

Lake Petersburg Association

Building Code

***Revised and Adopted By The Director Members of
Lake Petersburg Association, January 2007 and June 20, 2011**

Recognizing the importance of maintaining the attractiveness and appeal that Lake Petersburg now enjoys, the Lake Association Board is established a Architectural Control Committee composed of Lake Board members. This Committee and/or Board Authorized Person will review all plans and specifications for new construction, additions, improvements, septic tanks. This review will cover all requirements as stipulated in the Code for adequacy and appropriateness as well as the harmony of design with existing structures.

This revised building code supersedes revised April, 2005 Rules and Regulations.

No improvement of any kind or nature shall be erected, remodeled or placed on any lot until all plans and specifications therefore and a site plan therefore has been submitted to and approved in writing by the Architectural Control Committee as to:

1. Quality of workmanship and materials, adequacy of site dimensions and facing of the main elevation with respect to nearby streets.
2. Conformity and harmony of the external design, color, type and appearance of exterior surfaces.
3. Location with respect to topography and finished grade elevation and effect of location and use on neighboring lots and improvement situated thereon and drainage arrangement.
4. The other standards set forth within this Declaration (and any amendment hereto) or as may be set forth within bulletins promulgated by the Architectural Control Committee, or matters in which the Architectural Control Committee has been vested with the authority to render a final interpretation and decision.

Section I:

The Architectural Control Committee will expeditiously report its recommendation (s) to the Board for its final decision.

The Architectural Control Committee will notify the petitioner of its decision as soon as possible.

During a thirty (30) day period, objections to the plan may be pointed out to the petitioner so as to allow for plan changes during the review period, thus possibly expediting the process.

Final plans and specifications for all improvements proposed to be constructed on a lot shall be submitted in duplicate to the Architectural Control Committee for approval or disapproval. The following must be submitted:

Procedure:

1. A building permit must be secured from the Lake Association before any building begins (includes houses, garages, additions, decks, outbuildings, gazebos, pools, dog runs, storage buildings, fences, swim platforms, etc.). Before a building permit can be secured, the applicant must submit detailed plan for the proposed structure, together with an inspection fee as required by the Board at the time. All buildings must be completed on the exterior within a period of twelve (12) months from the beginning of construction. A building permit from Menard County is also required.
2. Site Plan: A site plan normally consists of a computer or handmade drawings (aerial view) of the lot. In certain cases, written descriptions may be used in place of drawings. The site plan contains the location and other information for all construction and improvements that will be place on or below the surface of your lot. A minimum scale of 1"-20'. The site plan should include:
 - a. Location of property pins, setbacks and easements
 - b. Buildings location and orientation
 - c. Driveway and parking areas, location, width and size, material composition and location of culvers if required
 - d. Sidewalks, terraces, decks and other paved surfaces, elevation, location and type of materials
 - e. Utilities, location of water, gas, electric, telephone and cable TV
 - f. Site drainage – surface and substance: location of ditches and swales and location and method of discharging subsurface drain tiles, sump lines and down spouts
 - g. Erosion control: location and method of preventing soil erosion during post production
 - h. Impact control: location and method of insuring minimal disturbances to vegetation, drainage and existing roadways, ditches and utilities during construction
3. Building Plans and Elevations: The minimum scale should be 1/4"-1'. The plans should include: floor plans for foundation and each level (note square footage per level).

Elevations of all side building showing window and door size and location, wall and roof materials, roof pitch and chimney, porches, deck, swimming pool, etc.

4. Materials Submission: Sample materials of all exterior materials showing color and finish for (but not limited to) foundation, roof, siding soffit trim and windows.

Section II:

Allowable Structures/Size: The total floor area of the main structure, exclusive of basement, one story, open porches and garages shall:

1. Roofs shall be sloped with pitches of not less than five in twelve. Exceptions to this requirement must be approved by the Architectural Control Committee.
2. All driveways located upon a lot shall be constructed of a hard surface to accommodate typical residential use. Driveways must be constructed of rock (minimum 6" CA-6), asphalt, concrete brick or other durable material. Driveways shall be no less than 10 feet in width.
3. Each new residence constructed upon a lot shall include at least a two-car garage that is attached to and made part of the residence on the lot in question as determined by the Architectural Control Committee. Any new garage constructed must be at least a one-car garage attached to the existing home and approved by the Architectural Control Committee.
4. No modular home, mobile home or trailer is permitted.
5. One complete set of plans and specifications will be retained by the Architectural Control Committee and the other complete sets of plans and specifications will be marked "Approved" and returned to the lot owner or his designated representative. If found not to be in compliance with these covenants, conditions and restrictions or if found to be otherwise unacceptable to the Architectural Control Committee pursuant hereto, one set of plans and specifications shall be returned to the lot owner marked "Disapproved" accompanied by a reasonable statement of items found not be in compliance with these covenants, conditions and restrictions or otherwise being so unacceptable. Any modification or change to the Architectural Control Committee approved set of plans and specifications (specifically including, but without limitation, the above-described site plan) must again be submitted to the Architectural Control Committee for its inspection and approval. The Architectural Control Committee's approval or disapproval, as required herein, shall be in writing. Once the Architectural Control Committee has approved the plans and specifications for improvements, and construction of such improvements must be promptly commenced and diligently pursued to completion and if such construction is not commenced within twelve (12) months following the date of approval of the plans and specifications therefore by the Architectural Control Committee, such approval shall be deemed rescinded. Before construction of improvements can thereafter be commenced on the lot in question, the plans and specifications therefore must again be approved by the Architectural Control Committee.

6. For additional information on permits, please see page 7, Boat Docks & Covers, I. Permits.

Any construction which is done without a permit will be subject to removal, at owner's (member's) expense, within ten (10) days of written notification from the Association office.

Please also note Section 2, Page 1, Rules and Regulations.

7. The footprint of all structures shall not exceed **25%** of the square foot area of the building site. The total square footage of all structures shall not exceed **50%** of the square foot area of the building site. The "building/structures" includes houses, garages, decks, porches, additions, outbuildings, gazebos, etc. (See Figure 1)
8. One-story dwellings shall have a minimum of **1500** square feet of living area on the main floor. Garages are not considered living area.
9. Two-story dwellings shall have **a minimum of 1000** square feet of living area on the main floor, **500** square feet of living area on the second floor. Garages are not considered living area.
10. If for some reason applying the 25% footprint (see #2) cannot meet the minimum requirement, exceptions may be requested through the Board.
11. Construction of the exterior of a dwelling or structure may be of brick, stone, wood siding, fiberglass, plastics, concrete blocks, or building tile provided they are stuccoed when completed, and aluminum. This does not include sheet aluminum except roll goods or imitations on backer boards.
12. Maximum height of any roof shall be no more than 30 feet measured from the street side grade the highest point of the roof.
13. Heating of dwellings generated by coal furnaces or stoves is not allowed.
14. All alternative sources of energy (solar, wind, etc.) must be approved by the Board.
15. The lake side of any structure must be no closer to the shoreline than 30% of the distance from the shoreline to the rear of the lot. (This excludes boathouses and docks. See Boat Docks & Covers.) All roof lines and decks or any part of the structure shall be no closer than six (6) feet from the property line, except the rear of the dwelling, which should be no closer than eight (8) feet from the

property line survey pins. (Distance of the lot will be measured on the lot center line. **Rear of the lot is defined as the property line nearest to road.**)

16. Septic tanks will be required on all property prior to any occupancy. The septic tank must be connected to the sewer system that is installed at Lake Petersburg. Septic tank and lift station shall be located no closer than 25 feet from the surveyed shoreline, unless by approval of the Lake Association, and must meet all State Department of Public Health requirements and be approved by the County Health Department. All sewer system installations must adhere to the plumbing code of the State of Illinois and to all Environmental Protection Agency (EPA) requirements.

All sewer systems must be installed, replaced or repaired by licensed contractors as licensed by the Illinois Department of Public Health and installed according to the Private Sewage Disposal Licensing Act and Code of 1984 and the amendments thereto, and installation must be approved by the Lake Petersburg Association Board of Directors or representative of said Board, and installed by a contractor selected by Lake Petersburg Association.

If the number of feet required by these rules and regulations cannot be achieved or obtained on the lake side of a lot, then the septic tank and lift station must be on the road side portion of the house and approved location by Lake Petersburg Association.

A detailed drawing of the sewer system showing the placement of septic tank and lift station on the lot, the lot lines, the house and lake must be submitted to the Building Control Committee for its approval prior to issuing a building permit, installing a septic system, septic tank or septic field or before the repair or replacement of the septic field.

All sewer systems or components of the sewer system to be constructed, installed, repaired or replaced must be inspected by the Architectural Control Committee or a representative of the committee before the system is backfilled. If the owner of a lot fails to have the Lake Association and the County Health Department inspect the system or field before it is backfilled, then the owner shall be responsible for the cost to expose the system for inspection.

17. Garages may not be constructed until residence is under construction. All garage construction must comply with Item 1 of this Building Code.
18. Shrubberty, hedges, or trees that would obstruct the neighbor's view shall not extend on property lines beyond the front of the dwelling (lake side). This shall not apply to shrubberty and trees already growing on said property at the time the lease assignment is issued or replacements of a like kind and quality.

19. At the time of the building permit request, the owner must identify property lines (location of pins) before a permit will be issued.

20. The construction of fences (other than those around swimming pools and those built in connection with a dog run) is prohibited.

Fences constructed around swimming pools may be constructed for protection provided the fences do not obstruct the neighbors' view of the Lake and do not exceed four (4) feet in height.

Fences may be constructed for the purpose of constructing a dog run. The maximum size of any fence constructed for a dog run shall be 6' x 12' and such fence shall not exceed six (6) feet in height. Fences constructed in connection with dog runs must conform to all other requirements adopted by the Board concerning the construction of dog runs. (Adopted 7-12-10)

21. Any property out of compliance shall be brought into compliance with applicable codes and regulations prior to transfer.

22. Any builder or owner of property under any type of construction should prevent discharge, pollution or erosion into the lake during the construction process.

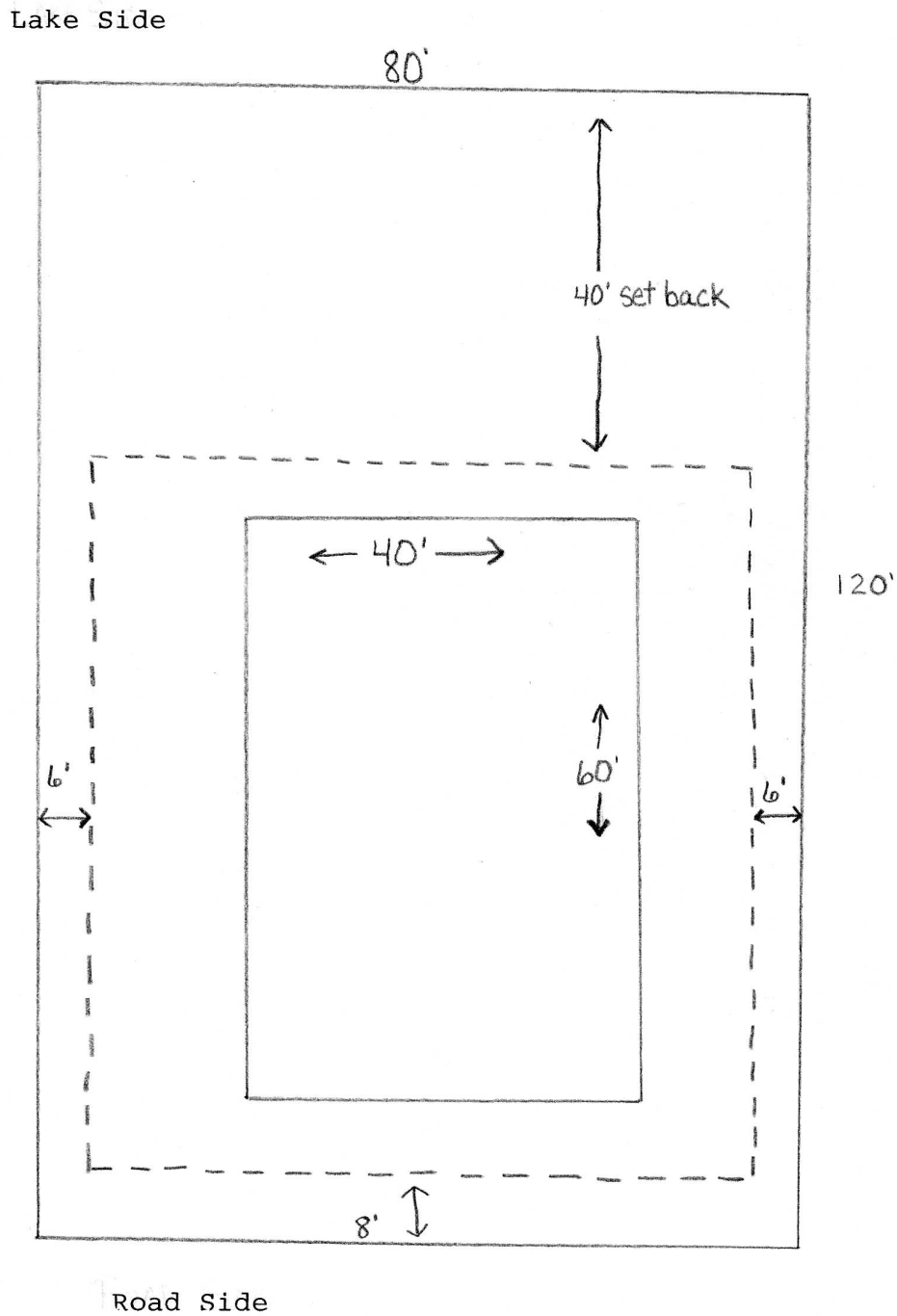
23. Above-ground swimming pools are prohibited.

In-ground pools must be given approval from the Board of Directors. Specifications must be presented (how far from lot lines, how high in the air, how far from the shorelines, building materials, etc.) and each request will be decided upon individually giving consideration to lot configuration.

24. Any building items not covered in this revised Building Code must be brought to the consideration of the Board of Directors.

Lot size 9600 sq ft.
 25% footprint 2400 sq ft.
 50% FAR 4800 sq ft.
 (Final Area Ratio)

FIGURE 1



The 25% of the total square foot area can be located anywhere within the building site as long as all setbacks are observed as noted in item #10.

Boat Docks and Covers

I. Permits

Construction must be preceded by a written request, complete with plans, submitted to the Association office prior to the issuance of a permit. NO permit shall be issued until approval is made by the Board Authorized Person or the Building Control Committee. NO construction shall be considered authorized without such a permit. Should any doubt about any construction become evident, final approval will be decided upon by the Board.

NOTE: Any construction which is done without a permit will be subject to removal, at owner's (member's) expense, within 10 days of written notification from the Association office.

II. Inspection and Maintenance

All docks and covers, present and future, shall be subject to a periodic inspection by the Building Control Committee, who shall make written reports to the Board. Maintenance recommendations shall be reviewed by the Board. Member owner will be notified of maintenance to be performed at member's expense, and be given 30 days within which to comply or respond to the Board. Failure to comply or respond will require further action by the Board at owner's (member's) expense.

III. Number of Docks

Only one (1) dock shall be permitted for each building site.

IV. Specifications for Docks

- A. Any portion of dock over the land shall conform to guidelines for boathouses.
- B. The maximum distance that a dock or cover or lift unit, or any combination thereof, that may extend into the reservoir shall be determined by the distance across the reservoir to the closest opposite shore. The distance shall be measured using the point where the center line of subject lot meets the reservoir as the point of beginning.

Max. Extension Into Reservoir	Extension of Walkway over Water	Shore to Shore Distance
4 feet	4 feet	Less than 50 feet
8 feet	4 feet	50-74 feet
12 feet	5 feet	75-100 feet
25 feet	5 feet	Over 100 feet

B1. Substantial erosion control measures must be taken and approved before a walkway and/or boat dock permit will be issued.

- C. All docks and walkways shall be no closer than six (6) feet from lake side survey pins (property lines). All dock and boat lift combinations shall be no more than 40 feet wide. The solid portion of the dock should be no wider than 20 feet, but may be used in combination with other solid dock walkways and boat lifts to a maximum of 40 feet width.
- D. Surface of a dock over the reservoir shall be no more than 20 inches above normal pool height or reservoir.
- E. Vertical structure supports shall be no more frequent than every 4 feet and no greater than 6 inches in width or thickness.
- F. Horizontal rails shall be no more than two (2) along a side above the surface of the dock and no higher than 36 inches above the dock surface. Each of the two (2) rails shall be no more than 6 inches high.
- G. Screening of the sides of docks over the reservoir shall not be permitted.
- H. When dimensional lumber is used, it shall be treated lumber such as K33 or equal.
- I. When plywood is used, it shall be weatherproof plywood.
- J. Flotation material for new or newly renovated docks will be limited to encapsulated polyethylene floats. (Adopted May 9, 2011)

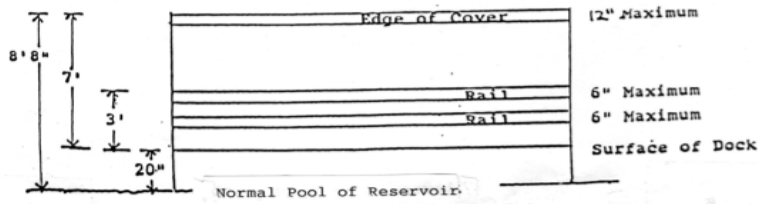
V. Specifications for Covers

- A. The purpose of covers shall be for boat protection only.
- B. Covers shall be permitted as follows:
 - 1. Over boat lifts.
 - 2. Over the well created in "U" shaped docks.
 - 3. Alongside a boat dock where boat will be docked.
- C. Shall not be permitted over docks and walkways.
- D. Shall not exceed 10 feet in width.
- E. Shall not exceed 25 feet in length.
- F. Shall not exceed 7 feet above the surface of dock.
- G. Shall not have dropped sides of greater than 12 inches in height.
- H. The following are material options and requirements:
 - 1. Canvas awning type – no restriction on color.
 - 2. Shingles must match or complement those on the residence.
 - 3. Other (including metal) must match or complement the exterior of the residence.

VI. Graphic Aids

x = 4 feet if shore to shore is less than 50 feet
 x = 8 feet if shore to shore is 50-74 feet
 x = 12 feet if shore to shore is 75-100 feet
 x = 25 feet if shore to shore is over 100 feet

Maximum Vertical Dimensions:



VII. Floating Docks

“Gangplank” or “Walkway” will be permissible or allowed to gain access to a floating type dock that depends upon a certain depth of water to make it functional. This gangplank shall be movable for and aft to allow floating docks to be moved closer to shore at full lake level and vice versa. All floating swim platforms and trampolines must be brought in and secured to shore when not in use and by 8:00 P.M.

VIII. Boathouses

No boathouse is to extend beyond the surveyed shoreline. The roof line is not to exceed eight (8) feet above the surveyed shoreline. A three (3) foot open railing will be the maximum allowable above the roof line for a sun deck. All boat dock construction is to conform to the boat docks and covers regulations prescribed by the Lake Board.

Revised: January, 2007
 Revised: June 20, 2011