LOCH LOMOND BEACH CLUB

POLICY AND PROCEDURES MANUAL

SUBJECT: COVENANT COVERAGE OF TAX DEED LOTS POLICY #: 11 EFFECTIVE DATE: 06/07/96 REVISED: 03/19/2011, 7/23/2016, 2/19/24 PAGE 1 ATTACHMENT: A

OBJECTIVE:

To define the procedure for invitations to non-membertax lot owners to become members of the Loch Lomond Beach Club, Inc. (Beach Club), and to define the use of Loch Lomond Beach Club Inc. Facilities and properties by non-member tax lot owners***.***

POLICY:

Any tax deed lot owner whose property lies within THE LOCH LOMOND BEACH CLUB, INC (akaThe Woods) development will be invited to become a regular member of the Beach Club.

PROCEDURE:

1. Non-member tax lot owners will be extended a written invitation (see Attachment 11A) to join the Beach Club with regular membership status at any time conditioned upon their returning each lot to full covenant coverage by recordation of an appropriate document with the office of the Register of Deeds for the county in which said lots are located.

2. Non-member tax lot owners and their immediate families or household may be guests of the Beach Club for a one -day visit to inspect the facilities prior to requesting a membership application.

(For the purposes of this policy, an immediate family is defined as spouses or live-in-companions

plus their children and grandchildren, including step-children, foster-children, and equivalent

relationships)

1. Owners of tax deed lots who became members prior to the effective date of this policy shall be informed how to return their lots to full covenant coverage, but refusal to do so shall not affect membership status.

RESPONSIBILITIES

The Board may delegate any or all of the responsibilities of the above procedures to a committee of the Board, an officer agent, or employee of the Beach Club

LOCH LOMOND BEACH CLUB

POLICY# 11 ATTACHMENT A

Revised **2/19/24**

Dear Neighbor,

Welcome to THE LOCH LOMOND BEACH CLUB, INC. (aka The Woods Development). Your purchase of a tax deed lot gives you the opportunity to become part of a unique community of friends. We invite you to make a visit to the clubhouse, receive a tour of the amenities we offer and also learn how you can become a regular member of the Loch Lomond Beach Club, Inc. (LLBC). Please contact the LLBC Manager to make an appointment for a tour and also visit our website at llbeachclub.com.

Ownership of all tax deed lots are subject to the recorded Covenants and Restrictions and are eligible for a regular membership of LLBC located at 2754 28th Street on Red Cedar Lake.

A copy of the Covenants and Restrictions that correspond with your lot may be obtained from the Barron County Courthouse or from our website llbeachclub.com. Two of the most common questions regarding the Covenants and Restrictions concern the process to obtain a temporary dwelling permit for using a camper or trailer on your lot and the process for approval of a structure or building.

Habitation of every temporary structure (i.e., camper or trailer) must have a temporary dwelling permit. All building plans and specifications must be submitted to and approved by the LLBC Architectural Control Committee prior to commencement of building.

Applications for either a temporary dwelling or proposed building permit must be obtained through the LLBC clubhouse and Cedar Lake Township and Barron County Zoning. The LLBC applications are approved by the LLBC Architectural Control Committee or by the Board of Directors. A copy of each permit application is enclosed for your use. The forms would need to be completed and returned to LLBC for approval.

We hope you enjoy your property in LOCH LOMOND BEACH CLUB, INC and that you will consider joining the Loch Lomond family. Please contact clubhouse manager with any questions you might have or to make an appointment to tour the facilities.

Sincerely,

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President

Loch Lomond Beach Club, Inc.

Board of Directors

**Important contact information:**

Cedar Lake Township: [www.cedarlakets.com/about-cedar-lake](http://www.cedarlakets.com/about-cedar-lake)

UBC Inspector: James Helstab, 523 E Sawyer St, Rice Lake 715.220.0259

Barron County Zoning Department: [www.barroncountywigov/index.asp?Type=B\_BASIC&SEC](http://www.barroncountywigov/index.asp?Type=B_BASIC&SEC)= {5849F663-F197-

46AF-9020-7123068F82DF}

Land Services Director: David Gifford, 715/537/6375