



TOWN OF HIGHLAND LAKE
612 Lakeshore Drive
Highland Lake, AL 35121
(205) 625-6407
Email: tnhndlk@otelco.net

Town of Highland Lake
Restrictive Covenants

1. All buildings must conform to standards as set by the 2009 International Building Code.
2. A minimum of 1800 square feet living space is required for all dwellings.
3. Any building must be recessed from the road 25 feet (from the right-of-way) and 10 feet from all other property boundaries including elevated projections from the buildings.
NOTE: Please check the town map for size of right-of-way if not known.
 - If right-of-way is 50', measure 50' from the center of the road.
 - If right-of-way is 40', measure 45' from the center of the road.
4. The lowest floor, including basement, must be elevated no lower than one foot above the base flood elevation of 902.25 (if developing in an area of Special Flood Hazard as identified by the 8-3-09 FEMA Flood Insurance Map). An on-site inspection is required at the time of completion of the lowest floor.
5. Any access roads from public roads to private property must have a minimum 15-inch inside diameter drainage pipe. Culvert size must be established by the county engineer. Requests for culverts should be made through the Highland Lake Town Hall.
6. Any plans for structures extending into the water across the 900-foot contour line must first be reviewed and approved by the Town Council.
7. All lots as shown on the various plats as recorded by the Lake Highland Subdivision as of this date shall be accepted by the Zoning Board of Adjustment. However, no lot shall be re-subdivided without the approval of the Zoning Board of Adjustment, and each lot must be 21,780 square feet in area (0.50 acre).
8. The minimum square footage of each re-subdivided lot is more specifically defined as follows: the required minimum square footage of 21,780 (0.50 acre) must be contiguous in nature and cannot be divided by a public right-of-way. *Note: Please reference the Subdivision Rules & Regulations effective 5/12/08.* All waterfront lots created by re-subdivision of an existing lot or lots must have a minimum of one hundred (100) linear feet of shoreline along the nine hundred (900) foot contour line.
9. The Town of Highland Lake is zoned R-1 (100% residential). Any exceptions must be approved by the Zoning Board of Adjustment.
10. Regulations for septic tanks from perk tests to completion of installation are administered by the County/State Health Department.
11. For a ¾" standard water tap, the Utilities Board of Oneonta charges the following:
 - \$500.00 tap fee
 - \$1794.00 system development charge
 - \$50.00 deposit
 - \$200.00 if road crossing required
12. Business licenses are required for all general contractors and subcontractors prior to start of construction.



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Schedule of Fees for New Houses & Additions

<u>SQ. FT. OF BLDG</u>	<u>BASE FEE</u>	<u>PLUS PER FOOT</u>	<u>TOTAL FEE RANGE</u>
1800-1999	\$300.00	.10	\$480.00-\$500.00
2000-2499	\$460.00	.10	\$660.00-\$710.00
2500-2999	\$460.00	.10	\$710.00-\$760.00
3000-3999	\$460.00	.10	\$760.00-\$860.00
4000+	\$460.00	.10	\$860.00
Additions with Living space	\$35.00	.30	
Additions without Living space & accessory structures	\$25.00	.10	

All new construction as well as any additions shall be subject to inspection by a certified building inspector. The charge for each applicable inspection shall be \$40.00 per inspection.

Tim Moore serves as the Building Inspector for the Town of Highland Lake, Alabama. Mr. Moore has full authority to inspect and rate any and all construction in accordance with the 2009 International Building Code.

Contact Numbers for Tim Moore:

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