

BUILDING REGULATIONS AND RESTRICTIONS
Silver Run Lakes Property Owners Association, Inc.
P O Box 219
Perkinston, MS 39573

1. The purposes of these regulations are:

- a. To ensure that land usage and construction will not endanger health or property.
- b. To ensure quality of construction which will not cause depreciation to adjacent properties.
- c. To serve as an instrument of information and guidance in construction of buildings and land usage.

In these regulations, no effort is made to set a minimum cost on home or camp construction. The association does insist that all construction be of standard building materials, properly used and designed in good taste. Minimum size of homes shall be 900 square feet, excluding porches, garages, carports and any unheated space. Any exceptions to this would require unanimous approval by the Architectural Control Committee.

The association cannot overemphasize the safety and health precautions. Please remember in the design of your house that there is no city fire protection and every precaution should be taken to make it as fireproof as possible and to install safety devices on all potential sources of fire.

2. Definitions. Wherever the term 'rear of property' is used in connection with waterfront lots, it shall mean the property line bordering the access road. 'Front of property' shall be defined as the property line bordering the lake.

3. Submitting of plans. Prior to construction of any home, utility building or boat dock, a plan shall be submitted to the Architectural Control Committee, which shall check to see that it complies with these regulations and approve or reject it accordingly. No construction shall begin until the committee issues a permit.

Two copies of building plans and Health Department permits shall be submitted, one copy to be retained by the committee and the other returned, marked 'approved' or 'rejected'. A majority vote of the committee shall constitute approval or rejection. The committee can usually assure a decision within three weeks. The retained building plan shall be returned to the owner after completion of construction. The plans must show the following information:

- a. Lot number, block number and name/address of street.
- b. A detailed or scaled plan of the entire lot.
- c. An outline of building(s) to be constructed, showing the dimensions from the building to the lake and each side of the property lines.
- d. Location of the sanitation system.
- e. Type of construction (brick, stone, wood, etc.), including roof and exterior material.
- f. Approximate cost of construction.
- g. Location of buildings clearly indicated on site plans, with all setbacks and property lines clearly dimensioned.
- h. Show scale of map and compass directions.
- i. A set of working drawings and specifications and floor plans and all elevations (front, rear, both sides).

The plans for boat docks must show:

- a. Lot number, block number and name/address of street.
- b. A scaled or detailed plan of the entire lot.
- c. An outline of the boat dock to be constructed which must show dimensions from shoreline into lake and distance from side property lines.

Dock Maintenance and Structural Condition. ***** Docks are located on Silver Run Lake, which is governed by the SRLPOA. Therefore all docks must be maintained in good repair and in structurally safe condition. Any dock that is deemed structurally unsafe or in need of repair by the architectural chairperson will be addressed in writing to the individual property owner to remedy in a timely manner.

- a. Should the property owner not comply with the dock improvements or maintenance needed, the architectural chairperson will take appropriate action.
- b. Docks that are a danger and/or structurally unsafe may be removed and that cost would be assessed the homeowner along with any legal costs that may be associated with the noncompliance of the property.

Property owners must submit a request in writing to build or rebuild a bulkhead or dock.

Members of the architectural committee will periodically inspect the building(s) under construction.

4. Right of appeal. It is realized that because of the shape of some lots, or for other reasons, these regulations may create a hardship on some property owners. In the event a plan is rejected, the owner shall have the right of appeal and must state the reasons in person before the committee. If the committee finds there is sufficient reason, approval will be given for the appeal. If approval is given, it shall apply only to the individual case involved and shall set no precedents for change in building regulations. Appeals to set aside safety regulations shall not be considered.

5. Land usage. No lot shall be used for commercial *(excluding home rental, for a period of not less than 180 days)* or industrial purposes unless so designated in the general restrictions.

Homes shall be constructed no closer than 10 feet to the property lines. Garages and storage sheds shall be no closer than 10 feet to the property lines and no closer to the lake than the front (lakeside) of the house and may not block the neighbor's view, which will be determined by the Architectural Control Committee. If on the rear 30 feet of the property, they shall be no closer than 5 feet from the property line.

No used or previously constructed **dwellings may** be erected. Mobile homes are prohibited within the subdivision.

Boat docks are permitted provided they are no closer than 10 feet from the side property lines, and shall extend no more than 10 feet out into the lake, shall run parallel to the shore and shall have no coverings of any kind.

****The construction of any fence on residential property will not normally be approved. The Architectural Committee may approve fences only when requested for child safety. The fence will be no more than a total of 200 linear feet in length, no more than four feet high and must be constructed in the rear of the residence and cannot be opaque. However, a fence requires a building permit. Two copies of plans and specifications shall be sent to the Architectural Control Committee which shall grant or deny such a permit based on need, suitability, aesthetics and environmental impact. Fences granted for the purpose of keeping small children away from the lake shall be removed after the children have grown to a suitable age.

Dog runs require a building permit. Two copies of plans and specifications shall be sent to the Architectural Control Committee, which shall grant or deny the permit. All effort should be taken to maintain aesthetic appearances when constructing dog runs, and shall not exceed 100 square feet.

No lot shall be subdivided smaller than as shown on the original Silver Run Lakes plot plan, unless the lot is to become part of the two adjacent properties (i.e., the property owners on each side of the lot decide to buy 1/2 of the lot to increase their property).

6. Home construction. Buildings shall be constructed of standard building material used in good taste. This excludes the use of roll roofing and siding. The exterior of the building shall not be left in an unfinished state longer than the normal construction period, not to exceed six months. Approved metal roofs shall not be steel, but made of vinyl-coated aluminum or galvanized aluminum. Metal roofs shall be maintained and replaced when rust is noticed or the vinyl begins to peel.

No house trailers, trucks or temporary structures shall be used as living quarters on Silver Run Lakes. Campers may be used during construction of the home. This is not meant to prevent the use of a tent for overnight stays. It should be known that spaces for tents and trailers are provided at the picnic house for overnight group camping.

7. Boathouses and utility buildings. No individual boathouses will be permitted.

Utility buildings, **whether constructed on-site or purchased pre-built, must be approved by the Architectural Control Committee and fall within the guidelines stated in Item 5.** The same regulations concerning building materials for homes shall apply to utility buildings. Construction of the home shall be undertaken no later than 36 months after construction of utility buildings. Detailed restrictions will be outlined in permit applications, which will be signed by the owner and committee and kept on file.

8. Mechanical. Each home shall contain at least one bathroom, with necessary piping to a Health Department approved sanitation system. Sanitary installations shall be in accordance with the Mississippi State Board of Health Regulations and approved by Stone County Health Department.

Butane gas installations shall be in accordance with federal and state regulations and proper authorities shall inspect the entire installation before being used. No butane pipe shall be installed under a concrete slab or in an unventilated location.

It is strongly advised that an approved fire extinguisher shall be kept in each dwelling and maintained in good condition. It is also required that a garden hose be left connected with an outside faucet for emergency use.

9. Electrical. All electrical work shall be in accordance with the National Electric Code.

10. Remodeling, Additions and Alterations. Exterior remodeling (different from the original construction), additions or alterations to existing structures must follow the same procedures as outlined above. When remodeling the interior of the house, no permit is required. Maintenance of the building exterior (i.e., replacement of rotten wood, soffits, fascia, etc.) shall not require a permit, provided the material being used is the same as originally approved and it does not change the appearance of the building.

11. Water wells and incinerators. Permits for water wells will not normally be granted. Water wells require permits, which shall be approved or denied on a case by case basis, based on need. Incinerators shall not be approved. They need not be torn down if already existing on property, but all effort should be taken to use water provided by Stone Utility Association, and use trash service provided by Stone County, *and use trash service provided by Stone County.*

12. The Architectural Control Committee is empowered to remove or demolish abandoned or unsafe structures upon 45 days written notice by certified mail with return receipt requested to the owner, sent to his last known address. Upon written request of the owner, received by the Architectural Control Committee within such 45 day period, the Architectural Control Committee may allow an additional 45 day period in which the owner may initiate repairs to the abandoned structure. Any such repairs must be satisfactorily completed within a period acceptable to the Architectural Control Committee. Demolition costs shall be charged to the owner.

13. Upon default in any of the Building Regulations, which default is not cured within 45 days following written notice by certified mail with return receipt requested to the owner, sent to his last known address, and specifying the default, a \$100.00 fine will be assessed against the owner. Further, the Architectural Control Committee is authorized to bring legal action against such owner for injunctive relief and damages, as well as for court costs and attorney's fees.

14. Lot owners are to be held responsible for the upkeep of their property, if it has been developed. If so deemed by a committee appointed by the Board of Directors, the required work will be hired out and the property owner assessed the amount of the bill. Lot owners shall be notified by registered mail and given sufficient notice to affect the repairs or maintenance prior to the onset of work.

15. Proposed amendments. Persons desiring amendments to these regulations shall submit the proposal in writing to the Architectural Control Committee, and signed by four other property owners. The Architectural Control Committee shall submit it to all property owners and it shall become a part of the regulations if 2/3 of the votes of the members present at the annual meeting is in the affirmative.

Silver Run Lakes POA
Architectural Control Committee
September 1998
* AMENDED SEPTEMBER 1999
** AMENDED AUGUST 31, 2003
*** AMENDED JULY 2, 2005
**** AMENDED APRIL 24, 2006
*****AMENDED MARCH 24, 2007

Joyce Rogers
Secretary/Treasurer, 3/24/2007