. ft.
"B" lots 1200 sq. ft.
"A" lots 1200 sq. ft.

Two story homes shall have a minimum of 2000 sq. ft. total with a minimum of residential living space on the ground or first floor of 1200 sq. ft. Split-level homes will not be considered as two-story homes.
A difference of one percent (1%) will be allowed on all area requirements. A size variance may be requested from the Building Committee then, if necessary, the Board of Directors should any lot prohibit the construction of a house of the required square footage.

SET-BACKS FOR HOMES:
Front Building-line set-back: The residence shall be constructed so that the front of the house faces the street to which the lot number was originally assigned. The residence shall be a minimum of twenty-five (25) feet from the front property line to the nearest point of the foundation.

Side Building-line set-back: There shall be (10) from the side property line to the structure, deck or porch; except that if one side adjoins a street, the minimum setback for that side is twenty-five (25') feet. A thirty-inch (30") maximum roof overhang is allowed to encroach on this set-back.

Rear Building-line set-back: There shall be a minimum of thirty (30') feet from the rear property line to the nearest point of the structure or porch or appurtenances; except that the rear set-back on lakefront lots shall be a minimum of fifty (50') feet to the water's edge during normal level at 505.0 ft. MSL.

GARAGES, DRIVEWAYS, SIDEWALKS, DECKS, PORCHES, CULVERTS and DRAINAGE DITCHES:
Homes must be built on a basement or crawl space. Slab homes will not be allowed.

A two car attached garage with a minimum size of twenty (20) feet by twenty-two (22) feet having a paved surface in front of the garage doors with a minimum size of sixteen (16) feet by twenty (20) feet shall be required of all new home construction. In addition, the remaining driveway, to the street, must be a solid surface. Rock driveways will no longer be allowed. A solid surface front walkway will be required from the driveway or street, to the front door of the home.

------Carports will not be permitted.

All driveways will be constructed in accordance with Madison County Zoning Ordinance, Section 606.1. A minimum of four (4) off-street parking spaces will be provided for all residences in accordance with Madison County Zoning Ordinance, Section 607.0.

All new homes will be required to have at least one (1) deck or porch, with a minimum size of twelve (12) feet by twelve (12) feet or 144 square feet, for at least one door exiting the rear of the home. Any additional doors exiting the rear of the dwelling must have a deck, patio or porch that is at least 10'x10' or 100 square feet.

Culverts are required for all new driveways or the reconstruction of existing driveways at the road ditch. The culverts must meet the following minimum specifications:

- A minimum diameter of twelve inches (12") made of either concrete or galvanized 16-gauge spiral locked-seam pipe.
- The culvert must be positioned to allow continuous flow of water through the existing or newly constructed ditch and the culvert shall not extend more than 24" beyond the finished sides of the driveway.
- Culverts in road ditches to access lots other than full use driveways can be plastic but must be doubled-walled and smooth inside and be of a size to not impede the natural continuous flow of water.
- New construction or reconstruction of drainage ditches along the road must permit a continuous flow of water in the ditch, not on the road. The ditch shall be at least 18" deep with a gradual swale; the width of the swale must be at least three feet (3'), unless determined otherwise by the committee.
- Filling existing drainage ditches or swales, which presently allow water, run off from the roads or road ditches to the lake is prohibited without a properly sized culvert.
- Double-walled smooth inside culverts can be placed in ditches or swales, other than under driveways, to improve lots. Placement of these culverts and swales must be constructed in such a manner as to allow surface water to drain normally. No culverts placed by lot owners in these swales or ditches on their property can be directly attached to Association culverts unless by means of a poured concrete containment box covered with a steel grate.
- The maintenance of ditches and culverts are the responsibility of the property owner. Yard waste and debris shall be not be allowed to accumulate in ditches or culverts at any time.
- Ditches and culverts identified by Holishor Association as unkept will be subject to punitive fines. (Board of Directors meeting June 12,2019)

Any drainage or culvert situations not covered in the building rules shall be reviewed by the lake manager and/or the HSBARC to establish an approved and effective drainage solution. Any culvert situation not covered herein shall be reviewed by the HSBARC to establish an approved and effective drainage pattern. All Culverts placed under driveways and in ditches or swales must be approved by the building committee to determine size, flow, etc. All costs associated for the culvert placement is to be borne by the lot owner. Building Permits are required for all culverts.

ENVIRONMENTAL AND EROSION CONTROL: All contractors will be required to follow the Rules and Inspection Requirements as written by Madison County for Erosion and Sediment Control. Failure to do so will result in significant fines levied by The Holishor Association. A construction dumpster will be required for all new home construction. The burning of construction waste is strictly prohibited.

Any excavating during constructions shall have a temporary erosion control structure in place to prevent any material from entering the lake, adjacent property, the drainage ditches, or swales. This erosion control structure can be straw bales with soil cloth, or a commercial product like Enviro-Fence. An erosion control plan must be filed at the time the building plans are submitted to the HSBARC. All erosion controls shall be in place at all times. In the event erosion control is not maintained or mud, silt or other contaminates are transferred to Holishor Association roads it must be cleaned up to substantially similar pre-existing road conditions. Methods must be submitted in writing and approved by Holishor Association.

DRAINAGE:

1. On all new house construction projects, the sump pump clear water drainage pipe must be buried to the ditch line or the lake. This water cannot be diverted to the adjoining lots or resident's property.
2. All storm water drainage must be constructed in a way as not to divert water to a neighbor's property during construction or after completion.
3. No drainage may be blocked on temporary construction driveways or existing road culverts.
4. On all new house construction projects, it is the contractor's responsibility to design drainage ditches with a slope that will transport storm water in the direction of normal flow along the roadways.

LANDSCAPING REQUIREMENTS: Sod shall be required on steep slopes of 3:1 or greater pitch. Sod shall be required on all storm water runoff areas. Except, however, that sod shall not be required for areas of the site which had a slope exceeding a 3:1 prior to site development and which will remain in an undisturbed natural site.

Each lot owner shall provide a minimum of two (2) hardwood trees that are at least two (2) inches in diameter measured at one (1) foot above the ground and a minimum height of eight (8) feet tall or decorator landscape trees such as (Japanese Maples) at least (6') feet tall. These trees are to be placed between the street and the front of the house of each lot and are to be no closer than forty (40) feet from each other. If lot size is a problem, a variance may be attained from the HSBARC.

All yards must have sod or be seeded and covered with straw upon completion of seeding to avoid erosion. There must be at least (4) shrubs planted in the front yard.

Citations & Warnings

Updated April 13, 2019

Non-Compliance of Building Rules Permit Process

A member found to be in violation of the HSBAR permit approval process will be required to complete the appropriate permit and pay the appropriate fee. Upon approval of the permit, all current stipulations indicated in the rules will apply. The dollar amount normally refunded upon completion of the project will be forfeited as a fine. Violations of HSBAR rules or permit stipulations may result in additional fines or suspension of the right to use Association facilities. Structures built after 1-1-2019 that are not compliant with current HSBAR rules can request an HSBAR inspection for consideration of retroactive permit or variance. Determination of such will be based on the type of structure, longevity, condition, safety conditions, and any other pertinent information. Variances are not valid for alterations, repairs or replacement structures unless otherwise stated in the variance documentation. *Effective 4/13/2019*

Violation of the Building and Architectural Requirements or the required Madison County Building Codes shall be just cause for punitive action to be recommended by the Building Committee and forwarded to the Holishor Association General Manager for action. Warnings or citations will be issued for all violations and a copy will be forwarded to the Building Committee.

The Holishor Association General Manager does not need a recommendation from the Building Committee to take action, (warnings or citations), to enforce the Holiday Shores Building & Architectural Requirements, (HSBAR).

Suspension of Privileges

Continued violation of the Bylaws, Rules, Regulations and Restrictions or the HSBAR shall be just cause for monetary fines as well as the suspension of a member's right to use the Association facilities

These actions are pursuant to Article IX Section 1 of the Holishor Association Bylaws.

A contractor's continued violation of these codes may result in suspension of approval for future projects in Holiday Shores.

MEMBER Infraction Levels

Warning letters shall be issued by the Holishor Association prior to any monetary fine or suspension of a member's rights to use Association facilities.

Level 1	$50.00	Fine to be issued no sooner than 2 weeks after a warning letter
Level 2	$100.00	Suspension of member's right to use Association facilities for 3 months.
Level 3	$200.00	Suspension of member's right to use Association facilities for an additional 6 months.
Level 4	$200.00 a week	Suspension of member's right to use Association facilities for 1 year

If a member fails to correct a violation of the building code he/she shall be subject to an escalation in the fine structure every 30 days until Level 4 has been reached.

A member that has multiple violations of the building codes shall be subject to escalation in the fine structure with each violation.

CONTRACTOR Infraction Levels

Warning letters shall be issued by the Holishor Association prior to any monetary fines.

Level 1	$250.00	Fine to be issued no sooner than 2 weeks after a warning letter
Level 2	$500.00	
Level 3	$500.00	Suspension of contractor's rights to future projects approved in the Holishor Association.

If a contractor fails to correct a violation of the building code, he/she shall be subject to an escalation in the fine structure every 30 days until Level 3 has been reached.

(BOD Meeting August 12, 2009)

ROAD/MATERIAL STORAGE Infraction Levels

- Upon notification, the member must correct the material storage issue within 24 hours, coordinating with the contractor as needed. A written notice will follow the initial notification via US mail or email.
- If not corrected within 24 hours: a $250 fine is assessed, and membership rights are suspended. An additional $250 fine will be assessed for each day of non-compliance until the materials are removed and compliance is verified. Membership rights remain suspended until compliance.
- If road or property damage occurs: the Association will assess the cost of repairs and issue an invoice to the member. Failure to pay the invoice by the due date will result in suspension of membership rights until payment and any late fees are received in full.