

Lake Tishomingo Building Regulations

Approved August 2006 and amended August 2018

- Jefferson county ordinances and codes governing design, construction or alteration of structures, septic system failure, trespass, land use, etc. is the responsibility of Jefferson county enforcement officials.
 - The most effective way for LTPOA volunteers to deal with violations is via notification to the proper authorities, i.e. Jefferson County Law Enforcement, Fire Safety, Health Department, Zoning and Building Commissions.
 - Face-of-the-Lake, common ground and docks are the areas of importance in drafting rules and regulations as a companion to existing Restrictions.
 - Residences and any attached structures must be kept in a state of good repair. All residences, sheds, docks, seawalls, and any other structure on a lot within Lake Tishomingo Subdivision are to be maintained in a standard that complies with the stated objective of the Restrictions governing the subdivision that this property be maintained as a high-grade residential development. Any violation of the provisions listed below, as determined by the building committee, shall be enforced by whatever means necessary to achieve compliance.
1. The LTPOA Board of Directors shall establish a building committee, to consist of the duly-elected building director who may assemble a small building committee to work on special projects. The appointed committee members are to be under the supervision of the elected building director, and shall report to said director.
 2. In order for a permit to be considered by the Board of Directors at any regularly scheduled monthly meeting, which are conducted on the second Tuesday of each month, an application with appropriate documentation must be presented to the building director a minimum of ten days prior to that meeting.
 3. Assessments must be paid before a permit will be issued.
 4. The general contractor, or the property owners, if acting as general contractor, will be responsible for maintaining the cleanliness of the site of construction. This includes the orderly storage of all materials, and the removal of any rock, mud, dirt, and construction scraps from the roadways and common ground at the end of each working day.
 5. No individual, including, but not limited to, any officer of the LTPOA, or the building director, or any committee member appointed by the Board of Directors shall have the authority to issue a building permit unless the same is approved by resolution of the Board of Directors of Lake Tishomingo Property Owners Association.
 6. In the event that a general contractor is to be employed by the property owner, said general contractor name, phone number and address, along with proof of Jefferson County permit, must be furnished to the building director for questions when necessary.

At the discretion of Building Director, a certificate of insurance naming LTPOA as additional insured may be required.

7. All buildings must be on-site, stick-built construction. No modular or pre-fabricated buildings will be allowed.
8. One structure is allowed per buildable lot (40,000 sq. ft.). Any garages or additions to residences must be structurally attached so as to be contiguous to the original building.
9. Property owners or their contractors shall take whatever steps deemed necessary to control soil or gravel erosion during the construction period.
10. Within one year of the completion of any construction, all driveways, parking areas, etc. shall be paved with asphalt, concrete, or permanent hard surface. If a culvert is required, as determined by building director, said culvert shall be a minimum of 12 inches in diameter and shall be installed at the proper grade to insure adequate drainage of all ditches.
11. Within one month after the date of the partial or complete destruction of any residence, property owners will have their lots clear of debris. Within 3 months of the destruction, property owners must apply for a building permit. If building is not desired, the property must be returned to its natural state within 6 months.
12. Every driveway must be paved for the first 20 feet from the lake road.
13. Property owners are responsible for keeping all culverts in proper repair.
14. Upon completion of any new construction, any and all existing sheds and utility buildings must be permanently removed from the property.
15. Pet kennels may be erected for the containment of outdoor pets and must not exceed 120 square feet in total area, with a maximum height of 8 feet. Kennel shall be of chain-link construction on all sides and located no further than 20 feet behind the house. No kennel may be located within 100 feet of the lake shoreline.
16. LTPOA building permits must be posted and visible from street. LTPOA building permits expire one year from the date of issuance and must be renewed if work is not completed within that time frame.
17. The use of any roads in Lake Tishomingo or Lake Tishomingo Forest shall be prohibited to any persons, corporations, companies, utilities, construction companies, contractors or other entities engaged in any building, alteration, improvement or construction on any lot not located within the platted boundaries of Lake Tishomingo or Lake Tishomingo Forest. (Adopted by Resolution dated August 23, 2018)
18. No lot in Lake Tishomingo or Lake Tishomingo Forest shall be used to provide ingress or egress for any property located outside of the platted boundaries of Lake Tishomingo or Lake Tishomingo Forest to any of the roads located in Lake Tishomingo or Lake Tishomingo Forest. (Adopted by Resolution dated August 23, 2018)

PERMITS FOR THE FOLLOWING MUST BE OBTAINED BY SUBMISSION OF A COMPLETED APPLICATION, PLANS, SITE PLAN, AND/OR WHATEVER DOCUMENTATION IS REQUESTED BY THE BUILDING DIRECTOR:

-SEA WALLS may be constructed in a manner which would not alter the face of the lake. Materials must not have a negative environmental impact and must have a concrete footing not less than 20 inches by 8 inches, nor will they exceed 30 inches above the normal water line.

-DOCK AND BOAT LIFTS: If the project is not in front of the applicant's property, proof of permission from the property owner whose lot it will be adjacent to, must be submitted as part of the application process. New construction must be 35 feet from other structures on the perimeter of the shore. They may not extend more than 16 feet from the natural shoreline and may not exceed 6 feet in width. The top of the dock may not exceed 12 inches above normal water line and must be perpendicular to the shore. Galvanized pipe used for piling must be 1-1/2 inches or more.

-DIVING BOARDS extending more than 16 feet from shore shall be constructed so they may be removed or pulled back when not in use.

-PATIOS on common ground.

-BOAT LIFTS must be installed as close as possible to owner's existing boat dock and may not diminish free access to the lake.

-ANY NEW CONSTRUCTION OR CONSTRUCTION that would increase the square footage of existing structure.

-FENCES as per the [restrictions](#).

-SWIMMING POOL also requires [Swimming Pool Application Checklist](#).
(approved 10/11/2016)

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- As a matter of record, the Building Director shall be notified of estimated beginning and completion times of non-permitted projects that will require the use of heavy equipment.
 - LTPOA shall have the right to enforce a stop-work order for non-compliance of LTPOA Rules and Regulations.

- A variance of regulations may be requested in writing 30 days before a regular meeting of LTPOA. It must clearly state the reason(s) that a current regulation cannot be complied with before pursuing issuance of a permit.

If a property owner violates the terms of these regulations, and Lake Tishomingo Property Owners Association incurs legal costs in enforcing same, Lake Tishomingo Property Owners Association shall have the right to recover any and all legal fees, court costs, and other expenses incurred in enforcing the terms of any and all regulations set forth herein.