

**CAMELOT ESTATES ASSOCIATION
457 MERLIN DR.
CAMDENTON, MO 65020
(573) 873-3137**

BUILDING GUIDELINES

Culverts: minimum size 18" steel culverts unless otherwise approved by the Building Committee
Location and depth are to be approved by building committee and a culvert installation permit is to be received by the lot owner before installation begins.

Shed Guidelines: Location, size and materials are to be approved by the building committee before installation. Maximum size of shed is 168 sq. ft. Doors for shed should be no wider than 5 ft.

Garage Guidelines: No more than a maximum of 1000 sq. ft. for a three car garage or 650 sq. ft. for a two car garage, 325 sq. ft. for a one car garage.

Fence Guidelines: Location, size and materials are to be approved by the building committee before installation. Maximum height of fence should be no taller than 6 ft.

Home Guidelines: Official survey of lot required, at the discretion of the Building Committee on a case by case basis, along with building plans which are to be approved by the building committee prior to staking out the lot. Restrictions and setbacks can be found in Covenants of Camelot Estates Association.

Permit will include a "To be completed by" date; if not complete by that date, builders must apply for an extension. Extension date & conditions to be set by the Building Committee. Failure to complete project within 90 days of the completion date may result in a fine being assessed on this account.

Building approval procedure

1. Camelot building application should be completed and presented to the building committee at least two weeks before work is to begin. Plans must comply with the Covenants governing Camelot Estates. Included with the Camelot building application should be copies of the following permits:
 - a. "Mid County Fire Dept. Permit" – from Mid County Fire Dept. located in Camdenton, Mo.
 - b. "Planning and Zoning Permit" – from the Camden County Courthouse in Camdenton, Mo.
2. When the plans are approved excavation can commence.
3. The excavation is to be inspected by a representative of the building committee and approved before the foundation is poured.
4. When the excavation approval is received in writing (normally within 48 hours) the foundation can be poured.
5. The foundation is to be inspected by a representative of the building committee and approved before the building construction begins.
6. When the foundation approval is received in writing (normally within 48 hours) the building construction can commence.
7. No changes can be made to the exterior plans unless prior approval from the building committee has been received in writing.
8. Clean-up of construction trash, debris, stumps, logs, etc. to be complete prior to refunding of Impact Fee.
9. Once home has been completed, the following documents must be received by Camelot Office **PRIOR TO HOME BEING OCCUPIED**.
 - a. "Camden County Wastewater Inspection"- Sewer hook-up approved inspection certificate.
 - b. "Certificate of Occupancy" must be received by Camelot, along with Occupant information, prior to residents moving into home.

BUILDING GUIDELINES CONT'D.

Lot owner's responsibilities

1. Become familiar with and follow the directives of the Camelot covenants.
2. Secure approval at each stage of construction.
3. All damage to roads or other properties resulting from actions of the lot owner, builder, contractor, or subcontractors is the responsibility of the lot owner.
4. Inform all contractors of their responsibilities.
5. The road is to be kept free of gravel, dirt, and other debris during construction. Construction vehicles should not be blocking roads or impeding traffic.
6. Builder should allow minimum of one week after contacting Dig-Rite in order for all lines to be identified, prior to breaking ground or digging on property.

CAMELOT ESTATES ASSOCIATION

457 Merlin Drive

Camdenton, MO 65020

(573) 873-3137

office@camelot-estates.org

BUILDING PERMIT APPLICATION

Fence*: _____ Shed* _____ Home _____ Culvert _____ Home Addition** _____

(*and ** see below)

Other (Please describe)

Owner: _____

Address: _____

Telephone: _____

Lot Number(s): _____

Lot Dimensions, as seen facing the lot from _____

Front _____ Left _____ Right _____ Back _____

Building Dimensions: _____ Square Feet: _____

This home will be constructed facing: _____ (street)

Distance from front lot line _____ feet. Distance from back lot line _____ feet.

Distance from left lot line _____ feet. Distance from right lot line _____ feet.

Type of roofing material:

Type of siding material:

Culvert required (if applicable): Yes _____ No _____

The lot owner will locate and identify the lot boundaries and will stake all corners of the structure, including inside and outside corners.

* A drawing is required for fence and shed location on building lot.

** A set of house plans is included as part of this application (if applicable).

A plat of the lot showing the location of the home is a part of this application.

All construction will comply with the Camelot Estates Covenants. No culvert will be installed until written approval is received from the Association Building Committee.

Builder takes full responsibility for locating utilities and any other hazards in the construction process.

The Owner will have the building site inspected and approved at each of the following stages:

1. Before excavation begins,
2. After excavation, but before foundation forming begins, and
3. After the foundation is poured, but before framing begins.

The owner accepts this permit and agrees that no modifications to the exterior will be done without prior written consent of the Association Building Committee.

Owner: _____

Date: _____

1. The site has been inspected by _____ and the structure is staked and meets all requirements of the covenants. These plans have been approved by the Building Committee, including _____ attached pages: each page is to be initialed by the property owner and the building committee chairperson. This approval allows excavation to begin.

Building Committee: _____ Date: _____

2. The site has been inspected after excavation and is approved for installation of the foundation according to the approved plans.

Building Committee: _____ Date: _____

3. The site has been inspected and the foundation is approved for framing and completion according to the approved plans.

Building Committee: _____ Date: _____

CAMELOT ESTATES ASSOCIATION INC. REV 1-08/24/2015
RESIDENTIAL IMPACT FEE STATEMENT AND RECEIPT

Builder _____ Lot # _____ No. of Units _____

Date Received _____ Amount \$ _____ (\$5,000.00/unit residential)

My signature below indicates that I have paid the amount indicated above and that I understand and agree to the following policies as set forth by the Camelot Estates Association.

1) I will be assessed a **five-thousand dollar (\$5000.00) Impact Fee** for each residential unit. A residential unit is defined as a single family dwelling. **Two thousand dollars (\$2,000.00)** will be non-refundable and will be deposited into an account for the maintenance and repair of roads, site reviews when building codes are enforced, and miscellaneous road repairs. The remaining three **thousand dollars (\$3000.00)** will be put into an escrow account and held there until construction is completed. If there is construction damage to the surrounding roads and/or surrounding areas that require unanticipated repairs, this money will be used to satisfy the repairs. If there is no excessive damage, the escrow amount will be returned upon completion and inspection of the site and dwelling.

2). Photographs of the surrounding area will be taken before each inspection and after construction is complete to determine the extent of damages, if any. In the event of significant damage, two independent, objective appraisals shall be obtained to determine the cost for repair. I will be responsible for any damages that exceed the original impact fee. The amount will be mutually agreed to by me and the Camelot Estates Association.

3). Building permits for each construction site and unit shall be contingent upon payment of all monies owed Camelot Estates Association and copies of the following permits.

A. "Sewer Permit" from Camelot Estates Sewer District

B. "Mid County Fire Department Permit" from Mid-County Fire Dept.

C. "Planning and Zoning Permit" from the Camden County Courthouse in Camdenton Missouri.

4). All payments are to be made at the Camelot Estates Association Office.

Signature of Builder _____ Date _____

Signature of C.E.A. Representative _____ Date _____

**CAMELOT ESTATES ASSOCIATION INC.
RESIDENTIAL IMPACT FEE INSPECTION**

Builder _____ Lot Number(s) _____

Roads Inspected _____

Date of Initial Inspection _____

Date of Final Inspection _____

Condition during initial inspection of surrounding roads / area (attach pictures)

Condition during final inspection of surrounding roads / area (attach pictures)

Easements

Initial Inspection CEA Rep (Print & Sign Name) _____ DATE _____

Final Inspection CEA Rep (Print & Sign Name) _____ DATE _____

Date Received _____ Check # _____ Amount \$ _____ XFR ☐

Refund Issued _____ Check # _____ Amount \$ _____ GF / ROAD