

## NEW HOME CONSTRUCTION CHECKLIST

**Prior** to the commencement of *any* construction, new home plans must be presented to the Northwood Lake Estates Homeowner's Council monthly meeting for approval. The covenants require that either the homeowner and/or builder be present when the plans are submitted. The meeting schedule is available on the website, [www.northwoodlakeestates.com](http://www.northwoodlakeestates.com) House plans must be accompanied by a plot plan, erosion/sediment control plan, septic system plan and a non-refundable future road repair bond in the amount of \$1,500.00.

- Construction Period: Not to exceed 12 months without Council approval.
- Square Footage: Minimum of 2,000 SF. If two or more stories, ground floor shall have a minimum of 1,000 SF. Basements, attached porches and garages excluded
- Lot Size: Minimum of  $\frac{3}{4}$  of an acre
- Septic System: Minimum of 750' of lateral lines or alternate type approved by the Council (i.e. aerobic)
- Location of House: No nearer than 40' to the front property line  
No nearer than 25' to any side property line(s)  
No nearer than 25' to the rear property line  
House must face the street
- Continuous Footing of Poured Concrete: Must meet minimum requirements provided by Oklahoma City Ordinances
- Foundations: Elevated or slab concrete. Must be enclosed and under all exterior walls. No pillars or piers without Council approval.
- Erosion/Sediment Barrier: Prior to any construction, a barrier must be erected. Acceptable methods are: A straw bale dike, a silt fence trenched & backfilled to prevent movement of silt, or slab sodding. Barrier must be maintained throughout construction until sod or other permanent type of control is installed and acceptable to the Council. All ditches must be sodded. Gravel entrance shall be used if access to lot(s) is on a downward slope. *FYI: Oklahoma City requires that the builder obtain a Storm Water Erosion Control Permit prior to commencement of dirt work.*
- Building Materials: At least 80% brick or stone and 20% with material that will blend together with brick or stone. *If two or more stories, first floor must be 100% brick or stone.*

**New Home Construction Checklist – continued**

Roofing Materials: 300 lbs per square or more of comp shingles similar to, but not limited to Elk Products Prestique I or GAF Timberline Series or a more superior roofing

Water Wells and Septic Tanks: Shall be constructed in strict accordance with the Oklahoma State Department of Health and/or the Department of Environmental Quality (DEQ)

Driveways: Must have at least an 18” diameter tinhorn unless homeowner can show to the Council, and get approval, that an alternative and equally superior means of driveway drainage can be constructed

***NOTE:*** The purpose of this checklist is to give the homeowner and/or builder a ***condensed*** version of the Northwood Lake restrictions and covenants as they pertain to new home construction. It in no means is intended to be a complete review of the covenants and restrictions. The complete covenant can be viewed (or printed) on the docs/forms page at [www.northwoodlakeestates.com](http://www.northwoodlakeestates.com). Any questions or requests for clarification should be directed to Kyle Taylor at 405-203-8147.

*Thank you for your cooperation and welcome to our Northwood Lake neighborhood!!*

