

LAKE ARROWHEAD BUILDING or PLACEMENT REQUIREMENTS

Revised 02/2005

Lake Arrowhead A&E Committee
1195 Apache Lane
Nekoosa, WI 54457

Staff Assistance
715/325-2904
715/325-3470 FAX

Attached are numerous regulations set forth by the Lake Arrowhead Covenants and Restrictions
(Article V of the Covenants and Restrictions, Section No. 1-29).

- Additional regulations are noted from the Town of Rome Building Codes and Adams County Ordinances. However, you should contact these agencies to be assured you have met all their restrictions and completed all necessary permit applications.

PLEASE review prior to completing the permit application and/or construction.

- • **Contractor/Builder Signs** - Contractor signs of any sort (including sub-contractor signs) are **NOT permitted**. Please enforce this issue with your contractor. All properties are identified with addresses for delivery purposes.
- A property owner **must** obtain Association approval from the Architectural and Environmental Control Committee prior to starting ANY project over \$100. The Town of Rome Building Inspector will not issue any Town permits without Association approval.
- • As of 5/99 the Lake Arrowhead Association's A & E Committee will **no longer approve white for any exterior color** choices of siding, fascia, soffet, doors, trim, windows, etc.(excluding mobile homes within the mobile home subdivisions). In addition, a color chart has been developed as a guide regarding acceptable colors.
- **Color samples** of all exterior colors will be **required**. If you change your color selection after approval is granted, the property owner or contractor must resubmit color selection for approval. Policy adopted by the Architectural and Environmental Control Committee and approved by the Board of Directors 7-23-03. **The following policy applies to all properties in Lake Arrowhead subdivisions (additions), Town of Rome, Adams County, Wisconsin.** "The construction or placement of an additional building/structure (i.e garage, shed, etc.) must be maintained with the same external color as the single-family residence building." "Structures already located on a property that do not match the existing residence structure must comply with the above noted policy when repainting/residing is necessary. (i.e. when a garage, shed or outbuilding requires repainting/residing for normal maintenance upkeep, the structure must be painted/resided to match the existing single-family residence building)." "All color selections must receive prior approval by the acting Architectural and Environmental Control Committee. Non-compliance of the above policy will be a violation of the Lake Arrowhead Covenants and Restrictions and will be enforced in accordance with these restrictive guidelines."
- **Set-back Requirements:**
For any type of improvement, a detailed plot plan must be submitted showing the location of the new structure in relation to your property lines. If your layout design is altered in any way, the property owner or contractor **must resubmit** for new approval.
Set-backs are:
 - Front: 35 feet from front lot line (Spotted Fawn Addition - 75' from front stake)
 - Side: 10 feet from side lot lines
 - Rear: 25 feet from the rear lot line

- • **Photographs** of the property prior to initiating home or garage construction are required. One photo from the front of lot and one from the rear. This will provide documentation of all trees on your lot.
- The property owner is required, prior to permit approval, to clearly identify your corner property stake and clearly mark your property lines. In addition, your proposed improvements must be clearly identified and marked for physical lot inspections.
- The property owner must also identify the location of the septic system and the alternate site. Questions regarding this should be addressed to Adams County Planning & Zoning.
- All applications require a minimum of one (1) set of blueprints. The blueprints will remain in the Association Office.
- **Town of Rome Zoning Permit** – You will need to apply for a Town of Rome Zoning Permit for any type of improvement.
- • **Adams County Zoning Permit** - If your building project is located within 1,000 feet of a lake or flowage or within 300 feet of any navigable stream, you would be required to apply for a Zoning permit from the Adams County Planning and Zoning Department. If you are required to obtain a Zoning permit, the Town Building Inspector will not issue any permits until you have the County approval in hand. A \$50 Permit fee will apply. (payable to Adams County P/Z)
- • **Tree Removal:** Section V; Restrictions #9 states: “No more than twenty-five percent (25%) of the trees growing between a structure constructed on a residential lot and the property lines of such lot may be removed, except as may be consistent with the practice of normal silviculture techniques. Where trees and vegetation must be removed during the construction of improvements on any property, the areas remaining uncovered by improvements after the completion of the construction must be revegetated as soon as is practicable to minimize the possibility of erosion and to restore the visual esthetics of the area.” **DO NOT CLEAR-CUT YOUR PROPERTY!**

HOME:

Minimum ground floor square footage area for a home:

Family lot = 760 sq.ft.

Lakeview = 1,000 sq.ft.

Fairway (Pines Golf Course) = 1,000 sq.ft.

Lakes Golf Course Subdivision (Augusta, Pinehurst, Sawgrass) = 1,400 sq.ft. and garage must be attached (see garage restrictions). Roof pitch must be minimum 5/12 (Lakes Golf Course development area additional restrictions listed below).

******* IRRIGATIONS, FENCES, SHEDS and DECKS:**

Sheds: The maximum size for a shed is 150 square feet. The max. height of a shed is 10 feet.

Overhang not to exceed 16 inches in any direction, no windows

Decks: When constructing a deck, wherein the primary residence has not been constructed, you may not attach and/or screen the deck to any camping vehicle. A deck may not exceed the length of a camper unit.

Irrigation Systems: **NO** irrigation sprinkler heads may be placed or located in any common land area. Sprinkling must be during overnight hours wherein others member utilize common area access areas.

Fences: All fences must be approved by the Committee. Certain policies have been adopted dependent upon area of property.

GARAGE:

Construction of a garage is **not** allowed until a primary residence has been constructed. If you own two connecting lots and want to build the garage on the second property you must construct the garage so a minimum of one foot of the foundation crosses the lot line that separates the two properties.

LAA Restrictions:

Minimum width - 16 feet

Minimum length - 22 feet. (All lots excluding Pinehurst/Sawgrass/Augusta)

Sawgrass, Pinehurst & Augusta Subdivisions: Any dwelling constructed on a tract shall include, attached to the dwelling, and made an integral part of the dwelling structure, a garage having a floor area of not less than five hundred seventy-six (576) square feet, which garage shall be designed to accommodate not less than two (2) motor vehicles.

Free Standing Structures (other than the primary structure) in Lake District zoned areas:

Lot Size: One (1) acre or less. On lots with a primary structure, one (1) additional freestanding structure may be built. The size of the freestanding structure regulated by the size of the existing primary structure:

Primary Structure Size: 720 - 999 sq.ft. (main floor) Allowed Structure Size: 900 sq.ft.

Primary Structure Size over 1000 sq.ft. (main floor) Allowed Structure Size 1050 sq.ft.

The sidewalls of structure may not exceed 10' measured from the existing grade without berming.

Exception: One (1) free-standing structure 150 sq.ft. or smaller may be constructed in addition to the secondary structure. The height of the structure cannot exceed ten (10) feet at the highest point.

MOBILE HOME:

Minimum ground floor square footage: 760 sq.ft. of livable space.

Proven value of \$20,000 including a notarized statement acknowledging the proven value.

LAKES COURSE DEVELOPMENT (Pinehurst, Sawgrass, Augusta)

Any dwelling shall include **attached to the dwelling and made an integral part of the dwelling structure, a garage having a floor area of not less than five hundred seventy-six (576) square feet, which garage shall be designed to accommodate not less than two (2) motor vehicles.**

All dwelling unit construction shall meet State of Wisconsin Uniform Building Code requirements and shall have a minimum **5/12 roof pitch.**

No permanent or temporary buildings, including without limitation, storage sheds, which are not attached to the dwelling, shall be placed on any tract.

All fireplace or wood stove chimneys shall be enclosed in a chase.

Please note, in the case of fairway and lakeview properties – additional regulations apply to improvements made to common area property. You must obtain prior approval before initiating any project on LA common area land.

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NOTE: As of 5/99 we no longer approve white for any exterior color of siding, fascia, soffet, doors, trim, windows, etc. (excluding mobile homes). Color samples of all exterior material are required with this application and will be subject to review. If changes are made to color or plot plan you must resubmit for approval.

READ

→ **In addition Contractor/Builder Signs of any sort (including sub-contractor signs) are NOT permitted. Please enforce this issue with your contractor. All properties are identified with addresses for delivery purposes. If a sign is posted it will be removed. Your signature acknowledges understanding of this policy and grants approval to remove any signs placed.**

Sign



Your signature acknowledges you understand the above policies and your acceptance to contact us with color and /or plot plan changes.

Date: _____

Property Owner: _____

Address: _____ City: _____

State / Zip: _____ Day Phone : _____

Lot No. _____ Subdivision: _____ to Lake Arrowhead

Lake Arrowhead Property Address: _____

Type of Lot: [] Lake Lot [] Fairway Lot [] Mobile Home Lot [] Other

Type of Improvement: Home Garage Deck Shed Mobile Home Other: _____
(Circle all that apply)

Shed - Total Sq. Ft: _____

Height of Shed: _____

Home - Total Ground Floor Sq. Ft: _____

Garage - Total Sq. Ft: _____

Home Foundation: _____

Deck Size: _____

Skirting Color: *(Mobile Home Only)* _____

Roof Pitch: _____
(Pinehurst, Augusta, Sawgrass Subdivisions Only)

Exterior Siding Material: _____

Exterior Color: _____
(No white permitted – color sample required)

Exterior Trim Material: _____

Exterior Trim Color: _____
(No white permitted – color sample required)

Type of Roof/Pitch: _____

Color of Shingles: _____

Window Color: _____
(No White Permitted)

When will exterior be completed: _____

For Architectural and Environmental Control Committee Use Only:

Date Plans Approved: _____ Date Plans Tabled: _____

Committee Signature: _____

SITE PLAN DOCUMENTATION

Please identify the following:

Lot dimensions are: _____

Show approximate location of proposed septic and field and future location of water well.

With a home, garage or storage building, the exterior construction must be completed with 9 months. If a mobile home property, the exterior must be completed within 3 months.

You may NOT occupy a home without an approved Occupancy Permit issued by the Town of Rome.

SITE PLAN (or attach plan sheet showing all required set-backs)

A large empty rectangular box with a black border, intended for the site plan or plan sheet showing all required set-backs.

Property Owner's Signature: _____