

# THE HOMEOWNER'S GUIDE TO BUILDING & IMPROVEMENTS

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## North Henrys Lake Homeowner's Association

### PURPOSE

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The CC&Rs of every division in our subdivision require that “prior to the building, constructing, or placing of any major improvements or structures, written plans shall be submitted to the Architectural Control Board.” The purpose of this requirement isn’t to micromanage; it’s to ensure that projects are carried out in a safe and legal manner consistent with the covenants of our subdivision.

### PROCESS

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**First**, get the appropriate City of Island Park or Fremont County Building Permits.

**Second**, submit a copy of your approved plans to the NHLHA Board of Directors. The Board needs to see the city or county approval stamp and copy of your building plans including an overhead view of your lot, showing your structure in relation to all property lines and creeks, and septic/water plans if applicable.

Approval will be based upon 1) if you have the necessary city or county permits and 2) if you’re meeting the CC&Rs. The Board will review your request and grant approval or disapproval within 30 days of having received a copy of the required permits and building plans.

#### **What Needs Approved**

The NHLHA Board of Directors is defining “major improvements or structures” as 1) anything requiring a building permit from Fremont County or the City of Island Park and 2) anything which may impact the community water system.

#### **What Doesn’t Need Approved**

The following improvements do not need Board approval: landscaping (so long as it doesn’t impact the community water system), one-story sheds 200 square feet or less without power or plumbing, work inside your home, regular maintenance & repair to existing structures. If your structure doesn’t need board approval, please keep in mind that you must still meet the

10-foot setback requirement from your property lines. Structures which violate the setbacks may be required to move at the owner's expense.

### **What the Board Will Check**

First, the Board will make sure you have the approved building permits from the city or county. Second, the Board will check to make sure you are following your division's CC&Rs. If your project involves the community water system, you'll need to obtain Board approval and use an HOA approved water contractor.

Here's a summary of the CC&Rs pertaining to building:

- Buildings only constructed for residential/ non-commercial purposes
- No more than 1 main dwelling house and 1 guest house built per lot
- No house, cabin, garage, shed, or building placed closer than 10 feet from any boundary line (To help us check this we ask that you include an overhead view of your lot, showing all property lines and creeks).
- No trailer houses (with exception of a few specified lots in Div 1)
- No buildings for cattle, sheep, pigs, or other prohibited animals
- All dwellings must have approved indoor toilets, sewage disposal, septic tanks, and drain fields. Sewage systems must have approval of Idaho District 7 Health Department. (Garages with living space count as dwellings and require septic systems).

If your proposed plan has setbacks of 15 feet or less next to your neighbor's property line, the Board may recommend a land survey before approval is given. This is to ensure your neighbor's property is not being encroached upon and to save you costly expenses of having to move the structure if you're over the setback requirements. Also, if your project may impact the community water system, special consideration may be made in order to protect the integrity of our community's water. A \$2,500 water hookup charge will be levied for new water hookups into the NHLHA Municipal Water System.

## **BE A GOOD NEIGHBOR**

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When you are planning any permitted or non-permitted addition, stop by and talk with your neighbor about it. It is not a requirement but a good neighborly thing to do. It not only shows your good intentions, but forewarns them of any inconveniences they may experience as a result of the required work such as traffic, noise, road excavation, follow up repair, etc.

## **QUESTIONS?**

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If you're considering a building project and have questions, please feel welcome to contact any member of the NHLHA Board of Directors. For Board contact information and a complete list of CC&Rs, Bylaws, and Rules, visit [www.northhenryslake.com](http://www.northhenryslake.com) or email [northhenryslake@gmail.com](mailto:northhenryslake@gmail.com).