

## **BUILDING RESTRICTIONS & PERMIT INFORMATION**

### **RESTRICTIONS PER WARRANTY DEED AS FOLLOWS:**

- A. No structure shall have tar paper, roll brick, concrete blocks, or similar materials for exterior finish.
- B. No residence shall have less than 900 SF of living space on the first or ground floor, exclusive of porch areas.
- C. All foundation and structural plans for any building or structure are subject to the approval of the building committee.
- D. No porch, roof, or projection of any building shall extend nearer than thirty (30) feet from any road right of way, nor nearer than ten (10) feet from the property line of any adjoining property owner, nor within ten (10) feet from the rear property line, nor within fifty (50) feet from normal high water line of Lake Santee, except as may be shown on recorded plat.
- E. All dwellings shall be connected to the existing sewer collection system, no septic systems allowed.
- F. No individual water wells shall be allowed on any residential lot; each residence shall use the water supply from the public utility supplying water to the subdivision.
- G. All dwellings shall be of the single-family type only.
- H. Access to the individuals lot shall be by means of a minimum size 18" driveway culvert or tile, or of a smaller size only if approved by the building committee. Material & length is not regulated.
- I. Detached outbuildings are limited in size to 75% of the first floor living space of the home. Height limitations also may apply.

**The Building Committee Requests that the following information be submitted for approval before construction begins. You will need to provide similar information to the Decatur (Franklin) County Area Plan Commission along with your Santee Permit in order to receive the required County permit. The information requested will become the property of the Lake Santee Property Owners Association for permanent records.**

- 1. For homes, a copy of a recent certified "boundary survey", signed by a state licensed surveyor. Surveyor stakes must still be in place on the property.
- 2. For homes, complete floor plans are required.
- 3. For all structures, plans showing foundation construction or typical cross-sections.
- 4. For all structures, drawings, sketches or written details of the exterior elevations with materials specified.
- 5. Plot plan, drawn to scale, of your lot. It must show the location of all existing structures as well as the structure(s) for which a permit is being requested. Dimensions must be shown to designate the exact distances from all structures to all property lines. The surveyor, while performing the boundary survey, can be very helpful in developing the plot plan by performing a "location survey".
- 6. Name, address, and phone number of general contractor. You may indicate "self" as contractor.
- 7. The intended location of the structure or addition must be staked, so that the lot line set-backs may be verified. For permits other than new homes, any known lot corner should be marked for reference.
- 8. You must have your deed recorded at the courthouse of the proper county. The "Book and Page" or "Instrument Number" on which it is recorded must be provided. A copy of the recorded deed is an easy way to provide the information. This information is available at the courthouse where your deed is recorded.
- 9. After receiving your Santee permit, apply for your building at the Decatur or Franklin County Area Plan Commission. County permits are required on all structures and additions other than outbuildings under 150 SF, at grade porch slabs, decks & sidewalks. Improvements not requiring county permits often require notification of the assessor's office to avoid penalties.