

Indian Lake Association, Inc.
Construction Checklist

The Construction Checklist is a guide for any new construction, renovation of existing structures or removal of trees. It is derived from the Indian Lake Association's Rules and Regulations, By-Laws and Covenants. Not all of the items on the checklist are applicable to all projects.

The chairman of the Lot Committee should be contacted when a project is contemplated. The chair or a representative of the Committee will meet with you to discuss the proposed project and thus determine which guidelines apply and will assist in solving any problems that may arise in connection with the project. Similarly, not all of the inspections listed will necessarily apply to all projects. The determination of applicable inspections can be discussed with the Committee.

Submissions to the Lot Committee

1. A copy of the ILA Construction Checklist signed by the lot owner and the builder.
2. A non-interest bearing refundable construction escrow fee in the amount of the lesser of 3% of the construction cost or \$10,000 with an escrow deposit agreement signed by the lot home owner.
3. A Schedule of Inspections signed by the lot owner and the builder with a \$500 inspection fee. Any monies not used for inspections will be returned.
4. Documentation as to a successful percolation test in the location where the septic system will be built.
5. A Plot Plan/Survey of the lot as described below.
6. House plans as described below.

The above submissions will be reviewed for approval by the Indian Lake Lot Committee

Plot Plan/Survey

In accordance with the Declaration of Covenants and Restrictions of the Indian Lake Association and any subsequent resolutions it shall be the responsibility of the owner of a lot to have the boundary lines of the lot confirmed by a licensed surveyor. This Plot Plan/Survey shall be in conformity with the applicable provisions of the zoning bylaws of the Town of Becket or in accordance with variance orders issued by it, as well as in conformity with the rules and restrictions of the Indian Lake Association.

The Plot Plan/Survey shall include:

1. The boundaries of the lot.
2. The 50 foot setback. (clearing is prohibited within 50 feet of the lot perimeter except for the placement of the driveway)
3. The amount of clearing of trees and shrubs around the structures (cleared area may not exceed 10 times the footprint of the house, excluding porches and garages)
4. The placement of the driveway
5. The site of the septic system.
6. The placement and footprint of the house and placement and footprint of a garage and or outbuilding.
7. The placement of any electric transformers.
8. The placement of any fuel tanks.

Prior to clearing the above areas and structures must be flagged and inspected (see schedule of inspections).

House Plans and House Building Rules

1. The plans submitted must include two elevations showing the exterior as well as the plans of all levels to be built or renovated.
2. Neither the house nor any outbuilding shall exceed two and one-half stories.
3. Maximum of a two car garage with a non combustible floor and proper drainage.
4. One outbuilding is permitted of no greater than 200 square feet in ground floor area.
5. No private dwelling shall be erected on said Lots with a floor area of less than 1000 square feet, exclusive of garage, porches, breezeways and other appurtenances.
6. The proposed color of the house and structures along with their outside covering shall be submitted as part of the plans. Colors and siding shall be consistent with the surrounding. (i.e. earth tones, natural wood, etc.).
7. The exterior shall be in a completed state within six months after construction has begun. The “exterior” as used therein shall mean any feature that can be seen from outside the structure. Examples of exterior include but are not limited to siding, shingling (either on the side or roof), windows, doors etc.
8. All cleanup from construction visible from the outside of any house, garage or outbuilding shall be removed from the property within 12 months after construction has begun. ‘Cleanup’ includes but is not limited to construction wood, shingles, metal debris, trash collectors, fixtures porto sans etc.

Rules Governing Outbuildings and other Structures

1. There can be no building within the 50 foot no cut zone.. (Owners planning new construction at the water front (lake or pond) should be aware of the 100 ft. regulations of the State of Massachusetts regarding activity at the lake and pond frontage and wetlands regulations.
2. One outbuilding may be constructed but may not exceed a 200 square foot footprint.
3. The color must be consistent with the surroundings. (i.e.:natural wood, earth tones)
4. Outdoor tennis courts, basketball courts, and swimming pools are prohibited.

Clearing of Trees, Shrubs and Undergrowth

1. Clearing is prohibited within 50 feet of the lot perimeter. (50 foot no cut zone) (Owners planning new construction at the water front (lake or pond) should be aware of the 100 ft. regulations of the State of Massachusetts regarding activity at the lake and pond frontage.
2. Cleared area cannot exceed ten times the footprint of the house (excluding decks and porches).
3. See Schedule of Inspections for flagging and inspection prior to clearing.

Excavation Rules for Stone, Gravel Sand, or Earth

Excavation is restricted on any lot except for the purpose of:

1. Building basements, cellars, foundations of the dwelling house septic tanks, leach fields, wells, subterranean fuel tanks, grading or burying electric supply lines. Any such permissible excavation shall have the approval of the Lot Committee.
2. Excavations visible from the outside of any house, garage or outbuilding shall be filled within 6 months after construction begins.

Wells

1. The well may be dug subject to *the* driveway approval by the lot committee and consistent with the Town of Becket Building Code.
2. See Schedule of Inspections.

Driveways

1. A minimum of 25 feet from lot boundary.
2. A minimum of 75 feet in length set back from the road.
3. No more than 25 feet wide.
4. Culverts at driveway entrances must be a minimum of 18 inches in diameter.
5. Driveways may not be paved with asphalt or concrete.

Docks

1. Waterfront property docks may only be built after approval of the Lot Committee.
2. The plans for the dock as well as color to be approved by the Lot Committee.
3. In conformity with the regulations of the Town of Becket Conservation Commission.

Outside repairs or modifications to original structure

1. All repairs, maintenance and modifications that change the exterior look of any house, garage or outbuilding shall be submitted to the Lot Committee for its approval. Repairs, maintenance and/or modifications that are not visible from the outside of the structure do not require submission.

ILA’s Rules and Regulations restrict the use of heavy vehicles on the interior roads during the mud season (March 1 to May 15) and or at such times when at the discretion of the Board, mud conditions are present.

The owner of the lot shall be responsible for all activities of the builder, including but not limited to the disposal of debris from the site, damage to roads during construction and any other damages incurred by the community as a result of the home construction.

Any and all costs related to repair or expense incurred by ILA as a result of home construction shall be borne by the lot/home owner.

All approval for clearing, excavation and building is subject to the approval by the ILA Building Inspector in accordance with the Schedule of Inspections.

Lot Owner Signature and Lot Number _____ Date _____

Builder Signature _____ Date _____

Revised December, 2009