

THE COVES OF SUNDOWN LAKE

Homeowners Association Building Regulations

1. Read the Covenants, most of your questions will be answered in there!
2. Find your survey map and make sure you adhere to building and property setbacks.

Building Setbacks:

- 75-foot setbacks from ordinary high-water mark of lake.
- 10-foot setback from side yard lot lines.
- 10-foot setback from the road right-of-way.
- 100-foot setback from the ordinary high-water mark of the lake for all sanitary systems.

The above setbacks may be modified through zoning ordinances in the future. Local government and building codes may affect how improvements may be constructed on this lot. Contact should be made with the HOA or Lake Manager before improvements are planned or erected.

3. Put your plans together and send it to the HOA Via Applications online. There will be a \$100.00 to \$750.00 non-refundable permit fee depending on the structure that needs to be sent with your Deposit of \$2,500.00 refundable if no damage occurs. Please incorporate at least 12" soffits into your design. Understand you are being held accountable for how your contractor handles himself in regard to roads and common areas and adjoining property. If there is damage to any of those areas, you can and will be fined. (see breakdown of permit fee's below) **Fees Start January 2021**

4. Get a permit to put in a 20-foot gravel Driveway minimum, with it being 2" above existing road. Once driveway is in place, let the Lake Manager know it's in to be approved.

5. Homeowner, Dirt work Contractor, and Building Contractor will need to meet with the Lake Manager two weeks before construction begins to get a building permit. Then you can start your project. **Starting January 2020**

6. All of these steps need to be followed for Docks / Sheds / Barns / Concrete patios / driveways, ETC. Too.

7. The Road ban is effect from February 15th thru May 15th This is to protect our roads. Depending on the weather condition this may be lifted by the Road Committee Chairperson or Lake Manager. Checking with them before construction materials are going to be brought in.

8. Silt fencing needs to be put down before any dirt work begins on your property for lake construction. A silt sock can be used for all off water construction sites. Where run off will/could end up in the lake.

HOW TO INSTALL A SILT FENCE

1. Determine the position where you want to put the silt fence and dig a trench along this line. The trench should be at least six inches wide and six inches deep.
2. Hammer the fence stakes in on the other end of the trench away from where the runoff will be originating. The stakes should be anywhere from two feet to ten feet apart, depending upon the expected runoff.
3. Attach fence fabric, if you are not using pre-attached fabric. The fabric may have pockets where the fence stakes will fit in, or the fabric may have a tie string attached.
4. Fill your trench back in, making sure that at least six inches of fabric is underground.
5. Pack down the soil in the trench using a compacting machine or at least an iron hand tamper.

NOT FOLLOWING THESE GUIDELINES CAN/WILL RESULT IN THE PROJECT BEING STOPPED UNTIL THE ISSUE IS RESOLVED.

SURVEY:

Property to be surveyed and all corners marked by Vierbicher Associates, P.O. Box 379, Reedsburg, WI 53959. (608) 524-6468.

OTHER ASSESSMENTS:

All Lots are subject to a non-prorated annual fee of \$800.00 per lot. Said fee is payable to the Sundown Lake Owners' Association at the time a party purchases an interest in the property.

All parcels will be assessed a \$2,500.00 damage deposit paid to the Sundown Lake Owners' Association, Inc., Damage Deposit Account. This payment will be due upon submission of building plans for architectural approval.

ROADS:

All the lots front on a private roadway system, which is maintained by The Coves of Sundown Lake Owners' Association.

When you choose to construct a private driveway on the subject property. Contact the Lake Manager or the Appanoose County engineer and the Homeowners' Association for design specifications.

Break down of fee's for building permits

House.....	\$750.00
401 square foot or greater.....	\$300.00
400 Square foot or less.....	\$200.00
Pre-fab shed/Dock using HOA Ramp.....	\$100.00

Color Selection

Earth Tone Color(s) for the Exterior of your Building. See examples of Earth tone colors below. Make sure to send a copy of your Exterior color(s) with your plans.

EXAMPLES ONLY

