

LAKE ARROWHEAD BUILDING or PLACEMENT REQUIREMENTS

Revised 9/2011

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

OFFICE: 715/325-2904
FAX: 715/325-3470

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 and permits are imposed by the Town of Rome and, if within 1,000 feet of any waterway, the Adams County Shoreline Ordinances. Fees apply at the town and county levels.

PLEASE REVIEW PRIOR TO COMPLETING THE PERMIT APPLICATION

- • **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.
- A property owner **must** obtain Association approval from the Architectural and Environmental Control Committee prior to starting ANY project over \$100.
- 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). **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, you **must resubmit** for new approval.
Lake Arrowhead Set-backs are:
 - Front: 35 feet from front property line (Spotted Fawn Addition - 75' from front)
 - Side: 10 feet from side property lines
 - Rear: 25 feet from the rear property line
- • **Photographs** of the property prior to initiating home or garage construction are required. One photo from the front of property 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.
- All applications require a minimum of one (1) set of blueprints. The blueprints will remain in the Association Office.

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- **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/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)

Min. ground floor living area: 1400 sq.ft. and any dwelling shall include attached to the dwelling and made an integral part of same, 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.

IRRIGATION SYSTEMS, FENCES, SHEDS and DECKS:

Shed: Maximum: 150 square feet – 10’ height. Overhang not to exceed 16 inches, 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 members utilize common area access areas.

Fences: Fences must be approved by the Committee.

GARAGE:

Construction of a garage is **not** allowed until a primary residence has been constructed. If you own two connecting lots we encourage the structure to be constructed a minimum of one foot over the lot line.

Min. width: 16 feet and a min. length: 22 feet (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 (576) square feet, which garage shall accommodate not less than two (2) motor vehicles.

MANUFACTURED HOME (as that term is defined in sec 101.71 (12) Wis. Stats:

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

Rome requires minimum 10” overhang and 3/12 roof pitch

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As of 5/99 LAA no longer approves white for any exterior color of siding, fascia, soffet, doors, trim, windows, etc. (excluding mobile homes). Color samples of all exterior material are required and are subject to review.

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. 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: _____**

Owner Name: _____

Address: _____ City: _____
(Current mailing address)

State / Zip: _____ Day Phone : _____

Property No. _____ LA Subdivision Name: _____

LA Property Address: _____

Type of Lot: Lake Lot Fairway Lot Mobile Home Lot Family or Other

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

ONLY COMPLETE WHAT APPLIES TO THE NEW IMPROVEMENT (NOT EXISTING STRUCTURES)

Shed: Total Sq. Ft: _____ **Shed Height:** _____ (Max. 10' from finished floor)

Home: Ground Area Sq. Ft: _____ **Foundation Material:** _____

Roof Pitch: _____ **Roof Material & Color:** _____

Garage: Total Sq. Ft: _____ **Garage Width:** _____ **Garage Length:** _____

Siding Material & Color: _____ **Trim Material & Color:** _____
(No white permitted - color sample required)

Window Color: _____ **Deck Size & Color:** _____
No white permitted - color sample required

Skirting Material & Color: (Mobile Home Only) _____

For Architectural and Environmental Control Committee Use Only

Date Plans APPROVED: _____ **Date Plans TABLED:** _____

Committee Signature: _____

Complete and submit with Lake Arrowhead Permit Application

Owner Name: _____

Project Address: _____

Exterior Color: _____

Place siding color sample here

Exterior Trim Color: _____

Place trim color sample here

Window Color: _____

Place window color sample here

Shingle Color: _____

No sample needed UNLESS
shingle is white, cream or silver
or light in color.

Please identify the following:

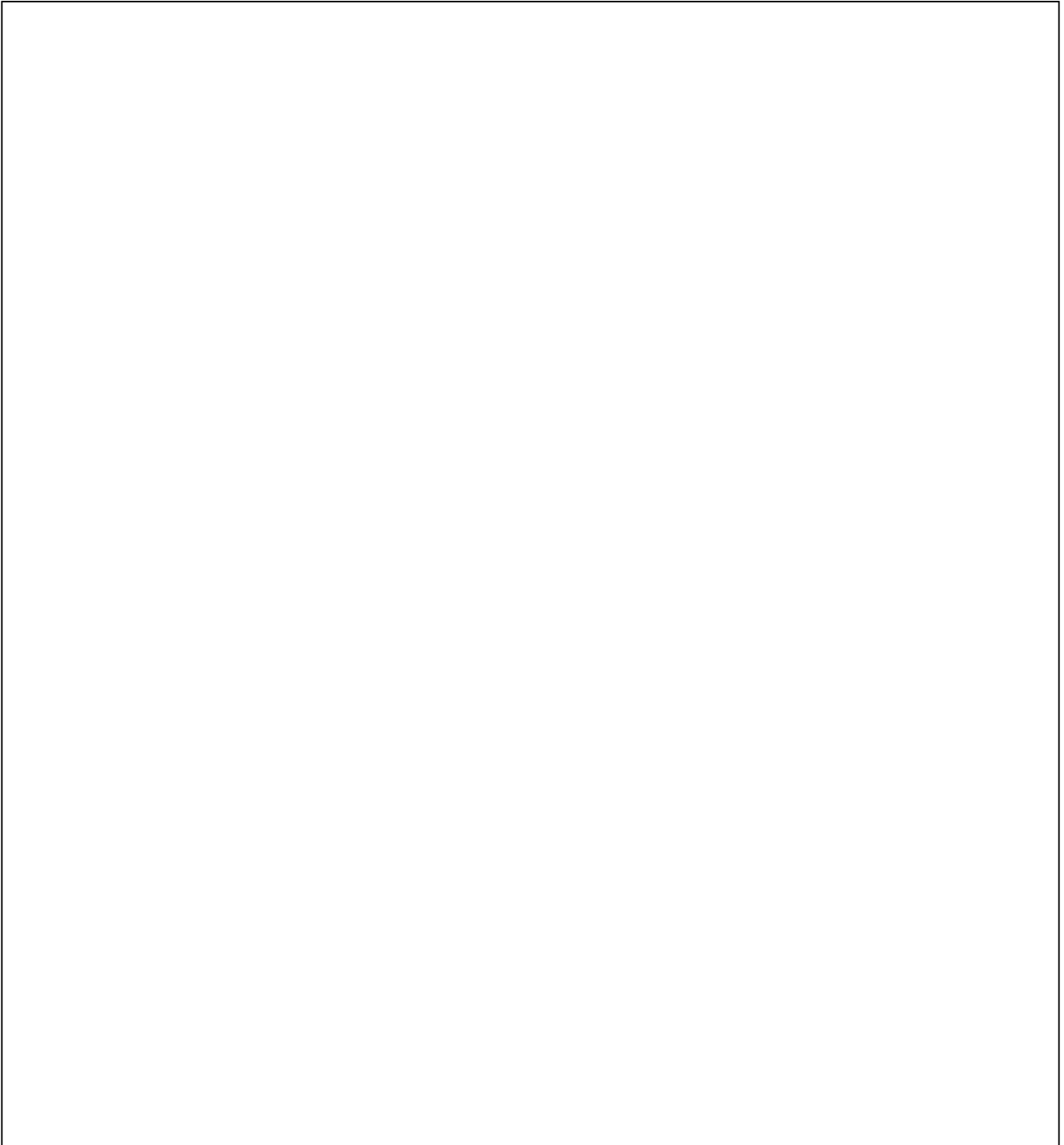
Lot dimensions: Front: _____ Rear: _____ Side 1: _____ Side 2: _____

Total area: _____

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 within 9 months. If a mobile home property, the exterior must be completed within 3 months.

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

A large empty rectangular box with a thin black border, intended for the user to draw a site plan or attach a plan sheet showing required set-backs.