

Lake Isabella Architectural Control Committee Building & Use Permit Request

For Office Use Only
LIPOA ACC Building Permit Number: _____
Fee paid \$_____: Cash Check #_____

Floor Plans: Yes No

Changing Topography of Lot: Yes No

Corner Lot: Yes No

Structural Elevations Showing Exterior Design: Yes No

Plot Plan Diagram: Yes No

Per Lot Lake Maint. Fees Paid: Yes No

Lot Owner: _____ Home Phone: _____

Current Address: _____ City/State/Zip: _____

Plat: _____ Lot Number(s): _____

Township: _____ Lot Address: _____ Date: ____/____/____

Type of Structure	Dimensions	Type of Siding	Type of Roof
<input type="checkbox"/> Custom Home**			
<input type="checkbox"/> Manufactured/Modular Home			
<input type="checkbox"/> Single/Double Wide Home			
<input type="checkbox"/> Home Addition			
<input type="checkbox"/> Garage			
<input type="checkbox"/> Storage Building			
<input type="checkbox"/> Deck			
<input type="checkbox"/> Fence			
<input type="checkbox"/> Dock/Seawall****			

See Requirements
Attached
See Requirements
Attached

- * Per lot Lake Maintenance Fees must be paid before permit can be issued
- ** Architectural drawings must accompany application
- *** Accessory Building cannot be closer than 6 feet to house or main dwelling
- ****Other permits may be required

Building Contractor: _____ Phone: _____ Approximate Cost: _____

I hereby acknowledge that I have read the Building and Use Restrictions. I agree to abide by the conditions set forth there in.

Lot Owner's Signature: _____ Date: _____

ACC Use Only

Approved Denied Date: _____ Architectural Control Committee Member(s): _____

Additional Conditions of Approval Required: Yes No

1. _____

2. _____

PLEASE SHOW THE FOLLOWING

- 1.) North Arrow
- 2.) All property lines/dimension of lot(s)
- 3.) Parking lot size; size of parking spaces
- 4.) Existing proposed streets, walks, and driveways
- 5.) Distance from all property lines
- 6.) Distance from proposed construction to existing buildings on site
- 7.) Location, height, and size of existing, and proposed signs
- 8.) Location of fences, shrubs, and other landscaping

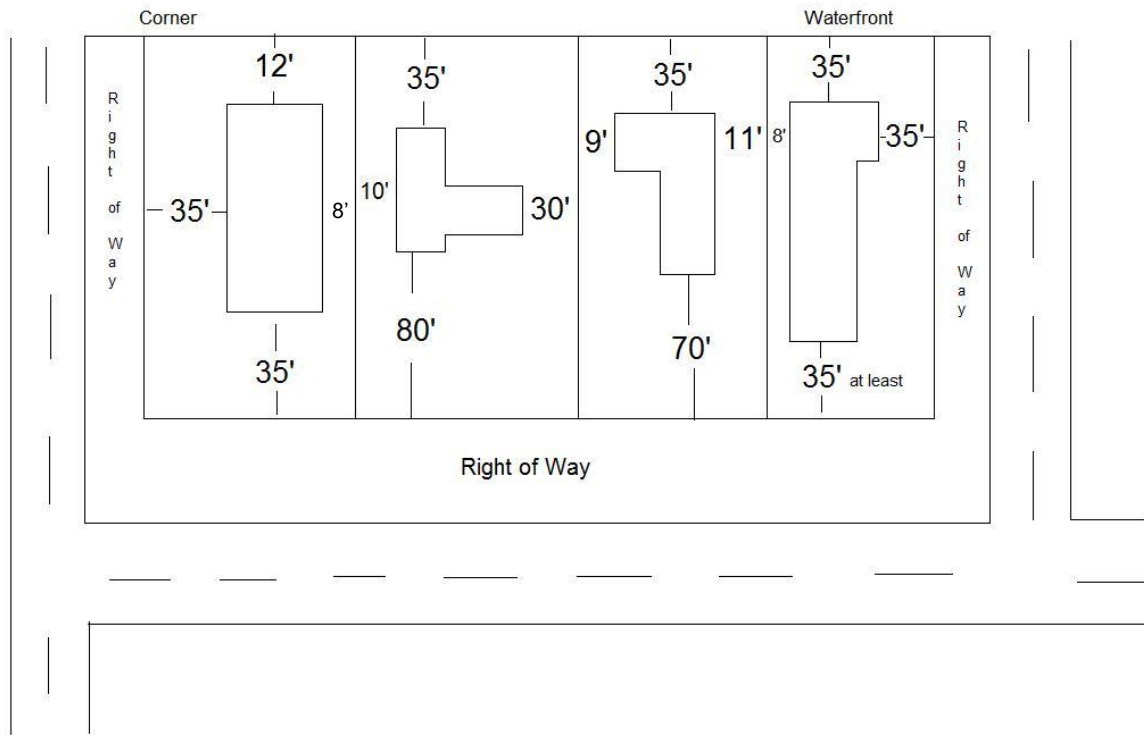
Scale: 1 inch = ____ feet

Owner's Signature: _____ Date: _____



SETBACKS

2.41 Lot Line: The line which defines the boundaries of a lot or parcel of land.



- 1) **Front Lot Line:** The line which separates the front yard from the road right-of-way. In cases where water frontage is used as the front yard, the line shall separate where the yard starts and the water ends. Minimum front yard set-back is 35 feet from the front property line.
- 2) **Rear Lot Line:** The line which separates the rear yard and the adjacent lot or street (excluding the road right-of-way). Minimum rear yard set-back is 35 feet from the rear property line.
- 3) **Street or Alley Lot Line:** Any line separating a lot from a street or alley.
- 4) **Side Lot Line:** The line which separates the side yard from the adjacent lot or street (excluding the street right-of-way). The minimum side set-back is a total of 20 feet, with a minimum of 8 feet on one side.
- 5) **Utility Building or Accessory Building:** The set-backs for utility or accessory type buildings are 2 feet from the rear lot line and 8 feet from the side lot line. This only applies to buildings that are 200 square feet or less. Buildings that are larger than 200 square feet must follow the 35 feet front and rear set-back rule.
- 6) **Corner Lot Lines:** Corner lots must consider each road front & side as the front yard lot line of 35 feet. The remaining sides are to be considered side yard and are to apply the side yard lot line rule.

MOBILE HOMES

The current standards for mobile homes are as follows:

1. Mobile Homes must be new.
2. Pictures showing all exterior sides, roof and interior must be submitted with the Building Permit Application.
3. Mobile Homes must meet the minimum size requirement of not less than 672 square feet and must meet the requirements of the Architectural Control Committee as stated above.
4. The plats with Building & Use Restrictions which allow approved mobile homes are as follows:
 - a. Lake Isabella Forest #1
 - b. Lake Isabella Forest #2 (with the exception of lots 437 through 485)
 - c. Lake Isabella Woods #1
 - d. Lake Isabella Shores

**Custom built homes and other new manufactured homes are also allowed within the above plats.

**LAKE ISABELLA ARCHITECTURAL CONTROL COMMITTEE
MANUFACTURED HOME REQUIREMENTS**

All Manufactured Housing Unit placements in Plats which do not have Building & Use Restrictions which specifically allow Mobile Homes, **must** meet the additional requirements listed below:

1. The unit must comply with all townships, county, and state building codes. (i.e. BOCA standards). **No HUD homes permitted in these areas. No home with a certificate of title.**
2. The minimum roof pitch must be 4/12 or greater.
3. The roof over-hang (soffit) must be a minimum of 12 inches.
4. The unit's length cannot exceed 2 ½ times the width of the unit.
5. The unit must be placed on a fixed foundation of proper footings, concrete block, poured concrete walls, etc., and firmly attached (welded or bolted to the foundation).
6. The unit must compare favorably and be in harmony with the existing homes in the area, with respect to exterior design, finished grade elevations, and topography.
7. The unit must contain the minimum square footage required for the lot it is to be placed on.
8. The quality of workmanship and materials must be approved by 2 or more members of the Architectural Control Committee. Notice must be given to the LIPOA office at least 24 hours prior to home delivery.
9. **The property owner and home sales representative must be present and submit all needed information (i.e. blueprints, specification sheets, list of materials, etc.) requested by the L.I.A.C.C before a permit will be issued.**
10. The L.I.A.C.C. reserves the right to approve or disapprove a building request, based on their interpretation of the above criteria. We also reserve the right to hold public hearings on disputed decisions concerning acceptability and placement of manufactured homes.

Please Read Thoroughly BEFORE Signing This

I fully understand and agree to the Manufactured Home Requirements set forth by the Lake Isabella Property Owners Association and its representative, the Architectural Control Committee. If the ACC issues a building permit based on the agreement of such requirements, and if the above requirements are not met, then the expense and removal of such home will be incurred by the Property Owner / Manufacturer / Distributor and/or Sales Representative; and the condition(s) will be corrected to meet the satisfaction of the LIPOA and its ACC.

Property Owner

Distributor and/or Sales Representative

Date: _____

Date: _____

Notary Public Signature: _____

My Commission Expires: _____

Print Name: _____ County of: _____, State of Michigan

Lake Isabella Property Owner's Association
Architectural Control Committee
Building Permit Fee Schedule

The LIPOA Board of Directors voted to modify the schedule of fees charged for Building and Use Permits issued by the Architectural Control Committee (ACC). The below fees for a Building and Use Permit will take effect beginning January 1, 2010.

Decks: \$10.00

Fences: \$10.00

Homes: \$20.00 (please include building plans)

Garages: \$20.00

Any other enclosed structures: \$20.00

Request for a variance or for an appeal to or from the ACC: \$30.00

Obtain a permit after construction has commenced: \$50.00 + respective fee