

Building Committee Procedure

Purpose

The purpose of the Lake Somerset Property Owner's Association (LSPOA) Building Committee is to:

- Maintain the positive quality and value of our property, and
- Provide cooperative liaison with, and adherence to, the governmental regulations of Somerset Township, Hillsdale County Health Department, Hillsdale County Drain Commission, and the Department of Environmental Quality (DEQ)

Procedure

- For a Zoning Compliance Permit contact the Building Department at the Somerset Township Hall regarding the size and setbacks for all structures (house, garage, shed, gazebo, pool, deck, fence, et al) on 517-688-9223
- For the Sewage (septic) System Permit and Water (well) Supply Permit contact the Hillsdale County Health Department regarding a site evaluation for placement of new building or replacement (change of use) on (517) 437-7395
- For a Soil Erosion Permit contact the Building Inspection Office regarding earth excavation within 500 ft of the Lake Somerset shoreline on (517) 437-4130
- For a DEQ Permit contact the Department of Environmental Quality (DEQ) regarding new or changed seawalls, sand beaches, changes to wetlands, et al on (517) 780-7690
- For LSPOA Building Committee Approval, contact either of the LSPOA Building Committee members contact information on bottom of Building Permit Application.

You will be required to complete and submit an LSPOA Building permit application with the fee noted on the application. The Committee will call a meeting upon receipt of the application and fee. You should provide the following information:

- Confirmation that your Association dues are paid in full,
- Submission of the completed application with three (3) copies of either the surveyor's report, blueprints, pictures or drawings (to include setbacks to the property lines, outer dimensions, height, and exterior materials/appearance), and
- Check made out to L.S.P.O.A. for the Association Building fee according to the schedule below,

Building Proposal Association Fee

House with Garage	\$250.00
House Addition	\$125.00
Garage	\$100.00
Deck	\$50.00
Fence	\$50.00
Gazebo	\$50.00
Pool	\$50.00
Shed	\$50.00
Porch	\$50.00
Solar Panels	\$50.00

And that you are adhering to LSPOA Building Committee Guidelines as published in the 1994 Lake Somerset By-Laws as referenced below:

By-Laws

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Meckley's Somerset Heights

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Rolling Meadows

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Hillandale

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Somerset Heights

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Crestview

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Woodbrook

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- Upon receiving written approval from the LSPOA Building Committee, return to the Somerset Township for the Building Permit, and finally the Occupancy Permit, if required
- FENCES -- Revision to item 14 on page 10 of the LSPOA Rules, Regulations and By-Laws was approved at the Annual Meeting on October 5, 2008.

Our community discourages fences, but if you must, all fences must be approved by the Building Control Committee before erection. Any steel or wire [chain link/wire mesh or similar] used will be unacceptable. An area enclosed with a temporary fence [contact the Building Control committee for approved fence type] with a height [4ft max.] and size restrictions for use as a children's play area* or dog pen** will be permitted only when approved by the Building Control Committee. Hedges and fences must be constructed in a manner that will not obstruct the visibility of the road and/or waterways. Lakefront fences must not be closer than twenty-five [25] feet from the water's edge. All sub-division setbacks apply to both a play area and a dog pen except for distance from water's edge as defined above.

*Children's play area -- Defined as not exceeding 60% of the area of the back portion [not street side] of a property from the back of house to property line.

** Dog pen -- Defined as an area not exceeding 300 square feet and located in the rear portion of the property.

Exceptions to these provisions must be approved by the Building Committee [example -- no rear lot area adaptable for a fence]. A safety fence for a swimming pool will be given special consideration.

All fences will require a permit. Three drawings with detailed dimensions showing the fenced area in relationship to the property lines along with the permit request are required.

A permit is non-transferable to a new owner. In event of a sale, the new owner will be required to apply for a fence permit at no charge through the Building Control Committee.