

OUTBUILDINGS LAKE SIDE

Final version as of 5/23/2016

DEFINITIONS:

1. Outbuildings – are any upright structure separate from the residence such as a shed
2. Lake – is any water directly connected to Lake Bel-Air
3. Pole barns – are buildings using pole framing instead of standard 2x4 stud framing typically with metal siding
4. Lake side of the residence – from the roadside (street side) wall of the residence to the lake
5. Within site neighbor – is a residence who's view will be directly affected by the construction of the variance

ARTICLES:

1. Outbuildings will be wood frame decorative and if possible match the residence, wood or vinyl siding, with cement floor and footings, no metal sheds
2. Small vinyl sheds are acceptable max size 6 ft. x 6 ft., with cement floor and rat wall. Vinyl sheds that include a floor need no cement floor and rat wall is recommended not required.
3. Outbuildings will be no larger than 10 x 16 ft. – one story – and a minimum of 35 foot from the lake. All other existing setbacks will be followed. Lot line location confirmed by owner.
4. All outbuildings will have shingle roof, asphalt or steel, two windows and (shutters are preferred but not required).
5. No pole building will be allowed within 200 ft. of the lake or on the lake side of the residence.
6. Paint or vinyl siding on outbuildings will be subdued in color and blend in to the surroundings.
7. All interpretations to the building rules will be enforced by the building committee. Any other type of special projects that the building committee finds to be undeterminable i.e. decks, fire pits, etc., will be considered by the entire Lake Board and decided by majority vote.
8. Variances can be requested from the Lake Board. They must be necessary, practical and approved by every neighbor affected by the variance. Example: immediate neighbors and (within site) neighbors. These will be considered on an individual basis.
9. No permits for building will be issued until all requirements are agreed.
10. Outbuildings are for storage or greenhouse use only, no residential use, vehicle storage, bird or animal housing.
11. Pre-made sheds that do not match the floor dimensions exactly will be considered on an individual basis, so that new modern designs can be used, but no larger in square footage than our maximum size in Article #3.

12. Inspection of finished product will be the responsibility of the building committee to assure all rules were followed. Alterations to meet all regulations will be accomplished by owner prior to final approval.
13. No boat houses are allowed on the lake- no exception and no variance requests accepted.

PROCEDURE:

1. Obtain permit request slip.
2. Fill out and return to building committee member.
3. After approval from building committee, apply for township permit.
4. After receiving approval proceed with new material only.