

New Home Construction Guidelines 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

All exterior structure construction must be completed within 180 days of the permit. The ACC can grant more than one extension to a builder/ owner with a written or verbal appeal to the ACC.

Residential Lots shall only be used or occupied for single-family residence per Lot. Any other use is strictly prohibited. (Article III, I)

Process and Required Submissions

1. Submit permit application
2. Survey and Site Plan by professional surveyor
Survey & Site Plan must include:
 - * lot dimensions
 - * location of lot property lines
 - * location of corner pins
 - * location of set back, roads and utility easements
 - * location of home and other structures
 - * location of septic system (tank and lateral field or drip lines)
 - * location of proposed placement of utilities
3. Oklahoma DEQ Percolation Test or Soil Survey
4. Construction Drawings submitted
 - * Architectural floor plan
 - * Wall sections
 - * Footing and foundation details
 - * Exterior Elevations
 - * Plumbing
 - * Mechanical (HVAC)
 - * Electrical
 - * Exterior details

5. Mark corner Pins on lot, stake corners of home sites and other structures, mark trees to be removed
6. ACC views lot for tree removal and set-back lines for approval
7. ICC written approval of architectural drawings or changes needed for approval
8. ACC approves exterior finishes. Must be earth-tone colors, and that accessories are to be unobtrusive and suitable for a natural environment
9. 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. Minimum building size is 1200sq ft in all blocks except blocks 24 & 25 which is 1500sq ft.

Inspection fees are \$50 per inspection. New residences require 7 inspections for a total of \$350 due at time of permit approval.

10. Clear lot and prepare site in accordance with permit
11. Receive approved septic inspection from Oklahoma DEQ
12. Building Inspections by ICC Inspector
 - a) Foundation/Structure
 - b) Framing
 - c) Electrical rough in
 - d) Plumbing rough in
 - e) Mechanical finished
 - f) Electrical finished
 - g) Final inspection of completed structure for occupancy permit

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. (Permit application submitted but not approved)	\$500 per violation
Construction without a permit when a permit is required. (No permit application submitted)	\$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

Fees and Schedule

Submit Permit Application	
Submit Survey & Site Plan	
DEQ Percolation Test or Soil Survey	
Submit Architectural Drawings	
Plans Approved by ICC Inspector	
Submit and mark Corners of House and Trees to be removed	
Permit Issued	
Pay permit fees as listed below	
\$0.25 per sq ft	
7 inspections @ \$50	\$350
Total Amount due:	

Applicant

Date

ACC Chairperson

Date