

Shed or Gazebo Permit

- Purpose:** Permit for a shed or gazebo.
Fee: \$150.00 (completely refundable upon successful completion of construction and final ACC/ECC inspection). **NOTE:** There is an automatic \$250.00 fine for failure to obtain an ACC/ECC permit prior to construction.
Processing: ULLPOA Board approval required if shed or gazebo is to be constructed on an adjacent lot to a house lot, and/or if the shed or gazebo is a used structure. Allow 30 days for review process to complete.

Please fill in the following information completely. Please print legibly.

Section _____ **Lot Number(s)** _____
Property Owner's Name _____
Property Address _____
Home Phone _____ **Cell Phone** _____ **Email** _____

Shed/Gazebo Dimensions: _____

Setbacks Front (*) _____ Back (*) _____ (*) Left _____ (*) Right _____
** Sheds and gazebos are not considered a "Dwelling House or Structure", and therefore are not subject to the setback requirements outlined in Section 2(B)(b) of our Covenants. The Ogle County setback requirements for sheds and gazebos are the same as this permit and are considered as acceptable minimums.*

Please read and understand this checklist:

- Setbacks are to be in accordance with Ogle County and ULLPOA requirements.
- Submit one plot plan to scale.
- Provide a copy of the Ogle County permit.
- In no event shall any shed or gazebo ever be used as a residence or dwelling house or place for human occupancy or habitation, either temporary or permanent.
- Every effort should be made to put the shed or gazebo on a house lot. If it is not feasible to do that, the shed or gazebo may be put on an adjacent lot after ULLPOA Board approval.
- In the event that there is no easement between two adjacent lots, one of which has a house on it, a shed or gazebo may be placed on the common lot line, with Ogle County permission.
- Sheds or gazebos on adjacent lots are to be placed as close to the rear property line as possible.
- Sheds or gazebos on an adjacent lot must also be placed as close as possible to the house.
- Sheds or gazebos may not be erected in front of a house.
- A shed or gazebo is limited to 216 square feet. A shed or gazebo with more than 216 square feet falls under the garage permit.
- Sheds are to be one (1) story, with a maximum side wall height of 10', and a maximum floor-to-roof peak height of 14'.
- The exterior roof and siding (including color) must conform to the architectural style of the dwelling house.
- Portable plastic tool sheds such as purchased from a home improvement company need not match the house's architecture.
- Construction must be completed within 9 months of project start. Extensions may be granted on a case-by-case basis due to unforeseeable conditions.
- Pole barns are not permitted in Lost Lake.
- The State of Illinois Department of Public Health and Ogle County Health Department must approve any changes to drainage sewage treatment systems.
- Only new materials should be used; however, used structures require ACC/ECC and ULLPOA Board approval.
- Fee for a shed or gazebo permit is \$150.00, and is completely refundable upon successful completion of construction and final ACC/ECC inspection.

"I hereby certify that the information submitted herein by me is true and correct, and that all rules, regulations and codes will be observed during the construction period of property improvement."

Property Owner's Signature _____ **Date** _____

ACC/ECC Representative's Signature _____ **Date** _____

Permit Expiration Date _____

I understand and agree that if the shed or gazebo is placed on a lot without a house, the shed or gazebo must be removed prior to conveyance of either the lot or the single-family dwelling house, if sold separately. Removal of the foundation, driveways and walkways used in conjunction with the shed or gazebo is also required.

Property Owner's Signature _____ **Date** _____

Contractor Information

Contractor's Name _____

Address, City, State and Zip _____

Phone _____ Cell Phone _____ Email _____

Construction Rules & Regulations

Contractor is to be given a copy of these Construction Rules & Regulations before the construction process commences. Property owner is responsible for the misconduct of the contractors. Ogle County and United Lost Lake POA permits are to be displayed in such a manner that they are visible from the street.

Contractors, please read and understand these rules:

- Speed limit is 20 miles per hour.
- Weight limit restrictions coincide with Ogle County Highway road postings.
- Any construction sign must be removed from property when the final inspection has been completed.
- Construction hours are Monday thru Friday 7 a.m. to 7 p.m., Saturday and Sunday 8 a.m. to 5 p.m.
- Drainage ditches are not to be driven through.
- Do not place excavated dirt, materials, tree stumps or brush onto adjacent property.
- Mud tracked on the street must be removed daily.
- Any changes to plans must be approved by ACC/ECC.
- Concrete washout is not to be placed on any street or ditch.
- Ditches and swales must be restored to their original condition.
- No temporary structures or trailers may be used for the purpose of storage or residence. However, a contractor may use a temporary structure to store tools and material used during the construction process.
- Late permit request and re-inspection fees or fines, where applicable:
 1. \$10.00 per day for no dumpster on site when building material is delivered.
 2. \$250.00 fine for any construction started without a permit.
 3. \$115.00 fine for each re-inspection.
 4. \$250.00 fine for each missed inspection. Missed inspections may be required to show workmanship before inspector will proceed to the next inspection.
 5. \$10.00 per day for full dumpster not replaced promptly.
- The contractors, subcontractors or their families are allowed to use the amenities of the community provided they either: (1) are a ULLPOA property owner, or (2) have a valid guest pass issued by the ULLPOA.
- Property owner must check with the Lost Lake Utility District (www.lostlakeutilitydistrict.org) for water lines intruding on the property that may interfere with construction of any type.
- Property owner must check with appropriate provider for electric, phone and cable that may interfere with construction.
- Dumpsters should be located such that they do not impede or hinder street traffic.
- The ACC/ECC must be notified of any changes to construction plans, or changes in contractors.

ACC/ECC Final Inspection

- _____ Excess scrap and building materials have been removed.
- _____ Miscellaneous debris including tree limbs and stumps have been removed from the property and adjacent properties.
- _____ Any damage to adjacent properties has been corrected.
- _____ Roads and shoulder areas are clear of debris.

ACC/ECC Representative's Signature

Date