

LOCH LOMOND BEACH CLUB
POLICY AND PROCEDURES MANUAL

SUBJECT: ARCHITECTURAL CONTROL – TEMP DWELLINGS POLICY: 25 EFFECTIVE DATE: 3/11/2023

REVISED: 9/9/2023, 1/21/2024

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ATTACHMENTS: A

POLICY:

The purpose of this policy is to govern the use and permitting of Temporary Dwellings in alignment with Article II, of the Covenants and Restrictions. The Architectural Control Committee is the “Planning Committee” referenced by Article II.

Article II; defines and limits the use of Temporary Structures: Temporary and Other Structures. No structure of a temporary character, basement house, tent, shack, garage, trailer, camper, barn or any other outbuilding shall be used on any lot at any time as a permanent or seasonal residence or dwelling, except under a temporary written permit, which permit may be granted for a specific and limited time at the discretion of the Planning Committee providing such use is in compliance with the local Health Department regulations.

A penalty for violations may be recommended by the Architectural Control Committee (such as removal of camper at the property owners’ expense). The LLBC Board of Directors will decide whether to issue any such penalty.

PROCEDURE:

Article I of The Covenants and Restrictions of the Loch Lomond subdivisions 1-12, states one of the purposes is for the “erection of a permanent home”. This policy is being developed to assist property owners with a guideline and process for occupying a temporary dwelling during the planning, land development, permitting and construction of a permanent home.

“TEMPORARY DWELLINGS” are defined as Campers, travel trailers, tent trailers, recreational vehicles “RVs” (all referred to as “Campers”). The purpose of a “Temporary Dwelling” is to provide a dwelling for the owner, their family and guests for a specific and limited time in accordance with the Covenants and Restrictions of the LLBC. A “Temporary Dwelling” can remain on an owner’s lot during the term of the Temporary Dwelling Permit, providing that the member remains in good standing with the LLBC Association.

TEMPORARY DWELLINGS: For the Temporary Dwelling Permit, a written permit from BOTH OF THE LLBC ARCHITECTURAL COMMITTEE AND BARRON COUNTY ARE REQUIRED. (Attachment 25A)

1. A Barron County Land Use Permit and Sanitation Permit must have been obtained and a copy submitted with the LLBC Temporary Dwelling Permit application. A copy shall remain on file at the clubhouse.
2. A temporary dwelling permit must be obtained, returned and approved before occupying the dwelling is allowed. This document may be obtained from the clubhouse manager or by completing the form online at www.llbeachclub.com.
3. A Temporary Dwelling Permit – 15 year will be a one-time permit issued to the property owner for the limited and specific time of fifteen (15) years from the Effective date of the

adoption of this policy. This permit is available to the property owner of record with Barron County as of January 1, 2023. This permit is for a camper that can remain on the property for the purpose of a dwelling and is used primarily by the owner of the lot, or their family and guests with the intention of erecting a home in accordance with Article I of the Covenants and Restrictions. This permit is not transferable, assignable, or otherwise granted to anyone other than the current property owner of record in Barron County. (Permit issued once to property owner of record on 1/1/23 for a period covering 1/1/23 – 12/31/37)

Effective April 1, 2024: The 15-year Temporary Dwelling Permit will no longer be available to any LLBC property owner. A 5-year permit will be available to members of LLBC with a signed, approved LLBC Temporary Dwelling Permit.

4. The Temporary Dwelling Permit – 5-year permit as outlined in the Covenants and Restrictions, will be granted only for the time-period necessary to erect a home, not to exceed five years for any Temporary Land Use Permit issued after January 1, 2023. This permit is for a camper that can remain on the property and is used primarily by the owner of the lot, or their family and guests with the intention of erecting a home in accordance with Article I of the Covenants and Restrictions. The 5-year permit is a one-time permit and is non-renewable.

NO MOBILE HOMES ARE ALLOWED.

Campers must be on their original wheelbase chassis and cannot exceed 8.5 feet wide by 45 feet long.

The permit holders will comply with the following restrictions:

a. Property owners shall follow the requirements in Barron County land use ordinance 17.36. LLBC reserves the right to be more restrictive in which case property owners shall comply with both 17.36 and LLBC Policy 25.

b. Minimum lot size must be no less than 20,000 square feet OR THE MINIMUM SET BY BARRON COUNTY.

c. Electrical and Sewage: Temporary Dwellings shall utilize utility electrical service (generators are allowed for emergencies only). All temporary dwellings that remain on property for longer than 10 consecutive days shall utilize a Barron County approved and permitted transfer tank or POWTS.

d. Tree and brush cutting is limited to only the necessary removal of vegetation for building LOCH LOMOND BEACH CLUB POLICY AND PROCEDURES MANUAL purposes. The intent is 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.

e. 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.

F. One camper allowed per lot and one Temporary Dwelling Permit issued per lot. Exception: Effective 7/18/2023 Lots 27.9.2 and 26.2.1 each have been issued 2-Temporary Dwelling Permits, both effective only as long as the current Barron County Land-Use permit is valid.

Loch Lomond Beach Club

Policy 25: APPLICATION FOR TEMPORARY DWELLING PERMIT

Attachment A

Barron County Land-Use Permit Number:

Sanitary Permit:

Temporary Dwelling Permit #:

___15 year: Expires 12/31/2037 (Not to be issued after 4/1/24)

___ 5 year: Date of Expiration _____ (One time permit that is non-renewable)

Lot/Block/Division:

Property Address:

By signing below, I understand that this permit is being requested in accordance with the Covenants & Restrictions for the purpose of erecting a permanent home.

Lot owner name: (print)

Lot owner signature:

Approved by:

Date:

Disclosure: This permit is in full compliance with the Covenants and Restrictions and Policies that are currently in place. Please be aware that there is litigation pending. In the future, the Association will have to comply with potential legal judgments, which may or may not include modification of this permit. Thank you for your understanding.