

SUBJECT: ARCHITECTURAL CONTROL
REVISED: 4/28/12, 10/10/15, 8/13/16
8/8/20, 4/2/22, 3/11/2023
3/15/2025

POLICY# 17
PAGE 1 OF

EFFECTIVE DATE: 6/9/96
ATTACHMENT: A, B, C, D,

POLICY #17 – PERMANENT DWELLINGS (HOUSES)

POLICY:

Article 1 of the Covenants and Restrictions states the purpose of the Loch Lomond Beach Club, Inc is:

1. To protect the owners of building sites against the improper use of surrounding building sites.
2. To preserve, as far as practicable, the natural beauty of the area.
3. To guard against poorly designed or proportioned structures and building structures 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 enhance the value of investments made by purchasers of these properties.

Article 2 of the Covenants and Restrictions states the following:

No permanent structure or building shall be placed or erected upon any lot or tract or parcel of the said property which does not conform to the town of Cedar Lake and Barron County building regulations and the requirements of the Planning Committee (LLBC Architectural Control Committee (ACC)). No building shall be erected, placed or altered upon any lot, tract of parcel of said property until the construction plans and specifications have been submitted to and approved, in writing, by the ACC prior to the commencement of any construction.

Setbacks:

Refer to your Subdivision Covenants and Restrictions for the required setbacks for all permanent structures. Note: where setbacks established by LLBC Covenants and Restrictions differ from those of Barron County, the most restrictive apply.

Fire Numbers:

Fire numbers are required for all developed lots. Fire numbers are required to be displayed next to the main driveway of each property for the purposes of safety response and property inspections.

PERMANENT DWELLINGS (HOUSES)

- a. Prior to construction commencing building permits from Cedar Lake Township, Land Use and sanitary permits from Barron County and written ACC approval must be obtained. These building permits must be displayed in clear view before any construction 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 to 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 should ensure sufficient cover to screen cars, dwellings, garages, and storage sheds.
- c. Any approved dwelling must have a permanent foundation. All buildings shall be of new construction.
- d. The exterior of the structure must be completed six (6) months from commencement of construction.
- e. Only single-family dwellings are permitted. No mobile homes are allowed.
- f. No construction will be allowed on a lot smaller than 20,000 square feet
- g. 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 the original grade must comply with Barron County zoning regulations.
- h. Materials for construction shall be wood, stone, vinyl, aluminum, brick, glass, steel, concrete, or a like material. Like materials shall be determined by the Architectural Control Committee. Structures shall be of new construction materials.
- i. The exterior of the building 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.

DETACHED ACCESSORY BUILDINGS:

- a. Only two detached accessory buildings are allowed per lot. One of these buildings may have a footprint greater than 144 square feet. The second building may not exceed a footprint of 144 square feet.
- b. Any detached accessory building whose floor area is greater than 144 square feet must be placed on a concrete pad.
- c. No human habitation of any kind is permitted in exterior buildings
- d. Setback requirements must be followed
- e. Materials for construction shall be wood, stone, vinyl, steel, concrete or like material. Like materials shall be determined by the Architectural Control Committee. All shall be of new construction materials.
- f. The exterior of the building shall have harmonious colors 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

- g. Detached accessory buildings (garages) must follow the Barron County Zoning guidelines (height and square footage).
- h. Detached accessory buildings (sheds) with footprints of 144 square feet or less the maximum height is 12 feet.
- i. Steel storage containers are not permitted.
- j. Tent style garages/sheds are not permitted.
- k. Prior to construction commencing building permits from Cedar Lake Township, Land Use from Barron County and written ACC approval must be obtained. These building permits must be displayed in clear view before any construction shall begin.

3. SIGNS

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 throughout the year during daylight hours. Any inspection requiring entry into a structure shall be made only during daylight hours and upon twenty-four hours' notice to the owner or occupant.
- 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.
- If it is necessary to enter private property for an inspection, such inspection will be performed by an authorized representative of the ACC.
- Representatives of the ACC will carry credentials and identify themselves as an authorized representative of the ACC.
- The property owner will be notified of any deficiencies found during inspections.

5. COMPLAINTS

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

POLICY #17 ATTACHMENT A

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 has 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) does 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 that have been 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-receipt requested and the same may be served by mail and publication where appropriate.
5. Such 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 deemed appropriate. Any legal fees incurred by the Loch Lomond Beach Club to gain compliance with its Covenants & Restrictions or Policies will be the responsibility of the property owner
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.

POLICY #17 – ATTACHMENT B
VARIANCE REQUEST PROCEDURE

Variations will only be considered on a prospective basis (prior to the commencement of construction).

The applicant must complete and submit to the Loch Lomond Beach Club Architectural Control Committee an Application for Variance Form (Policy #17 Form C)

The Loch Lomond Beach Club Architectural Control Committee will determine if a variance can be considered. If a variance can be considered, then the following will occur:

1. Applicant must first obtain necessary Barron County Land Use Permit and Cedar Lake Township UDX permits.
2. Applicant must agree to pay for any and all costs related to the applicant's variance.
3. The Architectural Control Committee will create a dated variance request letter which describes the proposed project and the reason for the requested variance. This letter will be sent via 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 the response in the pre-addressed stamped envelope provided.
5. All letter responses must be returned within 21 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 at the next scheduled Loch Lomond Beach Club Board meeting. The LLBC Board will vote to determine if the variance will be allowed.

POLICY #17 – ATTACHMENT C

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 _____

POLICY #17 – ATTACHMENT D

APPLICATION FOR APPROVAL OF CONSTRUCTION PLANS – PAGE 1

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 applicant understands that they must contact Barron County and Cedar Lake Township for any and all permits that may be required. After Barron County and Cedar Lake Township have been contacted, all permits have been issued, this completed form will be submitted to the LLBC Architectural Control Committee for approval. Construction cannot commence until the Applicant has received written approval from the LLBC Architectural Control Committee.

The undersigned agrees to allow representatives of LLBC Board of Directors, or LLBC Architectural Control Committee 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**

POLICY #17 – ATTACHMENT D

APPLICATION FOR APPROVAL CONSTRUCTION PLANS – PAGE 2

PLEASE CHECK ALL THAT APPLY:

DWELLING

____ Permanent dwelling

____ Addition to Home or Cabin

EXTERIOR BUILDINGS – CANNOT BE USED FOR HUMAN HABITATION

____ Large exterior building (footprint greater than 144 sq. ft) Must be placed on a concrete slab.

____ Small exterior building (footprint of 144 sq. ft or less)

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

Barron County Land Use Permit number: _____

Barron County Sanitary Permit number: _____

Cedar Lake Township Driveway Permit number: _____ (if applicable)

Cedar Lake Township U.D.C Permit number: _____

- Detailed drawing and/or copy of blueprints showing exterior dimensions
- Site plan showing location of building on the lot. This **MUST INCLUDE LOT DIMENSIONS AND SETBACKS FROM ALL PROPERTY LINES**
- Location of well and septic system. Including setbacks from all property lines
- Description of exterior materials and colors

Please note the following requirements:

- All construction must be of new material
- Only trees and ground cover required for construction may be removed
- Exterior of structure must be completed within six (6) months of ground-breaking

Applicant's Signature

_____/_____/_____

Date of Application

Approval Signature Date

_____/_____/_____

Approval Date

