

## **MASTER KEY HOME PLACE HOME BUILDERS INFORMATION**

March 1, 2015

The recorded Covenants and Restrictions dated July 26, 2005, and First Amendment dated October 26, 2005, of Master Key Place Subdivision No. 1 are the full requirements for homes in the subdivision. In addition, the Master Key Home Place Homeowners Association has responsibility for certain matters of the subdivision. This is not a replacement for those documents. Before you begin to build, please obtain and read a copy of these documents from your Realtor or from the developer.

In short, the Homeowners Association must see house plans, exterior material choices, material detail, and approve them before a building permit may be issued. See the Permitting Process letter for details on this.

The Covenants and restrictions cover in full these items:

No mobile or similar home, no basement home, only one single-family home per lot, adherence to various fence restrictions, no commercial activity except office in house, a restriction on animals, vehicle parking, a restriction on signs, and no dumping or burning.

**ESTATE PLATS** – Single-level residence, 1600 sq ft; two-level residence 2000 sq ft, area enclosed and finished for year ‘round occupancy, excluding areas such as basements, garages, carports, porches, or attics. No residences or outbuildings within 100 ft from the center line of the subdivision road or within 75 ft of the back or side boundary lines of the lot.

Plans including samples of material and color scheme must be submitted and approved by The Homeowners Association or designee; and, before construction may begin, Master Key Place Homeowners Association or designee must issue a written building permit. Exterior not to have more than 70% horizontal appearing siding of any type, no EIFS surface material, exterior walls finished to within one ft of ground level, roofs minimum 8:12 pitch, driveways minimum 25 ft paved from garage door entrance, slab homes minimum of 1 ft elevation from finished surface in front of the house.

**VISTA PLATS** – Single-level residence, 1400 sq ft; 1 ½- level residence, 1600 sq ft; two-level residence 1800 sq ft; area enclosed and finished for year round occupancy, excluding areas such as basements, garages, carports, porches, or attics. No residences or outbuildings within 75 ft from the center line of the subdivision road or within 50 ft of the back or side boundary lines of the lot.

Plans including samples of material and color scheme must be submitted and approved by The Homeowners Association or designee; and, before construction may begin, Master Key Place Homeowners Association or designee must issue a written building permit. Exterior not to have more than 70% horizontal appearing siding of any type, no EIFS surface material, exterior walls finished to within one ft of ground level, roofs minimum 6:12 pitch, porch roof 4:12 pitch, driveways minimum 25 ft paved from garage door entrance, slab homes minimum of 1 ft elevation from finished surface in front of the house.

All homes must be built in compliance with the current International Residential Code for One and Two Family Dwellings.

Any outbuilding must be in keeping with the home design criteria.

See Permitting Process letter for details of the inspection process and completion/occupancy permit.

### **SEWER SYSTEM**

The sewer system on the Master Key Home Place is a centrally located recirculating media plant fed by a small diameter pressure sewer system. Sewer mains are located on the access road in the Utility easement.

The sewer system is owned by the Master Key Home Place Homeowners Association, is approved and permitted by the Department of Natural Resources, and is monitored and managed by an engineer in compliance with permit requirements. In order for this system to work properly, all sewage from the home must be pumped into the plant. To ensure that this is done, the homebuilder is responsible for the installation of a sewage system that connects with the subdivision pressure sewer system at the utility easement. *This system must have the following characteristics:*

A gravity flow system from the house will use 4-inch pipe to the basin located below and outside the basement of the home. System is composed of a basin of fiberglass construction that houses electric connections, float system, pump lift system, pump mounting rails, and a pump. The wastewater management engineer recommends using pumps manufactured by Liberty (<http://libertypumps.com>), local rep Butler Supply, 573-642-6627, Brent Wininger. Local service and parts will be available from them. All pumps should pump a minimum head of 70 feet or 30 psi. The basin must be installed with concrete poured at the base to prevent float out. Any system must have a minimum of 300 gallons of unused storage capacity, i.e. the volume between the pump start level and the bottom of the gravity inlet pipe. In addition, any electrics located inside the storage basin must be sealed from water.

The pressure line from the basin to the central sewer must be PVC Schedule 40 pipe 2 inch diameter. It is preferable that the cover of the basin be located below the level of the basement floor.

At the house, a control box with light and audible alarm is to be installed on the outside wall, and conduit run to the pump basin to handle power and control wires. Pump circuit requires 220 V single phase 15 Amp Circuit, with three wires plus ground wired to the house control box.

Callaway County now requires a permit for the installation of individual homeowner's sewer and connection to the main line sewer system. This permit must be obtained before the system is installed. Call The Callaway County Health Department and request a permit for Master Key Home Place System. The number is 573 642 5750. This permit must be issued before street address is given. Street Address provided by Callaway Fire Department - a function of their GPS location system.

Electricity provided by Callaway Electric Co-Op at transformer box on lot line easement. Homeowner must contact them to arrange for meter and hookup.

Water provided by Callaway Water District No. 2. Homeowner must contact them to apply for meter and arrange installation. Meter must be located on easement at front of homesite.

Telephone is provided by Southwest Bell/AT&T. Please contact them for hookup.

All propane tanks must be buried.

Driveway culvert must be metal minimum 12 in diameter, or larger if lot drainage requires.  
Contact Bill Ernst Jr., P.E. get correct size of culvert pipe to carry runoff.

Residence exterior must be completed within nine (9) months after beginning construction.

No tree over 6 inches diameter to be cut without prior written approval of Master Key Place I  
LLC.