

# LAKE WAUWANOKA, INC. BUILDING REGULATIONS

(Subject to change without notice)

The Restrictions governing Lake Wauwanoka, Inc., which are part of the Corporation Warranty Deed, shall continue in force until October 18, 2025, as specified. No building construction of any kind may be made on the Parkway.

## **LAKE BUILDING PERMITS**

All Lot Owners must submit construction applications for building permits to the Lake Wauwanoka Building Committee which have been approved by Jefferson County. Issuance of a Jefferson County permit shall not be authority to proceed without a permit from Lake Wauwanoka, Inc. and shall not be deemed to waive conditions herein set forth. No Lake Building permit will be issued if Lot Owner is delinquent or behind on their assessment. **No construction or grading is to start until plans and specifications are approved and permits are issued.**

The Lake Building permit must be accompanied by two paper sets of plans and specifications, which must include lot plans and a survey is required on all construction projects. This survey must show all property lines and boundaries. It must also include the location of the project proposed on site, with easement measurements from structure to boundaries. No survey drawing completed by a homeowner will be accepted and must be completed by a licensed survey company. Permits will expire one year after issue date and must be renewed before work can start under old permit. To combine two lots for building upon, you will need a boundary line adjustment completed by a licensed survey company and recorded at the Jefferson County Deeds department.

Failure to obtain permits could result in removal of construction or obstruction at Lot Owners' expense.

No mobile homes, modular and/or manufactured homes are allowed at Lake Wauwanoka. Previously constructed buildings shall not be deemed a waiver of the regulations.

## **COST and SIZE**

There are no restrictions governing the cost of a building, but the area of the building must be 1500 square feet minimum based on the outside dimensions of the foundation and exterior walls, excluding porches, carports or garages. This is the first floor foundation footprint only. Second story living space shall not count toward the 1500 square foot minimum requirement. Existing homes are exempt from this 1500 square feet requirement. Expansion of existing homes is allowed. If a Lot Owner chooses to demolish an existing home to replace it with a new home, the new home must meet the 1500 square feet requirement. If an existing home is destroyed by a fire or a catastrophic event then the Lot Owner is exempt from the 1500 square foot minimum.

All new home and home expansion construction projects are required to have a temporary silt catching fence constructed on downgrades toward the Lake. This fence must be 20' above the

waters' edge for the first tier and 10' above road edge for second tier. This fence must run from boundary to boundary of both sides of site.

All houses must be for single-family occupancy.

### **FOUNDATIONS and FOOTINGS**

The foundation under the entire building must be of solid continuous type and can be constructed of concrete, concrete block, stone or brick and must be built on a concrete footing located below the frost line. The use of piers or piling will not be permitted except as supporting columns under a building in the area of a foundation.

### **EXTERIORS**

Outside walls can be constructed of brick, stone, concrete block, or can be of frame construction.

In these cases, painted wood drop siding, wood planks with bottoms, log siding, prefabricated aluminum, or vinyl siding is acceptable. The use of roll roofing, sheet metal, or canvas for siding will not be permitted. Concrete or concrete block buildings must have walls above the foundation covered with stucco, cement, or paint, which covers the joint so the block formation is not visible. A Lake Building Permit must specify the exterior coverings (style, materials and color) and is subject to Lake Wauwanoka, Inc Board approval.

### **ROOFING**

All sloping or hip-type roofs must be covered with shingles, either of fiberglass or asphalt composition, wood type or can be covered with tile or slate. Sheet Metal roofing is permitted if it is a minimum of 14 gauge thickness with factory baked on paint. No roll roofing or other sheet/tin/galvanized metal roofing will be permitted.

No drains other than down spouts from roof and sump pumps will be permitted on the open ground. NO DOWN SPOUTS OR SUMP PUMPS CAN DRAIN INTO THE SEWER SYSTEM.

### **GARAGES**

Garages should be attached to residences, sharing a common wall with residence. If a detached garage is desired, it must be built of the same style/color scheme and construction as the adjacent home and be contiguous on the same parcel to match the house. Detached garage height from ground level must not exceed the height of the adjacent home and the square footage of the detached garage cannot exceed the first-floor square footage of the adjacent home. Only one detached garage is allowed on any lake property.

Garages must be approved by the grantor with a building permit.

### **CAR PORTS**

A car port may be constructed on a Lot Owners adjacent lot to appear in the same style and colors as the home on the same property. It may not exceed 500 square feet. The interior floor must be gravel, concrete or asphalt, but may not be dirt or grass.

## **SHEDS**

Sheds must be constructed behind the home and appear in the same style and colors as the home on the same property and of sustainable materials and be totally enclosed. May not exceed 150 square feet. Only one detached shed on the property. The interior floor can be pressure treated wood if provided as part of shed construction or if no floor is provided then gravel, concrete or asphalt. SHED WILL BE INVESTIGATED ABOUT WHERE TO PLACE IT.

## **PAGODA OR BARBECUE PIT COVERING**

A shelter or roof over a permanent barbecue pit is allowable and requires a building permit. The shelter must be of standard design and limited in size to cover the barbecue pit and associated picnicking area and not to exceed 150 square feet. It shall be open on at least three sides and covered with a single hip type roof.

## **FENCES**

No fences or other obstruction shall be on said lot, except a fence not over four feet high and composed of wire with at least three inch mesh, or pickets not more than 1" wide and at least three inches apart. No privacy fences are allowed. WE WILL INVESTIGATE.

## **CULVERTS**

Driveways that are uphill from the roadway (for example second tier lots) must have a twelve inch minimum culvert pipe under the driveway where it connects to the roadway. A culvert pipe is to be maintained by the Lot Owner to assure clear drainage under the driveway to prevent runoff onto the roadway. All such paved driveways must also have a trough type drain to redirect/divert water to the side of the driveway and toward the culvert no more than ten feet from the roadway. If these recommendations do not sufficiently redirect water and driveway debris away from the roadway, it is the Lot Owner's responsibility to find an alternative solution.

## **WELLS**

All wells must be registered with the U.S. Geological Department. No wells shall be drilled between the hours of 8:00pm and 7:00am, or on Sundays or Holidays. Well drilling projects are required to have a temporary silt catching fence constructed on downgrades toward the Lake. This fence must be 20' above the waters' edge for the first tier and 10' above road edge for second tier. This fence must run from boundary to boundary of both sides of site.

## **SEWERS**

All requests for sewer connections/waste disposal systems must be submitted to L.W. Sewer Corporation, PO Box 2249, Hillsboro, MO 63050. All sewer connections must be submitted with a drawing of proposed connection and work to be performed by a professional plumbing company. CONNECTION FEES DO APPLY.

## **ROADWAY**

Obstructing the roadway to thru traffic is prohibited at any time and specifically during construction. No one, except specifically authorized, shall in any manner alter, dig, deface, or damage roadway. The Lot Owner is responsible for finding parking for all contractors that will not obstruct the roadway traffic. If obstruction is required, for short periods of time (must be less than 30 minutes) the Lot Owner is responsible for notifying the Lake Board and posting on Lake Facebook page at least 24 hours before the time the roadway will be obstructed. A Surety bond or an escrow account must be secured for possible road damage during construction in the amount of \$5,000 and submitted with your plans (insured amounts subject to change).

## **MISCELLANEOUS**

NO BLASTING OF ANY KIND, AT ANYTIME.

## **DOCK REGULATIONS**

Docks must be of the permanent type and can be built to suit the individual owner, but the design must meet with the approval of the Board of Directors. The edges of docks must not be within 25 feet of adjacent dock along the shoreline.

Floating docks will not be permitted, except for those furnished by the Corporation for swimming.

When no adequate passageway is afforded near a dock for persons lawfully walking along the parkway, then the right of passage along or behind such dock shall be implied.

Docks are for the exclusive use of the Lot Owner(s) who hold permits and their guests. All other persons using said dock shall be considered trespassers.

## **DOCK SIZE**

All docks shall be so constructed and maintained that they extend well above the water level and are readily discernible. The overall dimension of the top deck must not exceed 12' X 12' or 16' X 4' for a dock constructed by an individual owner, and the dock must not extend out into the water more than 12' from the shoreline, based on high water level. The top of the dock must not extend more than 14" out of the water, based on the high water level.

## **DOCK CONSTRUCTION**

While building a dock, care must be exercised to plainly mark underwater construction.

Docks must be constructed of either poured reinforced concrete, concrete blocks, or steel properly painted to prevent rust. Piers may be used to support an aluminum or wood deck, but no wood shall come into contact with the water at high water level. All wood used must be treated or cedar and a minimum 2" nominal thickness.

Footings for foundations of sidewalls or piers must be located below the frost line or to bed rock, whichever comes first. Footings must be properly anchored to prevent docks from moving forward. Steps that are built in connection with docks must be constructed of concrete, brick or

stone. They are to be set on footings that are properly fastened to the dock foundations and must be contained within the overall dimensions. Dock floor covering must be made of concrete, concrete blocks, brick, composites, pressure treated wood, cedar or aluminum materials.

Roofs or canvas tops over docks will not be permitted, but beach umbrellas are permissible. Docks must be constructed in such a way that they will not obstruct either the use of the Lake or Parkway surrounding the Lake.

DETAILED DRAWINGS IN DUPLICATE MUST BE PRESENTED TO THE DOCK COMMITTEE WITH THE APPLICATION FORM FOR A PERMIT. DOCK PERMITS WILL EXPIRE 12 MONTHS FROM THE DATE OF ISSUE.

Permits must be obtained in the placement and construction of all docks under the regulations and agreements determined by the Board of Lake Wauwanoka. The place where the dock is located is not conveyed to the Lot Owner and the occupancy of Corporation is permissive only.

**Due to a lack of space, owning a lot does not guarantee assignment of a dock permit.**

All docks shall be so constructed and maintained that they extend well above the water level and are readily discernable.

Docks are for the exclusive use of the Lot Owner(s) who hold the permits, and their guests.

Dock locations are decided by the Board of Directors.

## LAKE WAUWANOKA BUILDING COMMITTEE

Change Log

Date	Author	Description
09/1996	Brad Riggs	Document creation
02/23/2023	Board	Reviewed & Revised the full document
05/25/2023	Board	Changed language in Roadway section
07/27/2023	Board	Moved sentence in Lake Building Permits