



United Lost Lake Property Owners Association

903 Missouri Dr. Dixon, IL 61021 | 815-652-4491 | FAX: 815-652-8664 | office@discoverlostlake.org

Greenhouse Permit

- Purpose: Permit for a greenhouse.
Fee: \$150.00(completely refundable upon successful completion of construction and final AECC inspection).
NOTE: There is an automatic \$250.00 fine for failure to obtain an AECC permit prior to construction.
Processing: ULLPOA Board approval required. Allow 30 days for the 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

Greenhouse Dimensions:

Setbacks Front (*) Back (*) (*) Left (*) Right

* Greenhouses 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 greenhouses 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 greenhouse 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 greenhouse on a house lot. If it is not feasible to do that, the greenhouse 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 greenhouse may be placed on the common lot line, with Ogle County permission.
A greenhouse on adjacent lots is to be placed as close to the rear property line as possible.
A greenhouse on an adjacent lot must also be placed as close as possible to the house.
A greenhouse may not be erected in front of a house.
A greenhouse shall be permanently anchored to the ground.
There shall be no adverse visual impacts for adjoining properties.
Construction must be completed within 9 months of the project's start. Extensions may be granted on a case-by-case basis due to unforeseeable conditions.
No pole barns are allowed 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 AECC and ULLPOA Board approval.
The height of the greenhouse shall not exceed 9 feet.
The length of the greenhouse shall not exceed 16 feet.
The width of the greenhouse shall not exceed 12 feet.
The "Quonset" roof style is not allowed.
The greenhouse frame shall be made of aluminum, resin, or wood. Tubular PVC shall not be used.
The greenhouse shall not use corrugated panels for roof or walls.
The roof, side walls and other exterior surfaces shall be made of solid polycarbonate or glass. No plastic film shall be allowed.

- All utilities (water, power, water waste) running to the greenhouse shall meet county building codes and will be subject to inspection. This would also include cement footings.
- The greenhouse shall be limited to plants, containers (for plants, soil, fertilizer, and other materials needed for horticulture), shelving, heaters, fans, hand tools and watering systems. The greenhouse shall not be used for storing mowers, tillers, paint, or fuel.
- Any damage done to Lost Lake owned property, roads or ditches during construction will be the property owner's responsibility to repair.
- Provide a true and accurate picture representation of the finished structure.
- Per Ogle County regulation, buildings (main house, gazebo, shed, detached garage) shall take up a maximum of 30% of the total lot space.

"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

Contractor's Signature

Date

AECC Representative's Signature

Date

Permit Expiration Date

I understand and agree that if the greenhouse is placed on a lot without a house, the greenhouse 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 greenhouse 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

The contractor is to be given a copy of these Construction Rules & Regulations before the construction process commences. The 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 through 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 AECC.
- 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 the inspector proceeds 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 AECC must be notified of any changes to construction plans, or changes in contractors.

Since greenhouses were never officially allowed or approved in Lost Lake, any current structure being used as a greenhouse that does not conform to the specifics defined in this permit will not be grandfathered and will need to be removed immediately or face a fine.

FOR OFFICE USE ONLY:

AECC 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.

TOTAL AMOUNT TO BE REFUNDED: \$ _____

AECC Representative's Signature

Date