

Barns, Outbuildings and Carport Checklist

All construction at Flint Ridge will be in total compliance with the current FRPOA Covenants, By-Laws, Standing Rules, ACC Guidelines and the prevailing International Code Council (ICC), building requirements as adopted by the State of Oklahoma and the FRPOA Board of Directors.

It is the sole responsibility of the owner/ builder to read and understand the FRPOA Covenants, By-Laws, Standing Rules and ACC Guidelines before submitting an application. These can be found on the Flint Ridge website at www.flintridgeresort.com

1. Submit permit application
2. Survey and Site Plan by professional surveyor.
Must include:
 - * lot dimensions
 - * bearing of lot boundaries
 - * location of corner pins
 - * location of set back lines
 - * location of barn, outbuilding or carport
3. Mark corners of structure and trees to be removed
4. ACC views lot for tree removal and setback lines for approval.
5. ACC approves exterior finishes. Must be earth tone colors, and accessories are unobtrusive and suitable for a natural environment.
6. Pay permit fees and receive permit.

For structures having more than 200 square feet or greater, a fee of \$0.25 per gross square foot is due upon permit application approval. This applies to all new structures with a roof, walls or without walls.

Inspection fees are \$50 per inspection. Inspection are required for concrete slab, electrical and plumbing.

No outdoor lavatory or outdoor toilet facilities shall be built or permitted on any residential lot or recreational vehicle lot. (Article III, J, 5)

8. Clear lot and prepare site in accordance with permit.

9. Building Inspections by ICC Inspector.
 - a) Foundation if pouring slab
 - b) Framing if building a wooden structure over 200 sq ft.
 - c) Electrical rough in (if applicable)
 - d) plumbing rough in (if applicable)
 - e) electrical finished if insulating walls
 - f) plumbing finished

Fines for Violations

All communication and inspection scheduling for the ICC Inspector **MUST** go through the POA Office.

Violations	Fines
Failure to get inspection	\$200 per inspection
Construction or performing any work, that requires a permit without receiving the permit.	\$500 per violation
Construction without a permit when a permit is required.	\$750 per violation
Construction without a permit after a STOP WORK ORDER is issued by the ICC/ ACC.	\$1000 per violation
Tree removal without permit for trees having a diameter of 3 inches or more, measured 12” from ground level.	\$250 per tree

