

ARCHITECTURAL CONTROL REGULATIONS
LINN VALLEY LAKES PROPERTY OWNERS ASSOCIATION
Revised October, 2002

These regulations are hereby established to clarify and supplement Article III, Restrictions, Covenants and Reservations, and Article VII, Architectural Control Committee, of the Declaration of Covenants and Restrictions.

LOT REGULATIONS. For the purpose of regulating lot development at Linn Valley Lakes, there are three types of lots designated.

1. **Building Lots.** These lots are restricted to permanent living structures (double-wide, modular homes, prefabricated or conventional built homes) with a minimum of 600 square feet of interior living space. All interior living area must be of solid frame construction and finished with exterior and interior walls, with access provided by conventional pedestrian size doors. Screened-in areas, such as porches, are not considered interior living area. A camper, mobile home, tent or recreational vehicle may be placed on a temporary basis only, provided it is used for camping purposes and occupied by the lot owner. No permanent water, sewage or electrical services may be connected to any vehicle or living structure with less than the minimum square footage of living area. All camping and recreational vehicles must be moved from the lot within 24-hours when not occupied by the owner.

In addition to the permanent living structure specified above, there shall be permitted accessory buildings such as garages, or storage sheds, provided they are not occupied as living areas and may not be located in front of the main dwelling. An accessory building shall be considered a living area if equipped with sleeping and/or cooking facilities.

2. **Mobile Home Lots.** These lots are designated as **multi-purpose lots** and may be used for permanent living structures, including singlewide mobile homes, campers, tents and recreational vehicles. A permanent living structure must have a minimum of 500 square feet of interior living area. The same restrictions apply concerning accessory buildings that are set forth under Building Lot Regulations.
3. **Camping Lots.** These lots are designated as multi-purpose lots and may be used for any type of living structure and recreational or camping vehicle, as specified under Building Lots and Mobile Home Lots. There is a 600 minimum square footage of interior living area required for permanent living structures. The same restrictions apply concerning accessory buildings that are set forth under Building Lot Regulations.

GENERAL LOT RESTRICTIONS. These restrictions apply to all Building Lots, Mobile Home Lots and Camping Lots.

1. **Mobility and Pickup Camper Shells**

No recreational or camping vehicle may be placed on any lot that does not have wheels and tongue for towing. All recreational and camping vehicles must be mobile. Pickup campers that are removed from the truck and placed on the ground are prohibited, provided, however, all pickup campers that have been taken off the truck and placed on the ground on Multi-Purpose lots and Camping lots prior to August 19,

1989, are considered as an allowable use under a Grandfather Clause approved by the Board of Directors. If a pickup camper allowed under the Grandfather Clause on a Multi-purpose or Camping Lot is removed, or is the lot is sold or given to another owner, the Grandfather Clause is no longer applicable, and is no longer considered an allowable use.

2. Storage of Motor Vehicles / Inoperable Motor Vehicles.

No lots may be used for storage of motor vehicles unless the lot is occupied by a permanent residence or in temporary use as a Camping Lot. No **Inoperable and/or unlicensed** motor vehicles may be stored on any type of lot.

3. Separate Bathroom Facilities.

No separate bathroom facilities may be constructed on any type of lot. No outside toilets shall be allowed.

4. Number of Living Units on a Lot.

Only one living unit, camper or dwelling shall be allowed on a lot. A living unity or dwelling shall be defined as having one kitchen. No more than one RV or trailer shall be placed permanently on a Multi-Purpose or Camping Lot. Additional units may be placed on a lot temporarily for camping purposes; but must be removed when not occupied. The Architectural Committee must approve placement of any type of RV unit or trailer permanently on a lot.

5. Sign Regulations.

The only sign allowed on any type of lot is an identification sign not exceeding two (2) square feet in area which identifies the lot owner, owners home town and lot number. This sign is allowed as a convenience for identification purposes for the lot owner and the Property Owners Association. No other type of sign may be placed or maintained on any lot, nor on or within any building or vehicle, except in an area approved for commercial use.

6. Dilapidated Structure.

Notices shall be sent to owners of dilapidated structures in accordance with Article III, paragraph (e) of the Declaration of Covenants and Restrictions. For the purposes of this Regulation, dilapidated structures shall include dwelling, accessory buildings, RV's, camping trailers and boats.

7. Unsightly Appearance.

No debris, junk or unsightly accumulation of materials of any type shall be allowed to remain on premises. All materials for the construction of any structure shall be new. All unattached out-buildings shall be in the rear of the dwelling house and shall be sightly and of a character to enhance the value of the property.

8. Easements and Right-of-Way.

The Association shall have an easement and right-of-way over a strip along the sides, front and rear boundary lines of all lots not exceeding 10 feet, for the purpose of

installation and maintenance of public utilities, including, but not limited to gas, water, electricity, telephone, drainage and sewage and any appurtenance to the supply lines therefore, including the right to remove and/or trim trees, shrubs or plants. In addition to the 10 foot easement, there shall be an additional 15-foot setback from the front boundary line in which no permanent structure may be built, with the exception of water and sewage holding tanks.

9. **Lake Front Easement.**

The Association shall have an easement and right-of-way over a strip of land all around the lakes from the property owner's rear lot line of each lot to the water's edge. Such easement shall extend the right of use to all Members, as well as their family unit and guests, but shall not entitle them to the use of any docks, boats or other personal property of the Owner.

CONSTRUCTION AND/OR LOT IMPROVEMENTS.

The following steps are to be taken by property owners and/or contractor before any type of construction begins:

1. **Building Permits.**

A building permit must be obtained from the City of Linn Valley and be submitted to the P.O.A. Architectural Control Committee for its approval, as well as City approval, prior to the beginning of any type of permanent lot improvement or construction begins. This shall include, but not limited to, fences, storage sheds, garages, driveways, culverts, holding tanks or dwellings. The owner and contractor shall sign the building permit certifying that both understand the City requirements and the P.O.A. regulations.

2. **Lot Corner Pins**

It is the Owners and/or Contractors responsibility to have a licensed, professional surveyor locate the lot corner pins and flag or stake them. The surveyor must provide written notice, upon completion of the staking, to the P.O.A. or City office. The proposed building or improvement shall be staked out on the lot after the corner pins are staked. When all staking is completed, the owner, or contractor, shall halt all construction activities and contact the Building Inspector for a **staking inspection**. It is the responsibility of the property owner to protect the corner lot survey pins.

* 3. **Water and Sewage Holding Tanks**

Any trailer, mobile home, dwelling or other structure considered a dwelling that is intended to remain on the site shall have a minimum 1,500-gallon sewage holding tank. Sewage holding tanks shall be required any time a travel trailer has its wheels removed, or skirting placed around it, or a deck or patio constructed around it. When a water holding tank is installed, it must also be inspected **prior** to installation and must also be a minimum of 1,500-gallon capacity. It is recommended that 4 feet of undisturbed ground or compacted fill be between the water and sewage holding tanks where possible.

4. **Corrugated Plastic Pipe for Culverts.**

The use of corrugated polyethylene pipe for driveway culverts shall be allowed provided it is installed according to approved specifications.

5. **Single Wide, Double Wide and Modular Homes.**

All single wide, double wide and modular homes placed on lots after April 15, 1995, shall have a solid foundation which shall be poured concrete, concrete block or rock held together with concrete mortar. Skirting will not be allowed.

6. **Violation Notices.**

When a violation is observed, the City Codes Supervisor shall be notified and he shall complete a violation notice form to be given to the owner and/or contractor immediately. The notice shall direct the violator to cease operations immediately until the violation can be corrected or resolved. In addition, the P.O.A. will send a Linn Valley Lakes P.O.A. violation notice if it is a violation of P.O.A. regulations.

If construction continues after a P.O.A. violation notice is issued, the P.O.A. Attorney will be notified and legal action will be initiated against the property owner and/or contractor. When a contractor continues work after a violation notice is issued, the matter will be placed on the agenda of the next Board of Directors meeting. **If found guilty, the contractor shall be barred from contractual activities on P.O.A. property for one year.**

7. **Boat Docks**

No stationary docks will be allowed.

Main Lake – All boat docks shall have **plastic tub type flotation material**. Boat dock owners will be allowed to install stabilizing posts in a sleeve on each corner of their dock to reduce movement and damage by wave action. In addition, boatlifting devices shall be allowed that will allow a dock owner to hoist a boat out of the water. There shall be no covered structures on a boat dock exceeding 30 inches in height. A boat dock must be a minimum of 120 square feet and a maximum of 450 square feet on the main lake. No structure shall extend into the lake more than 24 feet.

10-Acre Lake – All boat docks shall have **plastic tub type flotation material**. Boat dock owners will be allowed to install stabilizing posts in a sleeve on each corner of their dock to reduce movement and damage by wave action. There shall be no covered structures on a boat dock exceeding 30 inches in height. A boat dock must be a minimum of 120 square feet and a maximum of 400 square feet on the main lake. No structure shall extend into the lake more than 24 feet.

7-Acre Lake – All boat docks shall have **plastic tub type flotation material**. There shall be no covered structures on a boat dock exceeding 30 inches in height. A boat dock must be a minimum of 48 square feet and a maximum of 120 square feet on the main lake. No structure shall extend into the lake more than 16 feet.

SKID SHED POLICY

- 1. Size:** The maximum size of any skid shed shall not exceed 240 sq. ft. as measured from the body of the structure.
- 2. Number of sheds:** There shall not be more than two (2) sheds on any lot. The combined area of the bodies of the two sheds shall not exceed the maximum of 240 sq. ft.
- 3. Responsibility:** The owner of the lot shall be responsible for all costs for the removal of the shed from any easement should the use of the easement be necessitated. Further if an emergency arises and the owner of the lot cannot be reached, any fees accumulated from moving the shed from the easement shall be assessed to the owner. In addition, if the owner, after being notified that construction requires the moving the shed, all fees for moving the shed shall be assessed to the lot owner of record. Notification shall be by registered letter and upon receipt of signed card or return of letter, construction shall commence after 10 calendar days.
- 4. Number 3 above shall apply to any shed in any easement no matter the date of installation.**

Approved by the Board of Directors 11/17/2012

