

SUBJECT: ARCHITECTURAL CONTROL
REVISED: 4/28/2012, 10/10/2015, 08/13/2016,
8/8/2020, 4/2/2022, 3/11/2023

POLICY #: 17
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EFFECTIVE DATE: 06/09/96
ATTACHMENT: A,B,C,D,E,F,

POLICY #17 PERMANENT DWELLINGS (HOUSES)

NOTE: TEMPORARY AND SHORT-TERM DWELLINGS HAVE BEEN REMOVED FROM POLICY 17 AND ARE NOW COVERED IN POLICY 25. POLICY 17 ONLY GOVERNS PERMANENT DWELLINGS. 3.11.2023.

POLICY:

Article I of the Covenants and Restrictions states the purpose of Loch Lomond Beach Club, Inc. is:

1. To protect the owners of building sites against improper use of surrounding building sites.
2. To preserve, so far as practicable, the natural beauty of the area.
3. To guard against poorly designed or proportioned structures and structures built of improper or unsuitable materials.
4. To obtain harmonious color schemes.
5. To prevent haphazard and inharmonious improvements on building sites.
6. To secure and maintain proper setbacks.
7. In general, to provide for a high type and quality of improvement of properties, secure the erection of attractive homes and to enhance the value of investments made by purchasers of these properties.

A penalty for violations may be recommended by the Architectural Control Committee. The LLBC Board of Directors will decide whether to issue such penalty.

PROCEDURE:

1. PERMANENT DWELLINGS (HOUSES)

Property owners must follow lot size, setbacks AND sanitary standards AS REQUIRED BY BARRON COUNTY ORDINANCES that are applicable to residential structures.

- a. Driveway construction for lot access requires a permit from Cedar Lake Township. Barron County building and sanitary permits along with written Planning Committee approval must be obtained and displayed in clear view before any constructions shall begin.
- b. Tree and brush cutting is limited to only the necessary removal of vegetation for building purposes. The intent being to preserve and maintain, to the extent possible, a subdivision of wooded lots. Cutting is further limited on lake lots within 75 feet of the high-water elevation and property owners can only cut a 30-foot view opening to the lake for every 100 feet of lakeshore owned. The remaining area of the lot shall insure sufficient cover to screen cars, dwellings, garages, and storage sheds.

NOTE: WATER SETBACKS FOR LAKES OF LESS THAN 75 SURFACE ACRES ARE 100 FEET AND SIDEYARDS ARE 35 FEET EACH AS ESTABLISHED BY BARRON COUNTY. OUR SUBDIVISION CONTAINS TWO SUCH LAKES. IN ALL CASES WHEN LOT LINES AND SETBACKS ESTABLISHED BY LLBC DIFFER FROM THOSE OF BARRON COUNTY THE MOST RESTRICTIVE APPLY.

- a. Any approved constructed structure with permanent foundations. All buildings shall be of new construction.
- b. The exterior of the structure must be completed six (6) months from commencement of construction.

- c. Only single-family dwellings are permitted. No mobile homes are allowed.
- d. No construction will be allowed on a lot smaller than 20,000 square feet in area OR THE MINIMUM SET BY BARRON COUNTY.
- e. Septic systems must meet Barron County standards. Construction will not be allowed to begin without a Barron County sanitary permit.
- f. Unless further limited by the Covenants and Restrictions any habitable permanent structure must be no less than 650 square feet of enclosed living space.
- g. The maximum height of any building from original grade MUST MEET BARRON COUNTY MAX HEIGHT.
- h. Materials for construction shall be wood, stone, vinyl, aluminum, brick, glass, steel, concrete, or a like material. Like material shall be determined by the Architectural Control (Planning Committee). All structures shall be of new construction materials.
- i. Exterior of buildings shall have harmonious color and design schemes that blend in with the natural beauty of the woods. A statement of the color of the exterior of the building shall accompany the application for approval.
- j. Fire numbers are required to be displayed next to the main driveway of each property for the purposes of both public safety response and property inspections.

2. GARAGES AND ACCESSORY BUILDINGS

a. DETACHED GARAGES

A garage is a structure built on a concrete slab with a purpose of storage.

- i. May be permitted prior to the construction of an approved habitable permanent structure.
- ii. Must supply proof of a current survey by a licensed surveyor.
- iii. Must provide a complete site plan that would provide for the location of a habitable permanent structure of at least 650 square feet of enclosed floor space, septic, well and driveway.
- iv. No human habitation allowed.
- v. The square footage of a garage MUST BE WITHIN BARRON COUNTY ORDINANCES
- vi. The garage height limit MUST BE WITHIN BARRON COUNTY ORDINANCES.
- vii. Limit of one per lot.
- viii. Exterior materials.
- ix. All setbacks must be followed and MUST MEET BARRON COUNTY ORDINANCES. Must obtain all required building permits.
- x. Tent style garages/sheds are not allowed to be permanent structures. A temporary non-renewable permit for a tent garage/shed may be granted for a maximum of 12-months from approval date. The purpose is for storage during construction of an approved garage. (See attachment F, LLBC Policy 17)

b. ACCESSORY BUILDINGS

- i. Not allowed for human habitation.
- ii. Follow setbacks.
- iii. Limit of one accessory building per lot, equal to or less than 144 square feet in floor area
- iv. Exterior materials (see 2.l. of this policy).
- v. Storage shed or gazebo height maximum 12 feet. Overall maximum size 144 square feet in floor area or 12 feet in diameter.
- vi. A boathouse structure must be set back 10 feet from the normal high-water mark. Structures shall not exceed 8 feet in height and 96 square feet in floor area with the eave not to exceed 1 foot. They must be used for aquatic equipment only.
- vii. Any accessory building larger than 144 square feet would be considered a detached garage and must be built on a concrete slab
- viii. Permits required from Barron County and LLBC.

3. SIGNS

- i. Refer to Loch Lomond Beach Club Covenants and Restrictions.

4. INSPECTIONS

Property inspections will be coordinated by the Architectural Control Chairperson (ACC) for all properties while adhering to the following guidelines.

- Inspections will take place on an annual basis
- Inspections will be performed in a committee format of not less than two individuals
- Inspections will start with visual inspections from the public right of way. ACC will determine if it is necessary to enter private property to complete the inspection
- Representatives of ACC will carry credentials and identify themselves as member of the Architectural Control Committee
- When a property is entered, documentation will be provided to the property owner identifying any deficiencies found. Contact information for the ACC will be provided
- A general notification shall be sent to the entire membership via email prior to onsite inspections taking place

5. COMPLAINTS

All concerns (policy violations) should be forwarded to the Architectural Control Chairperson via email: architecturalcontrolllbc@gmail.com.

POLICY #17 ATTACHMENT B

NON-CONFORMING BUILDINGS

From time-to-time buildings are erected by members and non-members alike without proper permits and which do not meet Loch Lomond Beach Club building requirements. The Board of Directors have established a procedure to enforce the Loch Lomond Beach Club, Inc. Covenants and Restrictions.

PROCEDURE

1. Upon discovery of any person or persons constructing any improvement to a lot, located in Loch Lomond Beach Club, (a.k.a. "The Woods"), where the building(s) do not conform to all of the LLBCI Covenants and Restrictions and Policies, such person or persons shall be notified in writing of the need for compliance with the Loch Lomond Beach Club requirements.
2. The same procedure shall be used for improvements actually completed which are not in compliance.
3. Notice shall be served upon the owner or owners of said lot and may be served upon any agent of said owner or upon any lender or contractor.
4. Notice shall be served either by personal service or by certified mail return receipt requested and the same may be served by mail and publication where appropriate.
5. Notice shall inform the recipient of the need for compliance and that further action will be taken if necessary to enforce the building restrictions.
6. If this notice is not complied with, the matter shall be referred to legal counsel for Loch Lomond Beach Club, Inc. for whatever appropriate further action as is deemed appropriate.
7. Loch Lomond Beach Club, Inc. may also notify any local, state, or federal municipality or agency of such noncompliance in addition to other actions taken.

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EFFECTIVE DATE: 08/09/2014
ATTACHMENT: D

POLICY: VARIANCE REQUEST PROCEDURE

1. Applicant must first obtain necessary Barron County and Cedar Lake Township Land Use Permit
2. Applicant must fill out an LLBC Request for a Variance Form
3. Applicant must agree to pay for any and all costs related to the applicant's variance.
4. The Architectural Committee will create a dated variance request letter describing the proposed project and the reason for the requested variance. This letter will be sent by certified U.S Postal Service to all property owners within 300 feet of the property requesting the variance. In the letter the property owner will be asked to answer with a YES or NO response and return the response in the pre-addressed stamped envelope provided.
5. All letter responses must be returned within 14 days of the dated letter or the non-response will be considered a YES vote in favor of the variance request.
6. All returned responses will be counted and presented to the next scheduled LLBC Board meeting for a decision on the variance request.

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ATTACHMENT: E

POLICY: APPLICATION FOR VARIANCE FORM

The variance, if granted, is only good with the Loch Lomond Beach Club (LLBC). Please confirm with Barron County and Cedar Lake Township before starting any project. PLEASE PRINT.

NAME _____ DATE _____

MAILING ADDRESS _____

PROJECT ADDRESS FOR VARIANCE _____

LOT _____ BLOCK _____ DIVISION _____

PHONE NUMBERS CELL _____ HOME _____

EMAIL ADDRESS _____

TYPE OF VARIANCE REQUEST _____

DESCRIBE THE VARIANCE _____

DESCRIBE THE STRUCTURE TO BE BUILT _____

COMPLETE THIS FORM AND RETURN TO LLBC. LLBC WILL CONTACT YOU TO SCHEDULE A TIME TO PRESENT YOUR REQUEST TO THE BOARD OF DIRECTORS.

REQUEST APPROVED _____ DENIED _____ DATE _____

LLBC BOARD MEMBER SIGNATURES (3 REQUIRED)

_____ DATE _____
DATE _____
DATE _____

PLEASE KEEP A COPY OF THIS VARIANCE REQUEST FOR YOU RECORDS.

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ATTACHMENT: F

POLICY: APPLICATION FOR APPROVAL OF CONSTRUCTION PLANS

The undersigned hereby makes application for the approval of construction plans for the work described and located as shown herein. The undersigned understands and agrees that all work will be done in accordance with Loch Lomond Beach Club (LLBC) Architectural Control Policy & the Covenants and Restriction set forth in the recorded Declarations. The undersigned will follow Barron County and Cedar Lake Township Zoning, Ordinances and Regulations and all laws of the State of Wisconsin. The Applicant understands that they must contact Barron County and Cedar Lake Township for any and all permits that maybe required. After Barron County and Cedar Lake Township have been contacted, all permits have been issued, this form filled out, than come to (LLBC) for approval. The undersigned agrees to allow representatives of (LLBC) Board of Directors, (LLBC) Architectural Control Committee or (LLBC) Club Manager Access to the building site for the purpose of verifying setbacks **BEFORE** construction begins.

Owners Name: _____

Home phone# _____ Cell Phone# _____

Email Address: _____

Lot _____ Block _____ Division _____

Construction Site Address: _____

Barron County Parcel I.D # **010** - ----- **000**

APPLICATION FOR APPROVAL CONSTRUCTION PLANS

PLEASE CHECK ALL THAT APPLY:

- Permanent dwelling
- Garage Attached Detached (Detached 1096 sq. ft. max)
 carport (must be on a concrete slab)
- Addition to home or cabin
- Accessory building (144 sq. ft. max)
- 12-month temporary tent garage/shed (to be used for temporary storage during construction. Temporary garage/shed must be removed 12-months from approval date).
- Other (Please describe) _____

The Application Plan Shall consist of permit numbers and of copies of the following:

Barron County land use Permit # _____

Barron County Sanitary Permit # _____

Cedar Lake Township Driveway Permit # _____ (If applicable)

Cedar Lake Township U.B.C. Inspector permit # _____

All Construction must be of new material

Only the trees and ground cover required for construction may be removed.

Detailed drawing and/or copy of blueprints showing exterior dimensions.

Site Plan showing location of building on lot. MUST INCLUDE LOT DIMENSIONS AND SETBACKS FROM ALL PROPERTY LINES.

Location of well and septic system. Include setbacks from all property lines.

Description of exterior materials and colors

Exterior of structure must be completed within six (6) months of ground-breaking.

Applicant's Signature

____/____/_____
Date of Application

Approval Signature

____/____/_____
Approval Date

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Notice of Violation

Policies – Covenants & Restrictions

This letter is being written at the direction of the Board of Directors of the Loch Lomond Beach Club. As a member you are obligated to abide by certain predetermined rules and regulations as found in the policies and Covenants and Restrictions. The following item identified below is not in compliance with the requirements of the Loch Lomond Beach Club.

Inspection Date: _____

Violation description: _____

Action required: _____

Required compliance date/notes: _____

LLBC Architectural Control Committee requests that you become compliant with the policy so that no further action is necessary. Your cooperation in completing the above compliance issue would be appreciated by the Board of Directors and your neighbors as well as help us maintain an aesthetically pleasing community. Thank you in advance for your anticipated cooperation in this matter. If you wish to contest this action, please do so in writing within one week of issue date.

Signed: _____ Architectural Control Committee