

# MOONRIDGE MARINA

## BUILDING APPROVAL AGREEMENT

This agreement is being made between the owner of lot \_\_\_\_\_ in Moonridge Marina and the Moonridge Marina Property Owners Association Board as a part of the building approval process. The purpose of this agreement is to ensure that the main building approval requirements listed in the MMPOA CC&R's are complied with as approved by the Board of Directors for this building project. This agreement is to be executed at the time of permit issuance and before beginning construction.

The specific building requirements that are approved and will be verified with this agreement are:

- Lot survey completed by licensed surveyor with all corners marked and elevations recorded. The Board will establish a lot grade for the lot after the lot survey is completed and all pertinent information is reviewed
- Building foundation constructed with approved setbacks
- Building height constructed per approved plans from approved lot grade
  - *Lot grade shall be established by a baseline elevation that is the computed average of the existing elevations as measured at the side property lines at the center of the Lot by a licensed land surveyor. "Existing elevation" or "existing grade" shall be defined as the pre-construction elevation of the ground contour or as measured by the licensed land surveyor per the above grade definition.*
- Additional structures, such as, fences, walls, patios, etc. meet CC&R requirements

A payment of \$1,500.00 to the association is required with the execution of this document. Portions of this deposit will be utilized to employ, a board approved, independent consultant to verify the above four points if deemed necessary by the Board. The property owner is responsible for verification of the overall height after framing by a licensed surveyor prior to any further construction. The remaining balance of the deposit is fully refundable after the project is completed per the approved plans. This agreement and project approval are valid for a period of one year from the date shown below. If after one year, the project has not been completed, the lot owner and the Board must renew this agreement.

It is the property owner's responsibility to coordinate the verification of these points between their contractor and the consultant as the project progresses. It is also the owner's responsibility to inform their contractor of the MMPOA CC&R's, association rules, and Rules of Procedures document for construction, which are not limited to the four points listed above.

The above is agreed to by the parties signing below.

\_\_\_\_\_  
MMPOA Board Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date