

Joint New Construction Addendum

Date Filed		Date heard:	
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Property Data:

Legal	Subdivision		Unit	
	Block		Lot/Tract	
Physical Address				

Property Owner:

Owner(s)			
Owner mail			
Owner phone		Email:	

Contractor who will perform work (indicate “owner” if owner will perform work):

Name:			
Address:			
Phone:		Email:	

- The Club office must verify that the Country Club bills and dues of the member of record and/or builder are in good standing. No permit will be issued unless this information is verified, nor will a plan be approved or a permit issued if either builder or member has current violations of restrictive covenants and/or building instructions.
- New plans submitted will not be approved if there are existing violations on other properties by either member or builder. Deposits may not be refunded due to violations of Covenants or Building Instructions.
- No construction, tree cutting, fill dirt applied or grading, etc. is to commence before written stamped approval is received and permits are posted.
- A foundation survey shall be required 10 days after the foundation is poured.
- Roof reflectivity shall be no more than 30% as determined by vendor-supplied reflectivity charts.
- All new residences shall be equipped with a fire detection alarm system which must be kept in working order at all times. The fire alarm system must be connected to a sound device and a revolving strobe light. The strobe light must be mounted on the outside of the structure so as to be clearly noticeable from the nearest public road. The horn must be mounted as to be clearly audible from the nearest public road. Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. Additionally, a 10 lb. multi-purpose dry chemical fire extinguisher shall be mounted in the garage in an easily accessible location. A 2 lb. multi-purpose dry chemical fire extinguisher shall be mounted in the kitchen in an easily accessible location.
- Approved plans and permits will be on the job site during construction.
- Adjoining property must be respected. Access over property belonging to others will not be tolerated. No dumping of excavated dirt, parking of automobiles or trucks, or anything else which changes the character of ground in any form of neighboring lots will be allowed. In the matter of respecting the rights

of adjoining property members, it will be the general contractor's responsibility to inform his material supplier and subcontractors of the rules covering adjoining property. The member will be held entirely responsible and accountable for any violations.

- A chemical toilet is required and must be placed in a manner so as to be the least conspicuous, and be on site before any grading, tree cutting, construction, etc., is begun.
- A special temporary enclosed waste and trash container and/or containment area must be provided on each building site, i.e., a sided trailer or truck. The lot being improved must be kept in an orderly, clean condition.
- All reflective metal (i.e., rain gutters, air vents, roof and chimney vents, spark arresters, flashing and roof edging, etc.) shall be primed and permanently painted a color which has been approved by the ACC.
- Lincoln County requires that the house number be posted and visible from the street.
- There will be periodic inspections by both ALSZD and the ACC Inspector. When you request a final inspection by the ACC Inspector in order to determine if you are in compliance with the Covenants, please be advised that the first inspection is free of charge. If it is necessary for the ACC Inspector to return for another inspection, there will be a \$30.00 fee for each additional inspection.

Water Conservation provisions for New Construction (ALSZD Ordinance Section 17-B)

Reverse Osmosis and Filtration systems. Reverse Osmosis system use pressure and a membrane to pass drinking quality water through the system. The brine discharge (waste) from household Reverse Osmosis systems ranges between 4 and 10 gallons for every gallon of drinking quality water produced. Filtration systems use replaceable filters that catch and hold the impurities.

Systems permitted in all zones.

1. Whole house and drinking water filter systems that use replaceable filters. This avoids wasting water through brine discharge.
2. Reverse Osmosis systems that provide water only for human and pet consumption are permitted. Reverse Osmosis systems shall be connected to drinking water and ice dispensers exclusively.

Systems prohibited in all zones. Reverse Osmosis systems intended to provide water for purposes other than human consumption are prohibited in new construction. Use, replacement and upgrade of existing systems is permitted but is discouraged. This includes "full-house" Reverse Osmosis systems.

Water Softeners.

Permitted control units. On demand water softeners that monitor the amount of water used and recharge when remaining capacity falls below the reserve level. The reserve level shall not be set to exceed twenty percent.

Prohibited control units. Timer based water softeners that recharge at fixed time intervals regardless of water usage are prohibited in new construction. Use of existing systems is permitted but is discouraged.

Hot Water Systems.

Permitted design. Hot water systems that provide immediate hot water at the tap. This includes systems that:

1. Include a heater located adjacent or in vicinity of the tap.
2. Continuously recirculate hot water between the heater and the tap

Prohibited design. Hot water systems that require the user to wait for hot water to transit the hot water line from heater to tap are prohibited in new construction. Use, replacement and upgrade of existing systems is permitted but is discouraged. Retrofit using a permitted design is strongly encouraged where practical.

Please check any items, below, which additionally apply to your particular project.

COURTYARD:

A fully enclosed outdoor space, not exceeding 2,000 square feet, with at least 50% of the surface finished in concrete, pavers, approved non-growing material. The courtyard enclosure shall be attached to a building on both ends, shall be solid, and shall be finished in the same material as the finish material and color of the building. The Commission may approve the use of plain vertical wrought iron inserts between stucco pillars where each insert shall not exceed six (6) feet in length, shall not exceed sixty (60) of the vertical height the remainder of which shall be solid, and the total area of such inserts shall not exceed thirty (30) percent of the area (length times width) of courtyard wall. Courtyard walls shall not be less than three (3) feet high and not more than five (5) feet high.

DOGRUN:

Dog runs shall comply with the requirements for a Courtyard with exception that a) no inserts shall be allowed, b) dog runs shall not exceed 500 square feet, and c) there is no paving requirement.

ENCLOSURE:

A visible barrier for space, not exceeding 100 square feet, used for the purpose of storing materials, tools, and other items. The barrier shall be constructed of solid material, which shall be compatible with the material on the primary structure, shall not exceed five (5) feet in height, and shall not be covered.

FENCE:

A barrier enclosing or bordering a field, yard, etc., within the allowed setbacks.

Special Notes

The ALSZD Comprehensive Zoning and Land Use Ordinance, the Bylaws of Alto Lakes Golf & Country Club, Inc. and/or the Covenants give enforcement powers, including the prosecution at law of violations and the power to recover damages, to the ALSZD Commission, to the Board of Directors of Alto Lakes Golf & Country Club and to the Architectural Control Commission. A duly-appointed inspector is the authorized representative of the Commission, the Board, and the Architectural Control Commission.

Any infractions of the above stipulations may result in a review of membership privileges.

Property owner(s) hereby certify, under penalty of law that they and their contractor will fully comply with the Water Conservation provisions of Section 17 of the ALSZD Comprehensive Zoning and Land Use Ordinance, and with the ALG&CC By-Laws and Restrictive Covenants.

Signature of Property Owner(s): _____

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