

Architectural Guidelines

ARCHITECTURAL GUIDELINES

REVISED JUNE 2016

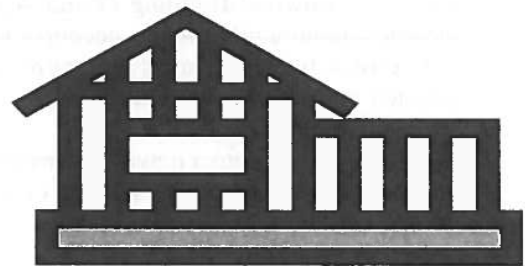
Information to Know . . . Before You Build in Shadow Lakes

This publication is intended as a Guide to help in planning the development of your Shadow Lakes property. The Declaration of Covenants and Restrictions specifies allowable square footages for each Village and other requirements, such as setbacks and types of structures allowed. This document contains additional building information to help you plan your building projects. These Architectural Guidelines will apply only to projects beginning on and after June 19, 2016.

If you have any questions, please call (815) 458-3647.

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**ALL Plans Must be Reviewed and Approved
by the Association Before the City of
Braidwood will review and consider issuing a
Building Permit**

ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL

All construction of at least \$300.00 in value, must have an Association Plan Review and be issued a permit from the City of Braidwood, if a permit is required by City Ordinance, before any construction can begin. Construction without these two items will be stopped and no further construction will be allowed until the permit is issued.

The Association will conduct a Plan Review to assure that your plans are in compliance with the Covenants and Restrictions and with these Architectural Guidelines. ALL Plans must be reviewed and approved by the Association and the City of Braidwood before the City of Braidwood will issue a Building Permit. Association approval does not guarantee City of Braidwood approval.

Once your plan is approved, you may take your Application for a Building Permit to Braidwood City Hall. The Association Office has all the necessary Forms.

YOUR PERMIT MUST BE POSTED ON YOUR LOT

If you have any questions, please call the Association Office at 815-458-3647.

The plans you submit must be a set of construction drawings. A Site Plan must accompany the building drawings. These must show the dimensions of the Lot, the dimensions of the structure to be placed on the lot and the distance from the front, rear and side lot lines. Refer to Table A, for complete details of information required for a Plan Review. You will need this for each construction project you plan to build.

Shoreline Property Owners are responsible for maintaining their shoreline in a fashion that promotes soil erosion control to minimize lake impacts. Shoreline stabilization plans must be included in the following building/construction plans you submit: **New Home Construction on Lot, New Park Model Placement, Replace Existing Park Model, New Enclosed Porch, New Permanent Addition, New Concrete or Walkway on Water Side of Lot, New Shed on Water Side of Lot, New or Repair Decking on Water Side of Lot, New or Repair Dock, New or Repair Boat Slip, New or Repair Water Feature on Water Side of Lot.** Approved methods of shoreline stabilization include seawalls constructed of 6-8 inch rip-rap rock, and perpendicular artificial seawalls (metal, fiberglass, concrete, etc.) placed (2) feet back from the "normal" high water mark of the affected lake. In channels, where space is limited, the type of seawall that may be used including Shoreline Re-Vegetation requiring continued maintenance will be subject to review and approval by Shadow Lakes II Association's Board of Directors or designated committee.

CITY OF BRAIDWOOD BUILDING PERMIT APPLICATIONS AND INSPECTION PROCEDURES

The Association Office will provide a packet containing all Plan Review Forms, a City of Braidwood Building Permit Application, and Contractor Forms. Information regarding permit fees, electrical requirements and procedures for obtaining building permits and any other fees are also in this packet.

All construction must meet the currently approved Residential Building, Electric and Plumbing Codes, as adopted by the City of Braidwood. The Building Inspection Department of the City of Braidwood will inspect your construction project.

Before you move into a newly constructed Permanent Structure, you **MUST** have Final Inspections and obtain an Occupancy Permit from the City of Braidwood.

VARIANCE PROCEDURES

You must request a Variance, from the Architectural Committee of the POAC, for plans that are not in compliance with the Architectural Guidelines. Four (4) copies of any variance request, together with plans and elevations, must be submitted to the Architectural Committee. If you are denied the Variance by the Architectural Committee, you may have an Appeal before the Board of Directors. The decision of the Board of Directors is final. Any construction project that is not in accordance with Shadow Lakes Architectural Guidelines requires a variance. Failure to obtain a variance may cause whatever was built to be removed at the Owner's expense. Please note that a variance from the Association's Architectural Guidelines does not constitute a variance from any applicable City of Braidwood Ordinance. You should contact the City of Braidwood if you need information regarding City variance application procedures and fees.

VIOLATION OF SHADOW LAKES BUILDING REQUIREMENTS

Any deviation from the plans, which have been approved, will result in automatic disapproval of the entire project until the revised plans are approved.

Any construction using disapproved plans will be reported to the Architectural Committee and the City of Braidwood Building Department. The construction will be stopped and will be subject to removal or reconstruction.

BUILDING PLANS

SITE PLAN

A Site Plan **MUST** be submitted for any construction project you are planning. It is a drawing of your Lot, showing all Existing Building Structures, such as a house, park model, addition, enclosed porch, deck, dock, or shed. It should show the New Project you are building, in relation to existing structures. Dimensions of your Lot and all structures are to appear on the drawing. Front, rear, and sideline setback distances, from all structures, should be shown.

This drawing may be made directly on your plat of survey, on the back page of the Braidwood Building Permit Application or on a separate sheet of paper. Setback requirements are shown in Table C.

The Site Plan is a primary requirement for your Association's Plan Review. A properly detailed site plan will help get your construction project approved more quickly. Please show as much detail on your Site Plan as possible as it will help in the approval process. A Typical Site Plan is shown on Page 15.

TOPOGRAPHICAL SURVEY

This survey, which shows ground elevations on a lot, IS REQUIRED in the following situations:

- A. Installation of a “Permanent Addition” to a Park Model.
- B. Building of a “Permanent House” in any Village.

SITE PREPARATION

J.U.L.I.E. NOTIFICATION

CAUTION-Before You Dig! -Call “JULIE” 1-800-892-0123, at least two (2) business days before digging. If you plan to install fences, plant new trees or bushes, relocate water or sewer lines, or any other project that requires digging holes on your property, the person performing the excavation is required to have the work area inspected and marked to locate Public Utilities. It is dangerous to dig holes without notifying “JULIE.” Service lines may be located as little as eighteen inches (18”) below the surface grade of your lot. If you proceed without notifying “JULIE,” you or your contractor, will be totally responsible for the cost of repairing any damage to these lines. When you call, you will be given a “Dig Number”.

You must notify the Association Office of this number and the date of issue. You or your contractor will be responsible for providing JULIE representatives with a gate card for access to your property.

REMOVING TREES FROM BUILDING SITES

There are situations where living trees present a problem in locating your park model, house or additions, on your Lot. Trees are a very important part of the ecosystem of Shadow Lakes and our priority is to save them, when possible. If it is impossible to locate your unit, without cutting them down, please submit a request to the Association Office for permission to remove them stating for what purpose. Please include a sketch of your lot showing the approximate location and size (diameter) of the trees you need to remove. A Letter of Permission may be issued to you after a review of your plan. You are urged to consider planting new trees, as you develop your property.

ALTERING ELEVATIONS- (Covering “B-Boxes”, Sewer Manholes, etc.)

Many of the properties in Shadow Lakes offer exciting and unusual opportunities for landscaping and beautification. Please keep in mind that Utility Easements MUST be considered when you plan your landscaping. These easements may contain Electric, Telephone, Gas, Water and/or Sewer Mains. The Association has the responsibility for the maintenance and repair of the Water and Sewer Mains. These utilities are generally located within the first Twenty Feet (20’) off the edge of the road. Each Lot has a Buffalo Box (B-Box) in the easement, which allows Association Maintenance Personnel to turn the water off to your property, if needed. This B-Box MUST NOT BE COVERED with fill of any kind. If the Association Maintenance Personnel are unable to locate your B-Box, to repair a water line, it may be necessary to turn the water off at the nearest isolation valve. This action may

shut off the water flow to an entire Village, until the repair to your B-Box is completed. If you or your contractor causes damage to Association facilities; repair or replacement costs will be invoiced to you.

STORAGE OF BUILDING MATERIALS

Please arrange to meet all deliveries to your site and have the materials stacked in an orderly fashion. Do not store construction materials on your property for an extended period of time.

Projects must be completed within the time frames as noted below. Projects that cannot be completed within these time frames must be approved by the Association before the project can be started. Owner/Builders may request a Variance from the POAC Architectural Committee for an extension of time to finish the project. Fines will be assessed for construction materials stored on your property beyond the following time frames:

RV's and Park Models- 90 Days
Permanent Additions - 180 Days
Houses - 365 Days

EASEMENTS

Any improvements (construction or landscaping) that interfere with the maintenance of the utilities, located in an easement, must be removed by the Owner at their expense. The Association has no responsibility for damage incurred to the improvements during maintenance or repairs.

BUILDABLE FOOTPRINT

The footprint is the square footage of roofed structures on the lot as detailed on Table B. Roofed entries, gazebos and sheds are excluded from the footprint. Decks do not have roofs, therefore they are not part of the allowable square footage.

ENCUMBERING ADJOINING LOTS

Owners who have adjoining or contiguous Lots may request a Variance to allow a Permanent Structure to be constructed on them. It may be placed on either one Lot, or between the Lots. The Owner must allow the Association to record a Memorandum of Agreement with the Will County Recorder's Office stating that, (1) No additional structures, except an approved Shed, will be built on the Lots, (2) if the Owner sells the property, both Lots will be included in the sale, (3) both Lots will be assessed an Annual Assessment, and (4) if the placement of the structure spans the five foot (5') utility easement, which runs along the inside of each Lot, the Owner must assume all costs in relocating any such utilities.

A. PERMANENT STRUCTURE ALLOWABLE SQUARE FOOTAGE

All such Encumbered, Adjoining Lots in Shadow Lakes, except for Fossil Cove Village Phase II, will be allowed to increase the base Square Footage of their Village by Fifty Percent (50%) plus a two hundred fifty square foot (250') enclosed porch.

B. DETACHED GARAGE

One (1) detached garage, not exceeding five hundred (500) square feet of ground area, may be approved to be constructed on a Lot providing it complies with the following rule:

- (1) No water or sewer hook up is allowed.
- (2) It is on a separate Lot that is adjoining or contiguous to the Lot, that contains the same Owner's Permanent Structure. Lots that have already taken advantage of the additional fifty percent (50%) square footage will not be allowed to build a detached garage. The ENCUMBERING ADJOINING LOTS Rule applies to this type of structure.

BUILDING STANDARDS

PARK MODELS

All Park Models shall have the Recreational Park Trailer Industry Association, Inc. (RPTIA) seal for newer units. Existing units may have the RVIA seal of approval and meet the current requirement of the Association, as described herein. The Association will approve a park model containing a manufacturers seal in compliance with the Illinois Modular Dwelling and Mobile Structure Safety Act.

Park Models shall be installed with all wheels off the ground by six inches (6") or have the wheels removed and have approved structure tie-downs to prevent damage by storms. They must be placed on eight (8) eighteen inch (18") diameter frost piers, extending to a depth of forty-two inches (42") below grade with an additional cement perimeter of at least two feet (2') wide and extending at least three inches (3") outside the Park Model to allow for skirting to be affixed to the cement, on a cement slab of at least 6 inches (6") thick, or on a foundation. Existing Park Models having support OTHER than frost piers with cement perimeters, cement slabs or foundations, as described above, will be allowed until such time as the Park Model Is removed from the Lot. At that time, the requirement shall be as described for any new Park Model.

Each Park Model shall be provided with skirting around all exposures of a material approved by the Association. The use of materials not intended for this specific use is strictly prohibited. Park Models must be skirted within sixty (60) days after being placed on a lot. Damaged or missing skirting must be repaired or replaced promptly.

Park models are allowed screened in porches on frost piers. Enclosed rooms with windows are to be on foundations or concrete pads.

No used buildings, structures, Recreational Vehicles or Park Models, in excess of ten (10) years of age, shall be placed, erected or relocated on any Lot without the prior approval of the Association. The Association shall have the right to perform periodic exterior visual inspections on all units exceeding ten (10) years in age in order to verify that they are properly maintained, if not properly maintained, the Association has the right to order their removal.

Any park model addition (other than a screened porch) must be placed on an acceptable number of eighteen inch diameter frost piers or a foundation. Any park model containing an addition must be placed on eighteen inch diameter frost piers or a foundation, unless a licensed structural engineer certifies that such frost piers or foundation are not needed to maintain the structural integrity of the park model and addition. Regardless of any such engineer certificate, the addition must be constructed on frost piers or a foundation. Any addition must comply with the City of Braidwood building codes. Unless a park model has 100 amp electrical service, any addition must have separate electrical service. The City of Braidwood may require engineering reports prior to approving any addition.

ENCLOSED PORCH

Porches must meet the following criteria:

- (1) Two hundred fifty (250) square feet maximum
- (2) At least two exterior adjoining walls, between three feet (3') and six feet (6') in height and must be at least sixty five percent (65%) lineal feet of either glass, screen or open
- (3) Are one-story and allowed on the ground floor only
- (4) Exterior siding must be natural wood or have a siding that which matches that of your existing unit.
- (5) May be built on a deck, providing that the roof is attached to the main unit in a flexible channel and the pitch is equal to the existing building's pitch.
- (6) If desired, the Porch Roof can be permanently connected to the Main Unit Roof, providing the pitch is equal to the existing building's pitch.

A foundation is required, both under main unit and the porch.

This will prevent cracking of the roof at the intersecting point.

PERMANENT STRUCTURES

Owners may construct a Permanent Structure, not to exceed the square footage of ground area as shown in Table B. A footprint is the square footage of the Permanent Structure under one roof. See Table B for maximum square footage. The only exceptions are entry porch, gazebos and sheds. A Permanent Structure shall be constructed on a suitable permanent foundation, in compliance with state and local building codes, and shall be suitable for residential living quarters.

DRAINAGE

A drainage system is to be provided by the Property Owner to assure that water from his Lot does not drain onto the road or onto adjacent Lots. A drainage plan must be submitted with any construction plan for consideration, review and approval by the POAC Architectural Committee.

BASEMENTS

Basement Floors should be at an elevation a Minimum of two feet (2') Above the Flood Stage of the Lakes.

Hawk Lake- High Flood Stage 555.5 Northern Lakes- High Flood Stage 553.0

ROOFS

A roof peak will not exceed twenty-three feet (23') (twenty-five feet (25') for Fossil Cove Phase II) measured from the top of the foundation running parallel to the front of the lot line. For this purpose, the "top of the foundation" will not exceed one foot (1') above the crown of the road fronting the building.

EAVES

The maximum width for eaves is four feet (4'). Enclosed Porch Roofs cannot exceed two hundred fifty (250) square feet plus the allowable eaves.

BALCONIES

Balconies must meet the following criteria:

- (1) Allowed for stick built construction only
- (2) Must be cantilevered
- (3) Must be open on three sides except for railings
- (4) Have no roof
- (5) Be a maximum of five feet (5)' in depth

PLUMBING

- (1) General

All permitted Recreational Vehicles, Park Models and Permanent Structures used as recreational or living quarters, placed on Lots within the Association, must have a full bath with a shower or tub. Toilets are limited to a maximum usage of 1-1/2 gallons, per flush.

- (2) Hot Tubs

Hot tubs are allowed and are limited to a capacity of four hundred fifty (450) gallons of water and must be of the re-circulating type.

- (3) Sewer Connections

All plumbing fixtures, dishwashers, toilets, ejector pumps, washing machines and or other waste systems shall be attached to the sewer system servicing Shadow Lakes. All connections shall be made using approved local plumbing codes and standards.

Downspouts, sump pumps and other non-waste water shall not be connected to the sewer system.

GAZEBOS

Stick-built Gazebos may be constructed on a Deck, which is supported by Frost Piers, or on a concrete pad. The square footage of a Gazebo is not included in the Maximum Square Footage allowance for your Village. No room will be considered a “Gazebo” if it has any windows or HVAC service.

Refer to Table B.

DECKS

Decks shall maintain all set backs as indicated in Table C. They must be installed on an appropriate number of concrete frost piers of ten (10) to twelve (12) inch diameter and at least forty two inches (42”) below ground level. An appropriate roof or covering is permitted. All decks must have a railing that meets Building Code requirements. Brochures and specifications on porch enclosures/canopies must be submitted for approval to the Architectural Committee of the POAC.

SECOND STORY DECKS

Second Story Decks are allowed ONLY over permitted first floor footage.

LAWN STRUCTURES

Lawn structures not exceeding 10% of the square footage of a lot are permitted. Examples include pergolas, gazebos and greenhouses. Lawn structures must meet all setback requirements. They are not included in the maximum square footage allowance for your Village. Lawn structure plans shall be reviewed and approved by the Architectural Committee.

AWNINGS

Awnings may be placed over windows or doors of Park Models or Permanent Structures. Awnings should be constructed of materials that are flexible with the ability to roll up or remove.

OPEN ENTRY ROOF

Open Entry Roofs must adhere to the following:

- (1) Roof structure cannot exceed sixty-five (65) square feet.
- (2) Roof peak cannot exceed fifteen (15) feet in height

- (3) May be located ONLY over an entrance door to provide temporary shelter from the elements when entering the building.
- (4) Must meet the front, side and rear setback requirements of a Permanent Structure.
- (5) The area under this roof cannot be enclosed with any material, such as glass, paneling, screening or siding. It must be completely open. However, railings up to thirty-six (36") inches high may be installed for safety reasons.
- (6) A plan review is required, prior to construction of the roof.
- (7) The Association will not issue any variances from these requirements.

RECREATIONAL VEHICLES

Recreational Vehicles (RVs) can be blocked and leveled only with manufactured jacks and/or three-core blocks, concrete blocks or wooden wedges.

Parked RVs must be situated on concrete pads or on a gravel surface as may be approved by the Association.

Skirting of an RV and any device, which tends to give an RV the appearance of a Park Model, is allowed. Permanent screen porches, enclosures or attachments to RVs, not manufactured as a part thereof are prohibited unless approved by the Association.

CHIMNEY CHASES

Chimney Chases must be twelve inches (12") off the ground and may extend twenty-four inches (24"), from the outside wall of a building, and may be a maximum of thirty-six inches (36") wide. If these parameters are met, the chase will NOT be included in the allowable square footage of the Village.

SHEDS

The maximum Shed size is 120 sq. ft., unless a larger shed, up to 150 sq. ft. is approved by the City of Braidwood. Sheds can have a maximum peak height of 10 feet. Roof style must be barn style, unless the Association grants a variance otherwise. All Sheds must be of wood construction, mounted on a concrete platform. The outer walls may be painted or sided with vinyl or aluminum siding. NO metal or plastic sheds are allowed in Shadow Lakes. Only one (1) shed is allowed on a lot. You may choose not to construct a Shed on your Lot, but you may NOT incorporate the square footage of a Shed into your Permanent Addition or Permanent Structure.

DECK / DOCK BOXES

A Maximum of two (2) small weather resistant-resin (vinyl) storage units may be placed on a deck or dock.

The Maximum dimensions of a Horizontal unit cannot exceed 60 inches wide x 48 inches high x 36 inches deep.

The Maximum dimensions of a Vertical unit cannot exceed 30 inches wide x 72 inches high x 25 inches deep.

DOCKS

Maximum Distance from Shorelines, running parallel to the waterfront Lot line:

- (1) On Little Shadow, Big Shadow, Third Shadow, Tully Monster and Dinosaur Lakes, permanent docks cannot extend beyond six (6') feet from the edge of the shoreline. Floating docks on the before mentioned Lakes, can be up to twenty (20') wide and cannot exceed eight (8') feet from the edge of the shoreline.
- (2) Floating docks on Hawk Lake can be up to twenty feet (20') wide and cannot exceed fourteen feet (14') from the edge of the shoreline. This extension provides for the lake level fluctuation.
- (3) On All Channels, docks cannot exceed more than two feet (2') over the shoreline.
- (4) Docks must be Minimum Distance of two feet (2') from the Side Lot Lines.
- (5) Docks (with the watercraft docked) shall not obstruct water traffic.
- (6) In cases where channels feed into lakes, that are approved for floating docks, the Association will determine if a floating dock would unduly restrict boat traffic and may deny installation of such a dock.

FENCES

All property lines shall be kept free and open and no hedges or privacy fences shall be permitted. However, split rail fences of a type approved by the Association may be constructed on the property lines. No chain link fences or enclosures are allowed, except by special permission of the Association.

A Split Rail Fence, not exceeding thirty six inches (36") high, may be constructed within the boundary of your property. The fence shall not exceed thirty six inches (36") to the top of the top rail and not more than forty two inches (42") to the top of the posts. An Owner must obtain a Variance to install green colored Plastic Coated 2 1/2" X 2" wire fencing inside a split rail fence. This material may not rise above the top rail of the fence and may not be installed within deck railings. A fence, which includes green colored wire fencing, must be a minimum of twenty (20) feet from the road and may be gated. Gates shall be constructed of material similar to the fence.

ADDITIONS

Additions to permanent structures or park models are permitted as described in these Architectural Guidelines. No additions other than screen rooms are permitted for trailers, campers and recreational vehicles. No room will be considered a “screen room” if it has any windows or HVAC service.

LIGHTING

All exterior lighting shall be in compliance with the Lighting Rules as listed in the Property Owners Guidebook.

MISCELLANEOUS IMPROVEMENTS

PORTABLE STRUCTURES

One (1) portable, freestanding screen house with a removable roof having a maximum Area of one hundred fifty (150) square feet may be placed on a Lot. Portable structures, except as described above, are not allowed.

TREATED LUMBER

The use of creosote treated lumber is banned from use within twenty five (25) feet of the water’s edge. This is the type of wood generally used for telephone poles and railroad ties. This does not prevent the use of these materials in appropriate locations, if greater than twenty five (25) feet from the water’s edge. The use of C.C.A. pressure-treated lumber (commonly referred to by the trade name of “Wolmonized,” “Osmoses” or other popular names) is allowed. This material is recommended for docks, piers, and immersion in fresh water.

DRIVEWAYS / PARKING AREAS

Driveways and Parking Areas require no minimum setbacks. (Refer to EASEMENTS SECTION for driveways and parking area constructed over easements). The Association will not be liable for the replacement or repair of hard-surfaced (concrete, blacktop, pavers, etc.) materials in these easements, should repairs or replacement of utilities be necessary.

POOLS

In-ground swimming pools are NOT ALLOWED in Shadow Lakes. Aboveground “Baby or Wading” pools ARE allowed, during the season, and are limited to three hundred (300) gallons of water.

PONDS

In-ground ponds are NOT ALLOWED in Shadow Lakes. Aboveground “Ornamental Ponds” ARE allowed and are limited to one hundred fifty (150) gallons of water and must be of the re-circulating type.

**TABLE A
INFORMATION REQUIRED FOR A PLAN REVIEW**

If you build a You need a	Shed	Deck	Fence	Dock	Shore-works	Permanent Addition	Enclosed Porch	Permanent House	Permanent House in FC Phase II	Driveway	Others
Site Plan	X	X	X	X	X	X	X	X	X	X	X
Topographical Survey						X	X	X	X		
Framing Plan		X		X		X	X	X	X		
Footing Detail	X	X		X		X	X	X	X		
Railing Detail		X		X							
Brochure/Ad	X			X			X		X		
Front View		X		X	X	X	X	X	X		
Right Side View		X		X	X	X	X	X	X		
Left Side View						X	X	X	X		
Rear View						X	X	X	X		
Siding and Roofing Color	X					X	X	X	X		
Crawl Space						X	X	X	X		
Basement						X	X	X	X		
First Floor						X	X	X	X		
Second Floor						X		X	X		
Wall Section						X	X	X	X		
Electrical	X	X	X	X		X	X	X	X		
Plumbing						X		X	X		
Drainage				X		X		X	X	X	

TABLE B
BUILDING STANDARDS

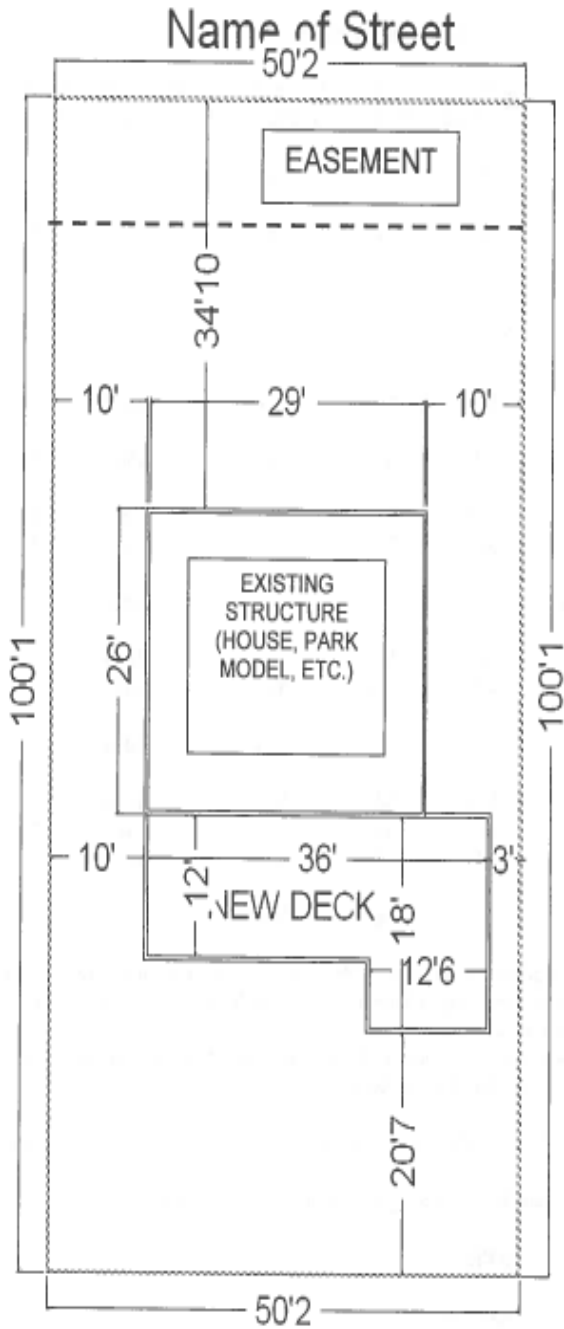
Allowable Structures

Subdivision	Lot #'s	Rec. Vehicles	Park Models	Permanent Structures	Maximum Square Footage ³	Maximum Roof Ht.
Explorer Village	1 to 150	Yes	Yes	Yes	700	23'
Tully Monster Village	1 to 199	Yes	Yes	Yes	800	23'
Fossil Cove Village						
Phase I	1 to 20	NO	Yes	Yes	1000	23'
Phase II	21 to 52	NO	NO	Yes	1800 (#2)	25'
Phase III	65 to 90	NO	Yes	Yes	1000	23'
Phase IV	153 to 172	NO	Yes	Yes	1000	23'
	226 to 245	NO	Yes	Yes	1000	23'
Phase V	173 to 225	NO	Yes	Yes	1000	23'
Phase VI	53 to 64	NO	Yes	Yes	1000	23'
	91 to 118	NO	Yes	Yes	1000	23'
Phase VII	119 to 151	NO	Yes	Yes	1000	23'
Phase VIII	246 to 253	NO	NO	Yes	1000	23'
	254 to 278	NO	Yes	Yes	1000	23'
	279 to 287	NO	NO	Yes	1000	23'
Fisherman's Village	1 to 253	NO	Yes	Yes	1000	23'
Attached Garages:	Garage square footage is considered part of the Total Allowable Square Footage for each Village, EXCEPT Fossil Cove Phase II.					
Footnote: #1	Present <u>Recreational</u> Vehicles (RVs) will be grandfathered in until it is removed. They cannot be replaced once removed.					
Footnote: #2	A five hundred (500) square foot detached garage <u>is</u> allowed, in lieu of a storage shed.					
Footnote: #3	All units, except Fossil Cove Phase II, may add up to a 250 square feet enclosed porch structure.					

TABLE C
Setbacks

	PERMANENT STRUCTURES		TEMPORARY STRUCTURES				
	Typical	F C Phase II	Sheds	Decks	Docks	Park Models/RVs	Enclosed Porch
Front	20 feet *	25 feet	12 feet	20 feet*	N/A	20 feet *	20 feet *
Side	10 feet	10 feet	5 feet	5 feet	2 feet	6 feet	6 feet
Rear	10 feet	10 feet	5 feet	5 feet	N/A	6 feet	6 feet
Water	0 feet	0 feet	2 feet	2 feet	N/A	0 feet	6 feet

*NOTE: Some Front Setbacks in Explorer Village may be reduced. Refer to the Plat of Survey.



What is a SITE PLAN and HOW MUCH DETAIL IS REQUIRED?

A Site Plan **MUST** be submitted for any construction project you are planning. It is a drawing of your lot, showing all **Existing Building Structures**, such as house, park model, addition, enclosed porch, deck, dock, or shed. It should show the **New Project** you are building, in relation to existing structures. Dimensions of your Lot and all structures are to appear on the drawing. Front, rear, and side-line Setback distances, from all structures, should be shown. This drawing must be made directly on your plat of survey and included in your Braidwood Building Application. **Setback** requirements are shown on Table C.

The site Plan is the primary requirement for your Association's Plan Review. A properly detailed site plan will help us approve your construction project more quickly.

NOTE: Permanent buildings or additions require a Topographical Survey showing elevations of the lot, drainage system and additional information, as required by the City of Braidwood.

Please show as much detail on your site Plan as possible to help us process your Plan Approval more quickly.