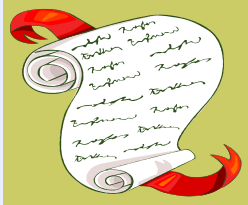
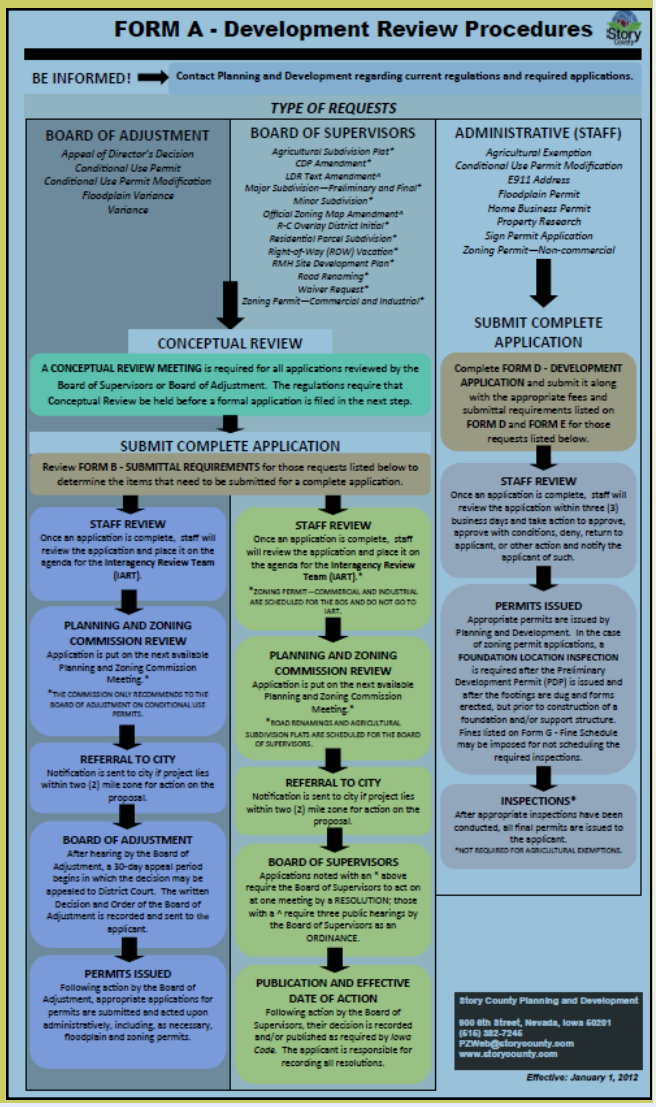
Important things to consider continued…

PERMITS AND BUILDING REGULATIONS

Many issues can affect your property. It is important to research these items before purchasing land.



- Not all lots are buildable. Story County has regulations regarding buildable lots sizes, proper zoning, floodplain restrictions and other regulations. Check with the Story County Planning and Development Department to receive information regarding your land.
- All of Story County is zoned and development permits are required for all structures. (building, dwelling, fence, deck, signs, etc.) Check with the Story County Planning and Development Department for additional information.
- Easements may require you to allow construction of roads, power lines, water lines, sewer lines, neighboring property owners and others across your land. There may be easements that are not of record. Check these issues carefully.
- You may be provided with a plat of your property, but unless the land has been surveyed and pins placed by a licensed surveyor, you cannot assume that the plat is accurate.
- Be sure to check with the Story County Engineer 's Office before building a fence near a road so that it is not on the county right-of-way. Also, please call Story County Planning and Development to determine what permits may be required. You are not allowed to park vehicles or equipment in the ditch or along the road right-of-way.
- Many subdivisions have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) and make sure that you can live with those rules. Also, a lack of covenants can cause problems between neighbors.
- Homeowners associations (H.O.A.s) are required to take care of common elements, roads, open space, etc. A dysfunctional H.O.A. or poor covenants can cause problems for you and even involve you in expensive litigation.
- Dues are almost always a requirement for those areas with a H.O.A. The by-laws of the H.O.A. will tell you how the organization operates and how the dues are set.
- The view from your property may change. The surrounding properties will probably not remain as they are indefinitely. You can check with the Story County Planning and Development Department to find out how the properties are zoned and to see what future developments may be in the planning stages.