

# Requirements For Primary Structure Building Plan Submissions In Westhaven Subdivision

The plans for a main residential structure in Westhaven are required to include, but not be limited to:

(1) Drawings of architectural quality that accurately show the proposed structure from at least two sides (front and one other) and a floor plan for each floor. Each of these drawings must include accurate and detailed dimensions. These drawings must be in scale with each other and will include windows and doors in their proper positions, roof overhangs, roof height, etc... These features will be accurate in placement and scale. Additionally, the floor plan would depict a structure that is residential in design and nature. That is, it would contain bedrooms, bathrooms, kitchen, etc... that would be normally found in a residence. The exterior materials used must be accurately and specifically stated on the plans as to what they are and not just identified by reference to another structure. If gas is to be integrated into the structure the location of the exterior propane tank must be shown and should be placed on the side or rear of the structure.

(2) A Site Plan that accurately depicts the placement of the proposed structure on your property. Your Site Plan is required to accurately depict the 10 foot setback easement that parallels the inward sides of your property on all sides.

(3) A Septic System plan from a county licensed septic engineer. This plan would show all the particulars of the septic system including its' placement on the property.

The above outlined requirements are now and have been Westhaven policy for persons wishing to build primary residential structures within Westhaven. The above stated requirements are not optional or voluntary; but, mandatory. No request to build will be acted on by the Building Committee without the required submissions.

Westhaven policy is to evaluate each structure under construction during the construction phase one or more times to determine adherence to the submitted plans. The Building Committee is given this right and responsibility under the By-Laws. Substantive deviation from the submitted plan would nullify permission to build and an injunction could be obtained to halt construction until the differences are rectified.

\*The Westhaven Building Committee has the policy of enforcing the Building Restrictions as they are written. We do not add to them or take away from them. Please read them fully before buying property in Westhaven or making your Building Plan submission.\*