

LOCH LOMOND BEACH CLUB

POLICY AND PROCEDURES MANUAL

SUBJECT: ARCHITECTURAL CONTROL

POLICY #: 17

EFFECTIVE DATE: 06/09/96

REVISED: 4/28/2012, 10/10/2015, 08/13/2016,

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ATTACHMENT: A,B,C,D,E,F

Pending 7/24/2017 (*italics*)

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.

PROCEDURE:

1. TEMPORARY DWELLINGS

Definition: Tent, travel trailer, tent trailer, R.V.

NO MOBILE HOMES ALLOWED

Reference: Barron County Ordinance 17.36

- a. A Written permit from BOTH OF THE LLBC ARCHITECTURAL COMMITTEE AND BARRON COUNTY ARE REQUIRED. (Attachment 17A) A temporary dwelling permit must be obtained, returned and approved before placement will be allowed. This document may be obtained from the clubhouse manager. THE BARRON COUNTY PERMIT MUST BE OBTAINED FIRST AND A COPY PROVIDED TO LLBC OFFICE. A COPY WILL REMAIN ON FILE AT LLBC CLUBHOUSE. The LLBC permit allows temporary dwellings to be occupied from April 1 to February 1st.
- b. Property owners must follow lot size, setbacks AND sanitary standards AS REQUIRED BY BARRON COUNTY ORDINANCES that are applicable to residential structures. Driveway permits are required and issued by Cedar Lake Township.
Reference: Barron County Ordinance 17.36
- c. Recreational vehicles cannot be larger than 8 feet wide by 40 feet long.
Reference: Barron County Ordinance 17.36 (3)
- d. Only one (1) temporary dwelling per lot is allowed, except one (1) additional temporary dwelling may be kept on each lot on a short-term visiting basis. Short-term visiting is defined as less than four (4) weeks.
Reference: Barron County Ordinance 17.36 (3)
- e. Minimum lot size must be no less than 20,000 square feet OR THE MINIMUM SET BY BARRON COUNTY.
Reference: Barron County Ordinance 17.36(3.c.3a.2.b.)

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- f. 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.

Reference: Article II Section 13 of Covenants and Restrictions and Barron County Ordinance 17.41

2. 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.

Reference: Article II Section 2 of Covenants and Restrictions and Barron County Ordinances 17.41, 17.74, 17.63 and 17.64

- b. Tree cutting only as necessary for construction is allowed (refer to f. of this policy).

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.

Reference Barron County Ordinance 17.40. 10 AND 11

- c. Any approved constructed structure with permanent foundations. All buildings shall be of new construction.
- d. The exterior of the structure must be completed six (6) months from commencement of construction.
Reference: Article II Section 2 of the Covenants
- e. Only single-family dwellings are permitted. No mobile homes are allowed.
Reference: Article I Section 1 Covenants and Restrictions and Barron County Ordinance 17.36
- f. No construction will be allowed on a lot smaller than 20,000 square feet in area OR THE MINIMUM SET BY BARRON COUNTY.
Reference: Article II Section 5 and Barron County Ordinance 17.36(3.c.3a.2.b.)
- g. Septic systems must meet Barron County standards. Construction will not be allowed to begin without a Barron County sanitary permit.
Reference: Article II Section 2 of the Covenants and Restrictions
- h. The ground floor area of any habitable permanent structure must be no less than 650 square feet of enclosed living space.
Reference: Article II Section 3 of the Covenants and Restrictions
- i. The maximum height of any building from original grade MUST MEET BARRON COUNTY MAX HEIGHT.
Reference: Article II Section 3 of the Covenants and Restrictions or Barron County
- j. 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 new construction.
Reference: Article II Section 2 of the Covenants and Restrictions

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- k. 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.

Reference: Article I of the Covenants and Restrictions

3. GARAGES AND ACCESSORY BUILDINGS

a. DETACHED GARAGES

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

1. May be permitted prior to the erection of an approved habitable permanent structure.
2. Must supply proof of a current survey by a licensed surveyor.
3. 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.
4. No human habitation allowed.
5. The square footage of a garage MUST BE WITHIN BARRON COUNTY ORDINANCES
6. The garage height limit MUST BE WITHIN BARRON COUNTY ORDINANCES.
7. Limit of one per lot.
8. Exterior materials (see 2.k. and 2.l. of this policy).
9. All setbacks must be followed (see 2.b.) MUST MEET BARRON COUNTY ORDINANCES 10. Must obtain all required building permits (See 2.a.). Reference: Barron County Ordinance 17.32, 17.36 and Covenants and Restriction

b. ACCESSORY BUILDINGS

1. Not allowed for human habitation.
2. Follow setbacks (see 2.b.).
3. Limit of one secondary, equal to or less than 144 square feet in floor area, accessory use building per lot.
4. Exterior materials (see 2.l. of this policy).
5. Storage shed or gazebo height maximum 12 feet. Overall maximum size 144 square feet in floor area or 12 feet in diameter.
6. 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.
7. Permits required from Barron County and LLBC.

Reference: Barron County Ordinances 17.32, 17.41 and Covenants and Restrictions

4. SIGNS

- a. Signs allowed without a Barron County permit shall be a maximum of 8 square feet and must be placed 5 feet from the right of way.

Reference: Barron County Ordinance 17.19 and Covenants and Restrictions

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Revised (9/15/2020)

APPLICATION FOR TEMPORARY DWELLING PERMIT

WHEREAS, the *Covenants and Restrictions* for each division located in the Loch Lomond Beach Club, Inc. (LLBCI) (a.k.a. "The Woods") subdivisions provide that occupancy of a temporary structure shall be used at any time as a seasonal /permanent dwelling without a written Temporary Dwelling Permit issued by LLBCI. These dwellings do not need to be removed from the property.

WHEREAS, the undersigned desires to obtain such a permit on the terms and conditions set forth as follows;

NOW THEREFORE, the undersigned hereby apply to LLBCI for a Temporary Dwelling Permit on the following terms and conditions:

1. WE/I agree to comply with the Covenants and Restrictions for our division.
2. WE/I agree to comply with all Barron County Rules pertaining to Temporary dwellings
3. WE/I understand that LLBC reserves the right to ask for the removal of the temporary dwelling if it is found not in compliance with County or LLBC policies.
4. WE/I agree that all structures must comply with the applicable state and local health regulations.
5. WE/I agree that the term temporary shall include, but not be limited to, tents, trailers, campers, and recreational vehicles, garages, basements.
6. WE/I agree that my temporary dwelling may be occupied from April 1st to February 1st.
7. WE/I agree to display the temporary occupancy permit on the door of the temporary dwelling
8. We/I understand that members may store the seasonal dwellings at the LLBCI storage areas located on Loch Lomond Boulevard with permission from LLBCI on a space available basis.
9. We/I understand that the granting of our Temporary Dwelling Permit shall constitute a binding contract with LLBCI.

Dated the _____ day of _____ year _____

Lot _____ Block _____ Division _____

_____ seal _____ seal

Lot Owner PRINT Lot Owner PRINT

_____ seal _____ seal

Lot Owner Signature Lot Owner Signature

*****LLBCI USE only*****

Permit # _____

Approved by _____

Name

Storage & Vehicle Information _____

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TEMPORARY DWELLING PERMITS-TRAILERS

~~The Board of Directors have adopted a Temporary Dwelling Permit from which provides that temporary structures are permitted between April 1st and October 31st of each calendar year provided such permission is granted by the Planning Commission AND BARRON COUNTY.~~

~~Situations have occurred where members and non-members alike have not obtained a signed Temporary Dwelling Permits FROM LLBC AND BARRON COUNTY and have left trailers on their lots. Also situations have occurred where members and non-members alike have not complied with the permit requirements.~~

~~This Policy addresses these violations and provides a resolution.~~

PROCEDURE:

- ~~1. The person or persons violating the Temporary Dwelling Permit requirements shall be notified by Certified Mail, Return receipt requested, that they are in violation of either the Plat Restrictions or the Temporary Dwelling Permit, or both, and of the date by which remedial action must be taken. Personal Service of said notice may also be accomplished by the Sheriff Service or by a Process Server or by mail and publication when appropriate.~~
- ~~2. If remedial action is not taken within the time specified in said notice, the matter shall be referred to the legal counsel for Loch Lomond Beach Club, Inc. for such further action as is deemed appropriate.~~
- ~~3. If said Temporary Dwelling violates any local, state, or federal health laws, said authorities may be notified of said violations in addition to other action taken.~~

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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 have 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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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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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 YOUR RECORDS.

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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

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APPLICATION FOR APPROVAL CONTRUCTION PLANS

PLEASE CHECK ALL THAT APPLY:

- ☐ Permanent dwelling
- ☐ Garage ☐ Attached ☐ Detached. (Detached 1096 sq. ft. max)
- ☐ Addition to home or cabin
- ☐ Accessory building (144 sq. ft. max)
- ☐ 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