

Lake LeAnn Property Owners Association

Comprehensive Membership Guide

This document has been extensively revised in an effort to provide a convenient, single resource containing all of the current rules and regulations of the Association, many commonly used procedures, and various fact sheets and forms of importance to its Members. It is the responsibility of Members to be aware of, and comply with, all Association rules and regulations. This Guide is intended to be a living document that will be updated as needed.

If you are looking for more general information pertaining to the LLPOA (e.g., Association formation, powers, and duties, Member rights and privileges, duties of the Board of Directors and Standing Committees, procedures for holding meetings and Member voting, etc.) please visit <https://www.lakeleannpoa.org>.

If you are looking for information on Deed Restrictions as they relate to a specific subdivision (e.g., restrictions related to building of structures, commercial use of property, etc.) please visit <https://www.lakeleannpoa.org/rules.html#deed>.

For any additional information or assistance, please feel free to contact us:

Contact form on LLPOA website:	https://www.lakeleannpoa.org
LLPOA Office phone:	517-688-9704
LLPOA Office email:	lakeleannpoa@gmail.com
LLPOA mailing address:	P.O. Box 308, Somerset Center, MI 49282
LLPOA Facebook	https://www.facebook.com/lakeleannpoa/

TABLE OF CONTENTS

- 1. Purpose**
- 2. Authority**
- 3. Procedures for Adopting and Amending Rules**
- 4. General Membership Rules**
- 5. Rules Pertaining to LLPOA Property (Parks, Beaches and Other Common Areas)**
 - A. Use of LLPOA Property
 - B. Damage to LLPOA Property
 - C. Motorized Vehicles
 - D. Consumption of Alcohol
 - E. No lifeguard on duty
 - F. General use of property
 - G. No dumping
 - H. Removal of vegetation
 - I. Required Board approval for public meetings
 - J. Equipment
- 6. Rules Pertaining to Use of the Lake**
 - A. Watercraft registration
 - B. Watercraft and equipment prohibited on the lake
 - C. Watercraft operation
 1. General information
 2. Counter-clockwise operation
 3. Low speed (no wake) operation
 4. Higher speed operation for water skiing, wake boarding/surfing, or tubing
 5. Power loading
 6. Personal watercraft-specific rules
 - D. Zones and regulatory markers
 - E. Fishing rules
 - F. Docks, floating rafts, parking, and storage on or near the lake
 - G. Mooring rules and mooring sites
 - H. Miscellaneous
 1. Trash
 2. Signage
 3. Aircraft

4. Water events
5. Firearms
6. Vehicles on frozen lake
7. LLPOA property boundaries
8. Authority over lake bottom

7. Rules Pertaining to Lake Water Quality

- A. Septic System maintenance
- B. Bonfires
- C. Wastewater
- D. Ice Retardation
- E. Shoreline Stabilization and Seawalls

8. Building Guidelines

- A. House Construction
- B. Garages (Types and requirements)
- C. Accessory structures: Boat house requirements
- D. Lot coverage allowed
- E. Septic system/sanitary waste disposal
- F. Disposal of building-related materials
- G. Fences
- H. Dog pens
- I. Similarity to existing structures
- J. Additional building requirements
 1. Definition of structures
 2. Sheds
 3. Overhang
 4. Roof pitch
- K. Docks
- L. Seawalls and other shoreline projects
- M. Appeals, variances, and notice given
 1. Appeals
 2. Variances
 3. Notice

9. Prohibition against short term rentals

10. Regulations Regarding Blight

11. Violations and Enforcement

- A. Filing a complaint
- B. Assessment of a complaint
- C. Possible sanctions

Appendix

- 1) LLPOA definition of terms
- 2) Member Resolution Form
- 3) Fees & Fines
- 4) Mooring Site Locations
- 5) Mooring Site Agreement Form
- 6) Process for Approval of a Shoreline Stabilization Plan
- 7) Form to Obtain Approval of a Shoreline Stabilization Plan
- 8) Building Guidelines: Guide to Selecting Story Height
- 9) Building Control Committee (BCC) Project Checklist & Application

1. Purpose

The purpose of this Membership Guide is to facilitate the safety and enjoyment of Lake LeAnn for all Members, and to provide Members with equitable, efficient, and economical services.

2. Authority

The LLPOA Board has authority to adopt reasonable rules and regulations with respect to matters related to its purposes as defined in its By-Laws. The Board has strived to keep the rules and regulations understandable, easy to read, and limited to actual problems and issues that have arisen over the years in the operation of the Association.

3. Procedures for Adopting and Amending Rules

The duties and responsibilities of the Rules and Regulations Committee include updating and clarifying rules, regulations, procedures, and associated forms. The Rules and Regulations Committee may research a topic and recommend changes based on suggestions from the Membership, internal Committee review, or at the request of the Board of Directors. Proposed adoption or modification of rules must be reasonably related to the genuine and legitimate purpose of the Association. The Board of Directors has the authority to vote to accept or deny all proposed rules and regulations. The Rules and Regulation Membership Guide is intended to be a living document that is reevaluated and updated as needed.

4. General Membership Rules

- A. Members have a shared responsibility to notify the Somerset Center Township Police Dept., Hillsdale County Sheriff's office, or Michigan State Police when they are aware of violations of the law. Likewise, Members who are aware of Association rule violations are expected to report them to their Subdivision director or to the LLPOA Office, using the **Member Resolution Form** available at the LLPOA office, the website (<https://www.lakeleannpoa.org>), or the Appendix of this document.
- B. LLPOA Members seeking information concerning the Association should first contact the Office or their Subdivision Director.
- C. The LLPOA is charged with resolving issues as set forth in the original covenants of the Association and ensuring betterment of the lake and its properties and possessions.

When issues arise between Members outside the purview of these covenants, it is the Members' responsibility to resolve them at the individual level.

- D. LLPOA members who are not current on Association assessments or fees are considered Members Not in Good Standing.
- E. LLPOA Members are responsible for their pets and those of their guests, and must dispose of pet waste properly. Pets must be on leash or otherwise restrained at all times.
- F. Any persons other than those specified within this document, using the Lake or other facilities of Lake LeAnn will be considered trespassers and may be subject to prosecution.
- G. For issues specifically related to blight, please see section 10 (below).

5. Rules Pertaining to LLPOA Property (Parks, Beaches and Other Common Areas)

LLPOA property include Parks, Beaches, other Common Areas, as defined in the Definition of Terms in the Appendix. It is maintained for use by LLPOA Members in Good Standing and their guests.

A. USE OF LLPOA PROPERTY

1. A valid LLPOA Membership Card is required for use of all LLPOA Property.
2. The LLPOA is not responsible for adults and/or minors using LLPOA Property.
3. LLPOA Members are responsible for their family members/guests (including but not limited to all minor children) using LLPOA Property.
4. Guests *must have permission* from an LLPOA Member in Good Standing in order to use LLPOA Property.
5. Guests must be accompanied by an LLPOA Member or have the Member's card with them.

B. DAMAGE TO LLPOA PROPERTY

1. LLPOA Members are responsible for any/all damages sustained by family members/guests to any/all LLPOA Property at members' expense.

2. Damage to any/all LLPOA property including, but not limited to illegal removal of launch gate boards and/or tampering with any/all mechanism(s) and/or all equipment including security cameras, will not be tolerated. The LLPOA has authority to assess fines to any/all Member(s), and/or authorized agent(s) or servicing company using the North or South Lake launch areas and/or other LLPOA properties.
 - Ten (10) days after notification, a \$50 fine will be assessed to the Member/boat owner after confirmation of the incident and, positive identification of the person committing the violation.
 - If a second violation is documented for the same or similar actions involving the same Member or authorized agent, an additional \$50 fine will be assessed and the BOD may elect to make the Member a "Member not in good standing".

C. MOTORIZED VEHICLES

1. Motorized Vehicles are not allowed on LLPOA property except for parking in designated areas.
2. No overnight parking on LLPOA property is permitted, with the exception of South Lake LeAnn island property owners and their guests.

D. CONSUMPTION OF ALCOHOL

Consumption of alcohol is not permitted on LLPOA Property. No glass beverage containers are allowed on LLPOA Property.

E. NO LIFEGUARD ON DUTY

No lifeguards are on duty at any time on all LLPOA Property. **Swim at your own risk.** It is recommended all swimmers stay within fifty (50) feet from shore unless accompanied by a Watercraft.

F. GENERAL USE OF PROPERTY

1. No open fires, camping, or littering are allowed on LLPOA Property.
2. Picnic tables are not to be removed from LLPOA Property.

G. NO DUMPING

No dumping of leaves, lake weeds, grass clippings, or debris of any kind is permitted on LLPOA Property without Board approval

H. REMOVAL OF VEGETATION

The removal of vegetation such as trimming of trees, shrubs, or flowers on LLPOA property(s) requires Board approval, except for the removal of dead trees and shrubs.

I. REQUIRED BOARD APPROVAL FOR PUBLIC MEETINGS

Public meetings shall not be held on LLPOA Property without prior Board approval.

J. EQUIPMENT

1. Equipment owned by the LLPOA will be used only by authorized personnel.
2. Equipment will be limited to use on Association-related projects and is not intended for general membership use.

6. Rules Pertaining to Use of the Lake

Please note that **lake security, persons designated by the Board, law officers, LLPOA Directors, and Maintenance Staff, have the right to request and inspect the current property owner's Membership Cards and proof of Personal Vehicle ownership.** Additionally, LLPOA Directors and Maintenance Staff are designated to monitor lake activity for violations of rules and regulations. The above-listed representatives may deny launching privileges to anyone not properly registered and may request trespassers to leave the Lake and/or LLPOA property.

A. WATERCRAFT REGISTRATION

1. All watercraft operated on Lake LeAnn must be the personal property of a Member of the LLPOA. Guest watercraft are **NOT** permitted.
2. All watercraft must be properly registered with the State and the Association.
3. The current LLPOA annual registration sticker must be displayed on the right stern of the watercraft.
4. It shall be the responsibility of the LLPOA Member Owner of the watercraft to remove or deface the Lake LeAnn registration sticker when the craft is sold.
5. **Procedures for Boat Registration:** (Conducted at the LLPOA Office)
 - a. The Property Owner must show a current LLPOA Card, driver's license, and proof of the boat ownership.
 - b. The Property Owner must show a certificate of title, state registration card or current excise tax receipt in the property owner's name for all Power Craft. The LLPOA Property Owner may show proof of ownership of Non – Motorized

Watercraft in the form of a bill of sale, a state registration card, or a canceled check.

- c. LLPOA watercraft stickers will only be issued after March 1st of each year to Members in Good Standing who have paid their annual dues and fees and have current watercraft registration on file at the LLPOA Office.
 - d. When a watercraft registration expires on March 31st of that current year, LLPOA stickers will be withheld until a new valid registration is on file at the LLPOA office.
6. Authority to assess fines with or without proper LLPOA registration stickers.
- a. For watercraft without a valid LLPOA Sticker: Fines will be assessed ten (10) days after notification to any member of an unregistered watercraft and is unresolved \$25.00, an additional \$25.00 fine for each seven (7) days until violation is resolved or the end of the current year boating season (November 15th).
 - b. For watercraft with valid LLPOA Registration Sticker: Fines will be assessed ten (10) days after notification to any member with a valid LLPOA Watercraft Registration sticker who has been made a “member not in good standing” because the registered watercraft is moored illegally (as defined in the Mooring section of this document). The initial fine will be \$25; plus an additional \$25.00 fine for each seven (7) days until the violation is resolved or the end of the current year boating season (November 15th).

B. WATERCRAFT AND EQUIPMENT PROHIBITED ON LAKE LEANN

- Houseboats or watercraft with installed human bio type holding tanks.
- Air boats (except for the Lake Management Company). Exceptions can be made for persons residing on the south lake island if approved by the Board of Directors.
- Underwater craft.
- Watercraft with bathroom facilities, (other than crafts with small portable holding tanks, less than six (6) gallons capacity, contents can & must be removed and emptied responsibly).
- Watercraft with galley facilities (other than a portable grill, equipped with a self-contained drip pan).
- Power craft with an exhaust discharge above the waterline unless exhaust passes through a muffler.
- Watercraft with holding tanks or live wells that have been on another body of water must refrain from entering Lake LeAnn until such holding compartments have been cleaned. Such tanks must be emptied and flushed with fresh water prior to launching onto Lake LeAnn- whenever possible, at a site distant from the launch sites and in a manner whereupon the water cannot run into Lake LeAnn.

C. WATERCRAFT OPERATION

1. **All LLPOA Members and guests must abide by State of MI and LLPOA boating rules.** Violations may be subject to sanctions by the Association, and/or by the Hillsdale County Sheriff Office, which routinely patrols the Lake. MI boating rules and regulations are available at the LLPOA Office or online (<https://www.michigan.gov/dnr/things-to-do/boating/rules-and-regs>).
2. Always **operate watercraft in a counter-clockwise direction** around the lake (except when picking up a downed skier, wakeboarder, or tuber).
3. **Low speed (no wake) operation**
 - Within 100 feet of shore
 - Within 100 feet of swimming areas
 - Within 100 feet of any vessel that is not under power
 - In ALL bays and channels leading to bays, as indicated by buoys
 - **When in doubt, err on the side of safety, courtesy, and shoreline protection by slowing down**
4. **Higher speed operation for water skiing, wake boarding/surfing, or tubing.**
 - Must have an observer who is not driving the craft.
 - Must wear personal floatation device (type I or II) if less than 6 years of age, or when water skiing, wakeboarding/surfing, or tubing.
 - Water skiing, wakeboarding/surfing, or tubing only allowed between the hours of 8 a.m. and sunset if towed behind a Personal Water Craft (PWC), or between one hour before sunrise and one hour after sunset if towed behind a boat.
 - Beginning skiers are encouraged to begin at the ends of the lake out of heavy traffic.
 - Owners and users of slalom course (on South Lake LeAnn) do so at their own risk. The LLPOA is in no way responsible for equipment or individuals using the course who may be injured.
 - Kite skiing, para-sailing and similar activities are not permitted.
5. **Power loading** of boats is strictly prohibited, given the damage it causes to launch areas. Idle speed only on ramps, unless the propeller is disengaged. The first offense for power loading at boat ramps will be a \$25.00 fine; the second offense to be loss of sticker for that year or the next.
6. **Personal watercraft-specific rules**
 - Any child under the age of 14 on a PWC must be with a parent, designee of parent, or guardian.
 - No person under the age of 14 may operate a PWC.
 - A person 14 or more but less than 16 may operate a PWC only if he or she obtained a boating safety certificate and is accompanied by a parent or guardian.
 - Anyone born after December 31, 1978 may operate a PWC only if they have obtained a boating safety certificate.

- Those born December 31, 1978 or earlier may operate a PWC without a boating safety certificate.
- PWC shall NOT cross within 150 ft behind another vessel.

D. ZONES AND REGULATORY MARKERS

1. Anchoring to, moving, removing, tampering with or damaging any buoy markers, or any swimming posts, buoys, ropes or markers is prohibited.
2. Idle speed (No wake – No wash) must be maintained within fifty (50) feet of designated swimming buoy lines, and other areas marked with a No Wake buoy.
3. The buoy placement shall be at the discretion of the Board and Lake Control Committee as approved by the board, and per DNR recommendations.
4. The area within 10' of the spillways (dams) is off limits.
5. Unauthorized signs or buoys will be removed by the Association or Sheriff's Office at the owner's expense.

E. FISHING RULES

1. All LLPOA Members and their guests must abide by Association fishing regulations, which are consistent with State of MI regulations.
[\(<https://www.michigan.gov/dnr/things-to-do/fishing/fishing-regulations>\)](https://www.michigan.gov/dnr/things-to-do/fishing/fishing-regulations).
Fishermen should be courteous and exercise good judgement when fishing near other Members' boats, docks, or other property.
2. Only LLPOA Members and their guests are permitted to fish on the Lake.
3. No fishing is permitted in designated LLPOA swimming/beach areas at any time, or within 50 feet of the designated areas when swimmers are present.
4. Fishing is permitted throughout the year; however, a State of Michigan fishing license is required.
5. Placing fish in Lake LeAnn is prohibited without the consent of the Lake LeAnn Property Owners' Association Board of Directors.
6. The use of nets, traps, firearms, and explosives, shocking devices, set lines, arrows, spear guns, or other similar devices are prohibited. The use of bow and arrows is only permitted for the taking of carp.
7. Holes cut in the ice for fishing shall be no larger than ten (10) inches in diameter. Holes cut in the ice for spearing shall be no larger than 2ft x 2 ft, and shall be covered by a shanty or otherwise clearly marked.

8. Ice shacks and shanties must be identified with owners' name, address, and telephone number. Owners are responsible for removal of ice shacks and shanties prior to the thaw. If this is not done, removal will be done at the owner's expense.
9. No fish structure shall be placed in Lake LeAnn without Board of Directors' approval.

F. DOCKS, FLOATING RAFTS, PARKING, AND STORAGE ON OR NEAR THE LAKE

1. Docks

- a. The Lake LeAnn Building Control Committee (BCC) must approve all dock placements through an application and permitting process to ensure compliance with Deed Restrictions associated with the Member's property.
(See section 8. Building Guidelines, and the Appendix for the Building Control Committee Project Checklist and Building Application)
 - b. All docks must be located so that any boat or raft tied to the dock will not encroach on the neighbor's property.
 - c. Members may place docks within Deed Restrictions but not prevent others' access to the Lake by boats permitted on the lake, or violate safety protocols.
 - d. The maximum length a dock may be protruding from shore across the water is the shortest of thirty-five (35) feet or one third (1/3) of the distance across any channel where placed.
 - e. Boat lifts positioned to provide direct access to or from a dock must be reviewed for compliance and approved by the BCC.
 - f. LLPOA-owned docks at the boat launches, access sites, and areas near LLPOA swimming beaches or parks, are for loading and unloading only.
2. **Floating rafts** shall be no more than the shortest distance of fifty-feet (50) from shore or twenty-five feet from the end of any dock or pier. No floating raft may interfere with the safe boating or the enjoyment of the lake by others.
 3. All costs of surveys, maps and other documents needed by the BCC and/or Board of Directors to make informed decisions on a disputed dock placement shall be borne by the parties involved and not the LLPOA.
 4. The LLPOA is not liable for theft or damage to boats or for property left in boats.
 5. Parking of cars and/or boat trailers shall be on the LLPOA Member's own property, or on designated parking areas only when using the lake.

6. Any watercraft, raft, boat lift, or any personal item(s) stored or abandoned on LLPOA Property shall be removed and stored at the owner's expense.

G. MOORING RULES AND MOORING SITES

1. Mooring sites are available to Members in Good Standing. These sites are allocated using a lottery drawing system each spring.
2. Interested Members must pre-submit a deposit and signed Mooring Site Agreement Form (See Appendix) specifying their site preferences, as detailed in the Form. A detailed list of mooring sites is listed in the Mooring Site Locations (See Appendix). Additional or updated forms may be obtained from the Office.
3. For Members assigned a mooring site, the **following rules** apply:
 - a. Your boat slip is to the right of your numbered post while standing on the shore facing the lake. The slips are numbered from left to right. Your watercraft needs to be positioned in the center of the slip.
 - b. Three watercraft securing poles are required: Two at the front of your watercraft (NOT on land) and one in the back. Do not reposition or secure your watercraft to the LLPOA mooring marker post. Poles and platform must be removed when your boat is removed.
 - c. No docks or boat lifts are allowed in a mooring slip, only transition platforms positioned on the land at the front of the watercraft.
 - d. Only one watercraft is allowed in your slip.
 - e. It is YOUR responsibility to clean out the weeds and leaves at your assigned slip regularly.
 - f. If you take your watercraft out for any extended period, please contact the office.
 - g. Refunds are available if all of your choices of mooring sites are taken and you choose not to moor (100% refund), OR if you agree to a slip then choose not to moor, and we are able to fill your site prior to July 1st (50% refund). In either case, you must submit a Refund Request Form.
 - h. All sites must be approached at a NO WAKE speed to help prevent erosion to our shorelines.
 - i. Any Member causing damage to LLPOA property, including damage caused by watercraft or poles, will be charged the cost of repair to that property.
 - j. All personal property (including poles) must be removed by October 31st. When you remove your watercraft for the season, remove your poles and platform.
 - k. The Water Quality Assessment MUST be paid on time (by August 1st) or you will be excluded from getting a mooring slip the following year. A Board- approved payment plan for this Assessment is available.
 - l. Failure to comply with any of these rules may result in the loss of mooring privileges the following year. If LLPOA removes any items from your slip,

the Member will be charged any associated costs, including storage fees for the items.

H. MISCELLANEOUS

1. **TRASH.** Deposit of trash, debris, chemicals, or garbage in the waters or on the property of Lake LeAnn is forbidden. Littering from a watercraft is prohibited.
2. **SIGNAGE.** It is prohibited to nail, staple, tape, or otherwise attach any personal sign (e.g. reunion, garage sale, realty, birthday party, wedding reception, etc.) to any LLPOA directional or informational sign or display in or on LLPOA property without Board of Directors approval.
3. **AIRCRAFT.** Aircraft, helicopters, hot air balloons, shall not be permitted to land on the Lake or within the LLPOA subdivisions without written consent of the Board of Directors, except in an emergency.
4. **WATER EVENTS.** The Board of Directors must authorize specific water events or activities. Notice of such approval will be posted in advance.
5. **FIREARMS.** Discharge of firearms for target practice or any other reason will not be allowed on Lake LeAnn waters, shoreline, or LLPOA properties.
6. **VEHICLES ON FROZEN LAKE.** Cars, trucks, and RVs are prohibited from driving on the Lake when frozen. The use of ATVs and snowmobiles on the Lake, while not expressly prohibited, is strongly discouraged due to safety concerns. As the DNR has indicated "It's always best to keep vehicles off the ice, since no ice is safe ice." State fines for a Member's submerged vehicle that leaks fluids into the Lake could total many thousands of dollars per day.
Members who choose to drive on our frozen lake *at their own risk* must follow **State of MI regulations** for operation of:
ATVs: (<https://www.michigan.gov/dnr/things-to-do/orv-riding/rules>) or Snowmobiles (<https://www.michigan.gov/dnr/things-to-do/snowmobiling>) at all times. Members must carry proof of ownership, may not operate on the Lake between sunset and sunrise, or within 100 feet of a person or a fishing shelter except at the minimum speed required to maintain forward movement.
7. **LLPOA PROPERTY BOUNDARIES.** LLPOA property will have boundaries marked as a means of distinguishing Association property from private property.
8. **AUTHORITY OVER LAKE BOTTOM.** The Lake LeAnn Board of Directors manage the land deeded as "lake bottom". Whether wet or dry, at the time of decisions, the Board will not relinquish any property rights titled to the LLPOA.

7. Rules Pertaining to Lake Water Quality

The Association and its Members have undertaken an extensive program to improve the water quality of Lake LeAnn, including a variety of lake treatments, remediation of contaminants draining into the lake, boating regulations, and the like. The following section details some rules and regulations that have been specifically designed to help turbo-charge these efforts.

A. Septic system maintenance. Effective July 1, 2023, members are required to have their septic tank(s) pumped and inspected every five years (at a minimum) by a licensed septic system service provider. All members must provide documentation (a letter or paid receipt) from a licensed septic service provider to the LLPOA Office evidencing the pumping and inspection of septic holding tank(s).

South Lake island residents must follow the EGLE-approved protocol (on file at the LLPOA Office) for handling and transporting septic waste across the lake. The LLPOA must be notified at least ten days prior to pumping of any South Lake island septic tanks and the transporting of septic waste across the lake. The LLPOA may provide oversight during the pumping and transporting process. Courtesy members must comply with the septic pumping and inspection rule in order to receive approval to use Lake LeAnn and its boat launches.

B. Bonfires. All fire or bonfire receptacles/enclosures installed after April 1, 2022 must be located a minimum of 20-feet from the shoreline. Members having existing fire/bonfire receptacles/enclosures within 20-feet from the shoreline are encouraged to move them in compliance with the 20-foot rule if possible. Regardless of the distance from the shoreline, any open fire or bonfire receptacle/enclosure located on any lakefront property must be in a self-contained fireproof receptacle or enclosure made of brick, stone, masonry, steel or earthen base where the ash can be confined, collected, and disposed of properly when cooled.

C. Wastewater. All persons shall be prohibited from directly or indirectly discharging any wastewater, composting wastewater, or any other liquids/substance which may be harmful to the water quality of Lake LeAnn. All persons shall be prohibited from directly or indirectly discharging into the waters of Lake LeAnn any household wastewater, grey water, or any other liquids/substances which may be harmful to the water quality of Lake LeAnn. Such discharges are to be directed into the property owner's septic field/tank.

D. Ice retardation. The use of ice retardation systems is prohibited from December 1st until March 31st, effective December 1, 2022 and each consecutive year thereafter. Undisturbed freezing of the lake is important for both lake ecology and for the safety of Members, guests, and pets using the Lake while frozen.

E. Shoreline stabilization and seawalls. As owners of the bottomlands of Lake LeAnn, the LLPOA will undertake reviews of all proposed shoreline stabilization plans. Please note

that, as part of our comprehensive watershed management plan, the Association signed a binding agreement with the state agency EGLE, limiting all future shoreline protection projects to the use of riprap (in conjunction with fabric that retards erosion) and/or natural shoreline methods (e.g. coir logs and plantings).

The construction or repair of seawalls (steel, concrete, etc.) and steeply-sloped riprap on Lake LeAnn is now expressly prohibited.

Any member interested in carrying out a shoreline stabilization project must complete the process outlined below:

1. Submit the following documents to the LLPOA Office (See Appendix)
 - a) A completed one-page Form for Proposed Shoreline Stabilization Plan (included in the Appendix)
 - b) A rough drawing on the proposed project, including measurements.
2. These documents will then be forwarded to the LLPOA Lake Control Committee Chair for review, a process generally completed within 1-2 business days.
3. The Office is working to maintain a list of shoreline vendors who have shown a willingness to work with our Members to stay in compliance with LLPOA and EGLE regulations. Please verify this fact with your prospective vendor.
4. Upon LLPOA approval, the Association will provide the resident/their agent (vendor) with authorization which must be submitted with their Joint Permit Application (JPA) to EGLE. Submit a JPA (Joint Permit Application) with EGLE - online instructions below:
(Ctrl + left Click on any link will take you to the webpage or copy and paste the link into your browser)
 - a) Create a MiEnviro Portal Account
<https://www.michigan.gov/egle/about/organization/water-resources/inland-lakes-and-streams/shoreline-protection>
 - b) Fill out the JPA permit application and upload the LLPOA Approval Form (Instruction link below)
<https://www.michigan.gov/egle/about/organization/water-resources/joint-permit-application>
A Pre-Application Meeting with EGLE Permitting Staff is available upon request.
<https://www.michigan.gov/egle/about/organization/water-resources/joint-permit-application/pre-application-meetings-wetlands-lakes-streams>
5. Submit to the LLPOA Office a copy of your approved EGLE JPA permit, once received.
6. **Please note that the LLPOA and MI Department of EGLE reserve the right to inspect the shoreline stabilization project once completed.**

7. Additional helpful information:

- Shoreline Protection Information
<https://www.michigan.gov/egle/about/organization/water-resources/inland-lakes-and-streams/shoreline-protection>
- Ordinary High-Water Mark (OHWM) elevation:
Referenced from Hillsdale County Circuit Court Judgment for Lake LeAnn, dated: July 29, 1975. South Lake: 1046.85 feet above sea level. North Lake: 1041.25 feet above sea level
- EGLE Permit level for any shoreline modification starts at “Minor Project” with a cost of \$100
- The length of the EGLE review process can vary depending on a number of circumstances, so plan ahead
<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/WRD/Wetlands/Joint-Permit-Application-Review-Process.pdf?rev=931612f45c5f4a308e2a66f167e6119e>

8. Building Guidelines

The following Guidelines, along with the Deed Restrictions (<https://www.lakeleannpoa.org/rules.html#deed>), are used by the LLPOA, Board of Directors, and the Building Control Committee (BCC) in approving, auditing, and enforcing all building within the Association. The Guidelines are additive to the Deed Restrictions and are intended to maintain consistent building criteria for the Association and its Members.

Note: A Member must be in good standing to receive building approval.

Failure to obtain an approved application for a BCC building permit before a building project is started will result in double the permit fee.

A. House construction

A lakefront house maximum height requirement is a story and ½. The second story can only be one-half the square footage of the first story of a house.

The height of a house will be determined from the grade level at which the house is built and from the street side of the house. Exposed basements facing the lake are not considered a story of a house. Example: An exposed basement facing the lake and with one floor above ground level on the street side is considered a one story home. See the Appendix on Story Height for more examples.

B. Garage (types and requirements)

Garage types*



Attached Garage

Attached garage, a structure for automobiles, has one or two walls in common with the residence.



Detached Garage

Detached garage is free-standing, separate from the residence.



Carport

A roofed cover for automobiles, usually attached to residence and either open or enclosed by one or two walls.

*Garage Types obtained from State of Michigan Assessor's Manual Vol. 1. (2003)

Any structure larger than 10 X 20 that is used to store a car/truck is considered a garage and is required to be attached to the house on Lake Front lots. Sidewalks and drive ways of any type are not considered structural attachments.

Garage requirements

1. A structure larger than 10X20 that is used to store a car/truck is considered a garage.
2. Garage must be attached to dwelling if on a lakefront lot.
 - a. Using roof line with minimum of 4/12 pitch
 - b. Fascia must match existing dwelling
 - c. Enclosure of attachment not required, but if enclosing, matching siding is required
3. Matching shingles or roofing material to the house
4. Minimum of 36-inch width from outside to outside of fascia

C. Accessory structure: Boat house requirements (per Deed Restrictions)

1. Must match the appearance of the house, and may be constructed using Wood, Plastic, Vinyl, or Metal materials.
2. The roof must have a minimum 4/12 pitch with a fascia that matches the House.
3. Matching shingles or roofing material to the house
4. The structure may not exceed 24'x36' as a footprint with a maximum height of 24' from the roof peak to finished grade.
5. Wall height not to exceed 10.'
6. Storage of vehicles such as cars, trucks, and RVs are not permitted. Any structure larger than 10'x20' that is used to store a car/truck is considered a garage and will follow the garage requirements.
7. Storage of Boats, trailers, and lake accessories is permitted.

D. Lot coverage allowed

Defined as the part or percentage of any lot occupied by buildings/structures, including accessory structures. Lot coverage is not to exceed 30% of the lot square footage for all residential properties*. This is calculated by adding together the square footage of all approved

structures and dividing them by the total lot square footage. Exceptions to the maximum percentage of 30% will require a variance application to be reviewed by the BCC using established BCC variance criteria as outlined in these building guidelines.

*Any allowed commercial properties are subject to Township Lot Coverage ratios for the specific zoning type that is applicable.

E. Septic system/sanitary waste disposal

All septic tanks or other devices for the sanitary disposal of waste shall be installed in compliance with County Health Department regulations. A grid map of the lot showing location of well and septic tank is to be sent to the Hillsdale County Health Department.

Please note that periodic inspection of the septic system is mandatory per LLPOA Rules (see section 7 above).

F. Disposal of building-related material

All building-related material (tree stumps (from clearing the land), posts, trash, wire, etc.) shall be removed from the site before any final inspection on approved building plans.

G. Fences

Any construction extending more than one foot above the ground with a maximum height not to exceed four (4) feet must have BCC approval. State law will determine pool fence height at time *of* application.

Fences, or walls, are permitted. Fences must be constructed to blend with the natural surroundings and not give a feeling of blocking or enclosure as determined by the Building Control Committee.

Fences, or fencing can have a maximum of eighty percent (80%) coverage and a minimum of twenty percent (20%) open area, and must have at least one and one half inches between vertical, horizontal, or diagonal fence materials so as not to conceal. In no case may fencing or walls obstruct the sight line of traffic.

Fences must be constructed with approved material(s), which may include brick, stone, wood, chain link, or artificial materials, such as vinyl or plastic, which very closely replicate natural materials. Aside from wood, brick, stone, vinyl and chain link, no other opaque materials may be used to construct fences or walls.

Fences on lake lots are not allowed to be parallel to the water's edge unless under the guidance of the Dog Pen Building Guidelines. Side fences must be a minimum of 25 feet from the water's edge.

The Building Control Committee must approve all fences or walls and in no case shall a fence, fencing or wall be erected closer than twenty-five feet (25 ft.) to the front property line.

H. Dog Pens

A dog pen may be erected in the rear yard close to the house and as far away from neighboring property as possible. The pen would be of chain link, freestanding without permanent poles, with a suggested height of 48” and a maximum height of 72”, and not exceed 144 square feet of enclosed space. The free standing pen structure must securely contain the dog. If the pen is in clear view of neighboring property a visual barrier such as evergreens is encouraged.

It is recommended that the homeowner installing the dog pen make the neighboring property owners aware of the proposed pen location. Consideration for neighbors and the possibility of UNACCEPTABLE barking noise caused by housing a dog in the outdoors is essential when planning a dog pen.

Any other pen or fencing must be approved by the LLPOA Building Control Committee prior to being erected. Dog pens for commercial breeding purposes are not allowed on residential lots.

I. Similarity to existing structures

The Committee may reject any plan because of too great a similarity to nearby existing structures. For a home to be considered not similar, the visual look of the home must be different. We are concerned with the outside appearance. The elevation must be physically different and should be evaluated by the following:

	Category
• Covered front porch 10 feet or more in length	3
• Garage	3
• Roof pitch and gable.	2
• Dormer(s)/size	2
• Covered front porch less than 10 feet in length	2
• Configuration & position of windows & doors +/- 25%.	1
• Uncovered porch dimensions and construction	1
• Trim detail	1

For a house to be considered different, it must be noticeably different and have a total point value of three (3) or higher from the category numerical value above. Perception of the house is that this elevation is not the same as the others in the community. This should pertain to the homes on and within the adjacent blocks of the house being considered.

J. Additional building requirements

- 1. Definition of structure** - Something such as a house, shed, deck, etc. that is built by putting parts together and that usually stands on its own.

2. Sheds

1. Needs approval if larger than a 6'x6'x4'H, but cannot exceed 150 square feet.
2. A shed cannot exceed sixteen (16) feet from the foundation to the peak of the roof.

3. Overhang

Minimum requirement is 18 inches.

4. Roof Pitch

Minimum requirement is 4/12.

K. Docks

(See also Section 6 above)

1. All dock placements must have enough room to leave a safe area for parking of boats.
2. A second dock may only be installed with the permission of the BCC.
3. The maximum length a dock may be protruding from shore across the water is the shortest of: Thirty-five (35) feet or one third (1/3) of the distance across any channel where placed.
4. All docks must be located so that any boat or raft tied to the dock will not encroach on the neighbor's property.
5. LLPOA members may not place docks where they restrict the access of other boaters, or that are considered a nuisance or interfere with the enjoyment of the lake by others.
6. All contested dock placements will be referred to the LLPOA BCC. The Committee may request from the LLPOA member whose dock is being contested any of the following, but is not limited to: (a.) site visit drawings, plot plans, or other related documents.
7. Note: Decisions made by the BCC will be based on the safety and the enjoyment of the lake by all members. This may include but is not limited to:
 - i. Removal of docks.
 - ii. The sharing of a dock by two parties.
 - iii. The moving of a dock to a different location.
 - iv. A change in the dimension of the docks involved.
 - v. Placement of watercraft/lifts adjacent to docks.
8. LLPOA members must follow the following procedures before a dock may be permanently erected: Submit a written request to the BCC. If approved, submit your approval to the Department of Natural Resources for a permit.

L. Seawalls and other shoreline projects

These fall under the authority of, and must be approved by, the Lake Control Committee and the State of MI (see section 7 above).

M. Appeals, variances, and notice given

1. Appeals

An Applicant in Good Standing has the right to request an appeal of any decision by the BCC, by filing a written request to the LLPOA Board of Directors, c/o the LLPOA Office, within 31 calendar days of the BCC decision.

Upon receipt of such request for an appeal, the Board shall cause the same to be investigated, and efforts shall be made to resolve the appeal without a Board hearing. A minimum of 7 days is required for an investigation.

If such appeal is not resolved by the next regularly scheduled Board meeting, the Board shall then forward by certified mail, or cause to be personally delivered to the Applicant filing the appeal, a notice that a hearing will be held on subject appeal by the Board at the next regularly scheduled Board Meeting, at least ten days after such notice is mailed or delivery made personally to the Applicant.

The Board of Directors shall decide each appeal within 90 days of the Date Received by the LLPOA Office. A record of each appeal and the Board's recommendation to the BCC shall be maintained on file in the LLPOA office.

2. Variances

A variance is the authorized minor departure from the Building Rules and Regulations in direct regard to a hardship peculiar to an individual lot. The BCC may allow reasonable variances from the provisions of these Building Rules and Regulations if literal application results in unnecessary hardship, and if such variance is in general conformance with these Building Rules and Regulations.

The BCC may grant a variance after giving due consideration to the following conditions:

- a) That the lot size, shape or topographic configuration is such that unnecessary hardship results there from and not from the provision of either the Building Guidelines nor the Deed Restrictions.
- b) It is unreasonable to develop the property in strict conformance with this Building Guidelines because of the above-mentioned physical circumstances.
- c) That such unnecessary hardship has not been created by the owner or his agent.
- d) That the variance will not alter the essential character of the subdivision nor impair the use or development of adjacent property.
- e) That the variance will represent the minimum possible departure from the Building Code that will afford relief.

f) That the variance does not contradict a township or county ordinance or building code, or a provision of the State of Michigan Building Codes at the time the variance is granted.

3. Notice given

Adjacent property owners within 300 feet, including those across streets or lake channels, are to be notified of such variance, given the opportunity to express their position in writing, and be notified of the hearing and be allowed to voice their opinion. Notice shall be sent in writing by certified mail (return receipt requested) to the last address shown on the LLPOA membership list at least 15 days in advance of the hearing date by the person requesting the variance. The property owner shall pay for all notices. The BCC will not require a second notice for the BCC. The BCC will utilize the Township responses.

9. Prohibition against short term rentals

Short-term rental (less than 30 days) of any lot is expressly prohibited, as it is a violation of both Somerset Township Ordinances and the restrictive covenants of the Association. The Association vigorously enforces this restriction in an effort to maintain the safety of our Members and a sense of community within the LLPOA. Hillsdale County courts have upheld this Deed Restriction. For further information, view the Deed Restrictions (<https://www.lakeleannpoa.org/rules.html#deed>) or contact the Office.

10. Regulations Regarding Blight

It shall be a violation of the LLPOA Rules and Regulations for any person owning any property within the Lake LeAnn Property Owners Association boundary to permit the outside storage of any unlicensed or inoperable vehicles and/or the accumulation thereon of all waste, bulk items, or other unsightly, offensive, or unsanitary matter or materials on the property including, but not limited to, the following:

- Unlicensed vehicles include any motor vehicle or other vehicle requiring a license or registration, that does not have current registration or license tab or plate as required by law.
- Inoperable motor vehicles include motor vehicles which are dismantled or in a state of disrepair, or incapable of being propelled under their own power.
- Trash and/or building material too large or not allowed by waste removal companies servicing the community, materials such as furniture, large appliances and building salvage, tree stumps, and/or demolition materials.

- Any item which produces strong odors or harbors bacteria unsafe for humans or which provides an available source of food for wild animals or insects.
- i. Growth of weeds and tall grass is prohibited. It shall be a violation of the LLPOA rules for any property owner where a residence is constructed, to allow thereon, weeds or grass exceeding twelve (12) inches in height.

Exemptions to growth of weeds and tall grass rule: Any “undeveloped” and adjacent platted lot(s) that are combined with another “developed” residential lot for tax purposes, or any lots over one (1) acre in size are exempt from this rule.

11. Violations and Enforcement

Please note: COMPLAINTS MUST CITE A VIOLATION OF EXISTING RULES AND REGULATIONS

- A. Filing a complaint.** All Complaints must be submitted in writing to the LLPOA office using the **Member Resolution Form (MRF)**, available on the LLPOA website, at the Office, or in this document (see Appendix). Members observing boater safety issues in violation of Association rules may submit a photograph and/or video along with a brief narrative describing when the rule violation was observed, along with any information that will help identify the Member observed (such as an MC number or LLPOA sticker).
- B. Assessment of a complaint.** LLPOA Office Personnel will record an incoming complaint with office correspondence, then forward it to the applicable LLPOA Committee Chairperson or the Executive Committee (depending on the nature of the complaint), with a copy sent to the applicable Subdivision Director. The applicable Committee will review and evaluate the complaint in relation to existing Rules and Regulations of the Association, recommend an appropriate course of action, and draft a written response.
- C. Possible sanctions.** The course of action will be commensurate with the nature of the violation and seriousness of the offense (if confirmed). Actions may include:
- A warning letter.
 - A suspension letter, following Board approval.
 - Fines, as previously approved by the Membership (see Appendix).
Penalties will be assessed as determined by the Board of Directors for rule violations, in accordance with the LLPOA By-Laws.

Each Committee that receives a complaint will submit a monthly complaint Status log report to the LLPOA Board of Directors.

Lake LeAnn Definition of Terms

LLPOA Lake LeAnn Property Owners' Association	The organization of the owners of the Lake LeAnn Community for promoting the well-being of the Lake and Members in Good Standing
LLPOA Member	The first two names on the registered deed for land in the Lake LeAnn subdivisions as platted.
LLPOA Member in Good Standing	All LLPOA Members who are in compliance with the By-Laws and Rules and Regulations and have paid all assessments of the LLPOA.
LLPOA Membership Privileges	The use of the Lake LeAnn and LLPOA Property is allowed for all LLPOA Members in Good Standing and extended to spouses and the immediate family including any child, living in the home of the property owner or living on campus as a full-time student, is considered to be eligible for Membership Privileges. Included also is any person domiciled and residing in the property owner's home as a dependent member of the immediate family.
LLPOA Membership Card	Card that is issued by the LLPOA Office to show Members in Good Standing
Michigan Watercraft Laws	THE HANDBOOK! Of Michigan Boating Laws and Responsibilities Available at the LLPOA Office, on the Web Site www.lakeleann.org , and at the Annual Meeting
LLPOA Property	Includes all Property owned by the LLPOA. Such property is itemized below but is not all inclusive.
Swim areas	Areas designated by the LLPOA and marked by ropes and swim buoys.
Beaches	Sandy areas at the water's edge on some LLPOA Property.
Parks	LLPOA Property designated for play equipment and tables for the use of LLPOA Members and their guests
Mooring sites	LLPOA Property that has been designated for all Members in Good Standing who apply and are assigned according to the LLPOA guidelines and any applicable deed restrictions.
Designated areas	Areas which have been assigned a specific purpose.
Personal Vehicle	Any vehicle owned by a LLPOA Member that is used on LLPOA Property
Motorized Vehicles	Any Motorized Vehicle not used on the 'water' but on LLPOA Property by a Member in Good Standing. Includes, but not limited to 2, 3 & 4 wheeled vehicles and snowmobiles (On Lake ice and LLPOA Property).
Watercraft	Includes all motorized craft and non-motorized craft use on the water of Lake LeAnn
Power Craft	Any water device with a motor is considered a Power Craft.
Personal Watercraft	(Jet Skis, Wave runners, etc.) Are considered a Power Craft and shall obey all rules and limits of operation as listed for Power Craft. For the purpose of registration, snowmobiles and hovercrafts shall be considered a Power Craft.
Non- Motorized Watercraft	Includes any watercraft powered only by electric trolling motor, a craft with no motor, or any other watercraft that does not fit the definition of a Power Craft. Iceboats will be considered a Non-Motorized Watercraft.
Non- Permitted Watercraft:	Houseboats, air boats (except for the Lake Management Company), underwater craft, any watercraft with bathroom and/or galley facilities (other than a gas or charcoal grill) with through the hull drains or holding tanks, and power craft with over the transom exhaust will not be permitted.
Water Skiing	The towing of a person on skis, water sleds, inner-tubes, or similar objects.
Member Resolution Form	Form available in the LLPOA Office and on the LLPOA Web Site for identifying and resolving issues. (Example - Appendix B)
Web Site	Located at www.lakeleann.org - Communication link with all members of LLPOA.
Public Meeting	Any meeting that is scheduled for a group of people with a given agenda.
Fish Structure	Any object placed in the water for creating fish habitat (such as trees and submerged boats)
Fishing Structures	Temporary enclosure placed on the ice commonly used for fishing (i.e. ice shanty).
BCC	Building Control Committee
Lake Security	Individuals with the assignment to ensure compliance with the By Laws and Rules and Regulations for the LLPOA.

Member Resolution Form

Submitter's Information

*Date _____ Via Phone _____ Ltr _____ Fax _____ Email _____
*Name _____
*Address _____
*Telephone _____ Email Address _____
*Subdivision _____ Lot # (s) _____
* **INFORMATION REQUIRED**-LLPOA WILL MAINTAIN CONFIDENTIALITY IF POSSIBLE
Compliment _____ Suggestion _____ Question _____ Complaint _____
Date/Time/Place of occurrence _____

Please provide all details and information pertinent to resolving the issue.

Please provide information of other member(s) involved if applicable

Name _____
Address _____
Subdivision _____ Lot # (s) _____

Form **MUST BE** submitted to your subdivision Director or the LLPOA office, or by email to the LLPOA office.

FOR OFFICE USE ONLY-Do not write in boxed area

Date Received: _____ CC: Director _____ Officers _____ Committee _____
Forwarded to Committee: _____
Follow up needed _____
Resolution/Date _____
Response to submitter: Date _____ From _____
Via Phone (attach notes) _____ Ltr _____ Fax _____ Email _____ (attach copies)

<p>FEES & FINES Approved by the LLPOA Membership</p>

Annual Dues - per lot	\$170.00
Late Dues Fee	\$ 3.00 per month
Water Quality Assessment – per member	\$ 275.00
Late WQI Fee	\$ 5.00 per month
Mooring Fee	\$150.00
Mooring Site:	
Cleanup	\$ 40.00 per hour
Annual Storage Fee (not watercraft)	\$ 50.00
Real Estate Lien Fee	\$ 50.00 to place
	\$ 25.00 to remove
Fee for NSF*	\$ 10.00 - \$15.00
Replacement Fee:	
Membership Card	\$ 25.00
Boat Sticker	\$ 10.00
Office Copy Fee	\$ 1.00 per page
BCC Fee:	
House and garage	\$ 75.00
Any structure greater than 6x6x4H	\$ 75.00
Carport, Boathouse, Addition, Deck	
Patio, Porch, Pole barn, Gazebo,	
Playhouse	
Fencing or landscaping	\$ 75.00
Dock	\$ 50.00
Shed	\$ 35.00
Member in Good Standing Reinstatement Fee	\$100.00
No Application before starting project	\$ fee x 2
Fines**:	
Watercraft without boat sticker	\$ 25.00 (every 7 days until resolved)
Watercraft with sticker but owner has been made a “member not in good standing”	\$ 25.00 (every 7 days until resolved)
Power Loading at Launches	\$ 25.00 first offense
Damage to LLPOA property	\$ 50.00 first offense
	\$ 50.00 second offense

*NSF fees should be adjusted such that the member is charged an amount equal to the bank charges to the Association.

LLPOA Mooring Locations

Note 1: When standing on the shore facing the lake, the slips are numbered from left to right. (Number 1 will be on your left, number 2 on your right) Watercraft must be positioned to the **right** of each post and **centered** in the slip.

Note 2: Bold areas below have specific restrictions; please see Mooring Site Lottery Procedures.

<u>Site #</u>	<u>Slip #</u>
SL 1 Grand Point III- Outlot D; South Lake Launch- North/ Ramp Side	1 – 13
SL 2 Grand Point III- Outlot D; South Lake Launch- South Side	1 – 9
SL 3 Grand View – Walkway; Waldron Road	1 & 3
SL 4 Maguago Hills II- Outlot B; Sauk Trail	1 – 14
SL 5 Indian Hills I- Lot 57; Sauk Trail	1 - 3
SL 6 Indian Hills II- Outlot B; Sauk Trail	1 – 7 and 10-14
SL 7 Indian Hills II- Outlot C; Sioux Pointe Drive- Northwest/ open lake side	1 - 8
SL8 Indian Hills II- Outlot C; Sioux Pointe Drive- Southeast/ bay side	1 - 5
SL 9 Indian Hills II- Outlot D; Sauk Trail (Slip 1 is small)	1 - 10
SL 10 Lakeview- Outlot B; Baker Road park/ swim area	1 - 3
SL 14 Royal Shores- Outlot C; Royal Shores I- Outlot H Oakwood Drive- West/ bay side	1 - 6
SL 15 Royal Shores- Outlot D; Royal Shores I- Outlot F Oakwood Drive East/ open lake side	1 - 14
NL 1 Cherry Park- Outlot B & Lot 60; North Lake Launch- North/ ramp side	1 – 29
NL 2 Cherry Park – Lots 40 & 41; South Bradley Drive	1 - 7
NL 3 Cherry Park- Outlot A; South Bradley Drive	1 - 6
NL 4 Grand Point 2 – Private Park	1 – 2
NL 5 Royal Shores- Outlot A; Pinewood Drive- North side	1 – 4
NL 7 Greenbriar – Outlot A; Greenbriar Dr.	1 - 3
NL 8 Highland Hills – Outlot B; Highland Hills Dr	1 - 2
NL 9 Cherry Park II- Outlot E; Killarny Circle	1 - 3
NL 10 Cherry Park II- Outlot D; Waldron Road	1 - 3
NL 11 Cherry Park- Outlot C; North Bradley Drive (No Parking)	1

Lake LeAnn Property Owners Association

P.O. Box 308 • Somerset Center • MI 49282 ~ Phone: 517-688-9704 • Fax: 517-688-424 • Email: lakeleannpoa@gmail.com

Form for Approval of Proposed Shoreline Stabilization Plan

Member Name: _____

Date: _____

Signature: _____

Subdivision : _____ Lot #: _____

Property Address: _____

Mailing Address: _____

Name of contractor (if applicable): _____

Check One:

- This is a new project
 This is a modification/replacement of an existing seawall or other shoreline structure

Check all that apply - The proposed project involves use of:

- erosion-control fabrics or logs
 native vegetation
 other plantings
 riprap(stones, rocks)
 retaining wall upland of shoreline modifications
 other (provide details) _____

Please Note: Seawalls (steel, concrete and wood) are not permitted.

A drawing of the proposed project with measurements must accompany this form.

Sample Info:

<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/WRD/Wetlands/JPA-Sample-Drawings.pdf?rev=8bb82328dd104ce4a0d87373a1ec2921>

LLPOA Lake Control Committee Chairman: _____

Signature: _____ Date Approved: _____

ID # _____

As you are planning your shoreline renovation, we ask you to consider incorporating Shoreline Best Practices into your design to positively impact Water Quality

Plant and maintain a shoreline buffer

**RETHINK THE PERFECT LAKE FRONT
THERE ARE LOTS OF OPTIONS:**

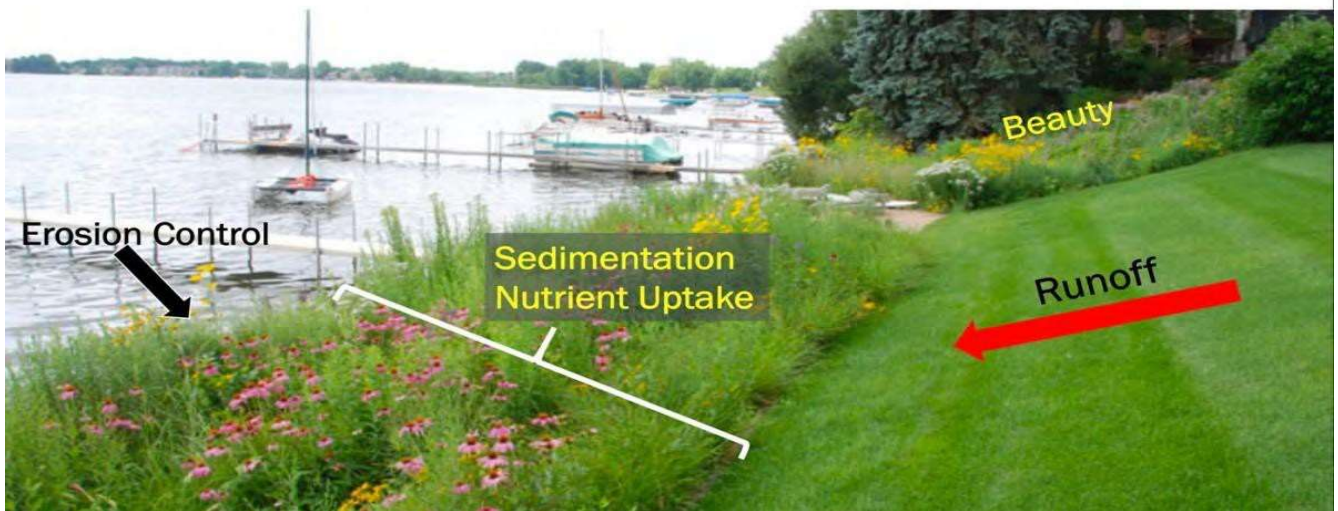


Share the Shore



Native Plant Buffer

Recommend a 35' Buffer in Michigan



Smart Shorelands: Waterfront Plants to Enhance your Shoreline



Erick Elgin, Michigan State University Extension

Living near water offers moments of serenity and beauty inspired by all aspects of the water’s edge. Imagine enjoying the dappled sunlight of a lake shoreline with towering aromatic white pine trees above with delicious blueberries and sparse Pennsylvania sedge below. These plants together with the sounds and cool breeze from the lake can bring a breath of relaxation that Michigan lakes offer. But these plants do a whole lot more than just dazzle our senses. They also protect the water and land.

Plants that grow in, along, and just outside water play an important role in protecting water quality and providing habitat for many water loving critters. This is especially true of native plant species. Native plants have extensive root systems that have adapted to living in and around water. The roots and stems minimize erosion and buffer the water from pollutants like phosphorus and nitrogen that may runoff yards. Importantly, they also provide necessary habitat for a variety of animals. For example, common arrowhead, a popular and beautiful shoreline plant, provides a high-energy food for migrating waterfowl and small fish may use big arrowhead beds as shelter.

Native plants along water:

- Hold soil in place with either deep or laterally extensive roots systems
- Absorb and lessen energy from waves created by wind and boats
- Slow down water runoff from sloping landscapes to allow pollutants and sediments to settle out or be absorbed
- Absorb nutrient runoff which helps keep the water clear of algae
- Provide key habitat for fish and wildlife

Planning your waterfront garden

When landscaping around water, it is important to balance your needs with the protection of the waterbody. A well-designed waterfront landscape will maintain access, views and aesthetics along with stabilizing soil, protecting water quality and enhancing habitat for fish and wildlife. When choosing native plants for your waterfront garden consider: (1) how high does it grow, (2) how much will it spread, and (3) when will it bloom.



Mark Bugnaski Photography

It is also critical to plant trees, shrubs, flowers, grasses and sedges in areas where they will have the greatest success. There is often a gradual change in wetness along creek, lake, and pond shorelines. Typically, there is an aquatic zone that is almost always under water, a transition zone with consistently moist soil and an upland zone that is mostly dry. It is very important to plant the right species in the right location so that your plants survive.

Table 1 has a brief list of hardy species that do very well in each zone. When putting the right plant in the right place, you can better assure beautiful blooms and a hardy root mass that slows erosion.



Mark Bugnaski Photography

Table 1. Short list of native plants that have high success on shorelines and are commonly available in native plant nurseries.

Species derived from Vanderbosch and Galatxitch 2010. For a more extensive plant list, check out the Michigan Natural Shoreline Partnership's website: www.shorelinepartnership.org

Zone	Species		
Aquatic	<ul style="list-style-type: none"> River bulrush (<i>Bolboschoenus fluviatilis</i>) Blue flag Iris (<i>Iris versicolor</i>) Hardstem bulrush (<i>Schoenoplectus acutus</i>) Common arrowhead (<i>Sagittaria latifolia</i>) Giant Bur reed (<i>Sparaganium eurycarpum</i>) 		
	Transition	<ul style="list-style-type: none"> Three square bulrush (<i>Schoenoplectus pungens</i>) Porcupine sedge (<i>Carex hystericina</i>) Joe-pye weed (<i>Eupatorium maculatum</i>) Swamp milkweed (<i>Asclepias incarnate</i>) Blue vervain (<i>Verbena hastata</i>) 	
		Upland	<ul style="list-style-type: none"> Black-eyed susan (<i>Rudbeckia hirta</i>) Little bluestem (<i>Schizachyrium scoparium</i>) Native sunflowers (multiple species in the genus <i>Helianthus</i>) Wild bergamot (<i>Monarda fistulosa</i>) Pennsylvania sedge (<i>Carex pennsylvanica</i>)



Blue flag Iris (*Iris versicolor*)



Common arrowhead (*Sagittaria latifolia*)



Wild bergamot (*Monarda fistulosa*)

Planting and maintaining a lawn along the water's edge can be uninspiring and more importantly damaging to your lake or stream. The root system of lawn species are not deep or dense enough to protect the soil from the erosive nature of moving water. In addition, fertilizers and pesticides commonly used on lawns may enter the waterbody causing damage to fish and wildlife. Keep in mind, it is important to balance your needs with protecting the waterbody. Replacing lawn along your water's edge with a native plant garden is a great way to accomplish this. Any addition of a native tree, flowering shrub, or a handful of wildflowers can make a difference. Already have some landscaping that isn't native? No need to remove it, just incorporate native species when you can.

Updated December 2023. This publication is supported in part by the Crop Protection and Pest Management Program 2017-70006-27175 from the USDA National Institute of Food and Agriculture. Any opinions, findings, conclusions, or recommendations expressed are those of the author(s) and do not necessarily reflect the view of the U.S. Department of Agriculture.

For more information on waterfront landscaping design and plant species best suited for each zone of a waterfront, check out the Michigan Natural Shoreline Partnership: www.shorelinepartnership.org

Additional resources

- Michigan Shoreland Stewards Program: www.mishorelandstewards.org/
- Michigan State University Native Plants and Ecosystem Services: www.nativeplants.msu.edu
- Wildflower Association of Michigan: www.wildflowersmich.org
- More Smart Gardening for Shoreland tip sheets: canr.msu.edu/smart-shorelands

For more information on a wide variety of Smart Gardening topics, visit www.migarden.msu.edu or call MSU's Lawn and Garden hotline at 1-888-678-3464. Additional shoreland resources can be found on the MSU Extension Center for Lakes and Streams website at www.canr.msu.edu/cls.

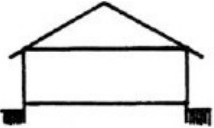
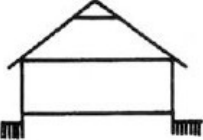
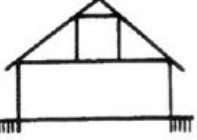


Rob Routledge, Sault College, Bugwood.org

Rob Routledge, Sault College, Bugwood.org

Elmer Verhasselt, Bugwood.org

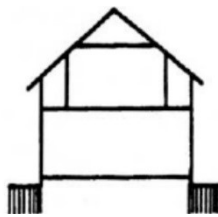
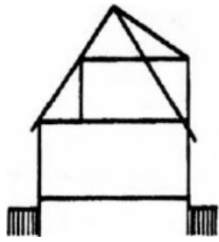
Building Guidelines: Guide to Selecting Story Height

Guide information obtained from State of Michigan Assessor's Manual Vol. 1. (2003)

1-Story	1+ -Story	1-1/4-Story	1-1/2-Story
<p>A 1-story residence has no attic and one floor of living area at or near grade level.</p>	<p>A 1-story residence with an unfinished attic (having a ceiling height of at least 7 feet) with a floor and an area approximating 25% of that of the first floor.</p>	<p>A 1-story residence with a finished attic and an attic area (where the ceiling height is at least 7 feet) approximately 25% of that of the first floor.</p>	<p>A 1-story residence with a finished attic and an attic area (where the ceiling height is at least 7 feet) approximating 50% of that of the first floor. If the attic is unfinished, use 1-1/4-Story.</p>
			 

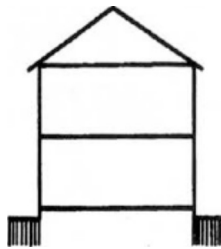
1-3/4-Story

A 1-story residence with a finished area (where the ceiling height is at least 7 feet) approximating 75% of that of the first floor. If the attic is unfinished, use 1-1/4-story.



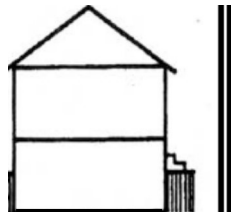
2-Story

A 2-story residence has two floors of living area, one at grade and one above grade, both with full ceiling heights.



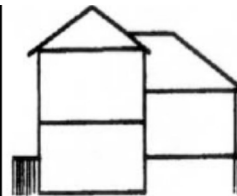
Bi-Level

A bi-level residence typically has a lower or ground level 4 feet below grade and an upper level 4 to 5 feet above grade, both with full ceiling heights. Entry is at grade level. Full-size windows in the lower level make the area suitable for a family room or a bedroom. Typically the lower level is 80% finished, allowing an unfinished area for utility and mechanical needs. Bi-levels are often located on a sloping lot so the lower level is partially exposed. Bi-levels have no basements.



Tri-Level

A tri-level residence has three levels of living area; one 4 feet below grade, one at grade, and one 4 feet above grade, all with full ceiling heights. The pricing schedules include a basement in the base rates for the level at grade.





Lake LeAnn Building Control Committee

P.O. Box 308 • Somerset Center • MI 49282 • Phone: 517-688-9704 • Fax: 517-688-4245

Building Control Committee Project Checklist

Building Control Committee Email: lakeleannbcc@gmail.com

We are happy to assist you through the building application process. Your project(s) will be considered after the complete application is submitted, with the necessary items listed on the attached checklist. There is a non-refundable fee (payable to the LLPOA) that is required to cover the cost of the inspections and office staff. Multiple projects may be applied for at the same time and under the same fee if they are for the same subdivision and lot.

For your convenience, these items can be submitted to the office during regular business hours. The office is open *Tuesday from 10am-4pm, Friday from 10am-4pm and Saturday (closed during the winter months) from 9am-12pm*. First the application is processed at the office and the inspection is completed. After the initial inspection is done, the Building Control Committee will review it.

The Building Control Committee meets as needed to take action on requests; we strive to get member plans approved quickly. You do not need to attend our meeting to have your plans reviewed. You will be contacted promptly upon approval or denial of your request. The BCC meets as required and will meet at the request of any member where there is a need. A member may contact a BCC member or the office to set up a meeting time with the BCC.

Please remember that any structure (house, garage, porch, deck, addition, outbuilding or shed (larger than 6'x6'x4H'), fence, dock, etc.) to be erected, placed, or altered on any lot in any subdivision must be approved in writing by the Building Control Committee prior to the start of construction. Though we do not require approval for seawalls, we do ask that you turn in a completed application and permit from the EGLE for our records (please see item #8). A nonresident structure cannot exceed 24'x36'.

Upon approval of your submitted project, an Approval Certificate shall be issued. This certificate shall be displayed in a conspicuous place at the job site during the entire time the work is in progress. (Please weatherproof with a plastic bag.) The office will return two (2) copies of your plans to you. If applicable they must be submitted to the Somerset Township Office, and a Building Permit must be granted before start of construction.

BCC ensures building compliance with subdivision deed restrictions and the LLPOA/BCC Building Guidelines. Copies are available on the LLPOA website (<https://www.lakeleannpoa.org>) and the LLPOA office.

Thank you in advance for your cooperation and understanding! We look forward to working with you. With the best of luck on your new project,

The Building Control Committee

Bill Vette

Zack Devine

517-673-8138

517-745-7450

Property Inspector – David Clark

Building Control Committee Project Checklist

★★ Incomplete applications will not be accepted or approved. ★★

1. The owner of the lot(s) must be a *member in good standing* with all assessments and late fees paid in full. Questions concerning your account status should be directed to the LLPOA Office.

2. Structure Type and (non-refundable)	Fee:
*House, garage, carport, boat house, addition, deck, patio, porch, pole barn, gazebo, playhouse, fencing, any structure greater than 6x6x4H	\$75.00
Dock: Must not extend over 35' in the water or be more than 1/3 of the water way (lesser of the two)	\$50.00
Shed: Must not exceed 150 square feet	\$35.00

(*To include, but not limited to)

3. **All projects must be staked**/marked out before application is submitted. Stakes shall be placed at each corner (measurement point) of the lot. Run string between lot corner stakes so property lines can be determined and proper setbacks assured. If you are unsure of your property lines, a survey may be recommended.

- Stakes shall also be placed outlining all corners of proposed project
- Cut weeds for a 3-foot diameter around stakes.

4. **All projects** must provide three (3) copies of a grid plan, **plot plan** (see sample), or Survey showing:

- A. the owners name, address, and phone number
- B. the property address and full legal description of the property
- C. the builder's name and phone number
- D. clearly draw all existing structures, including fences, sheds, etc., and *proposed* improvements with dimensions
- E. clearly label all setback dimensions (distance from lot lines to all projects.) Setbacks must match the Zoning Compliance permit from the township.
- F. location of well and septic tank; drain fields - both primary and reserve (not required for non-permanent structures)
- G. all easements
- H. If this request is for the construction of a house, addition, or *any* other structure with a *permanent foundation*; the plot plan must bear a current Hillsdale County Health Department's (HCHD) Sanitarian's signature and date. The HCHD is located at: 20 Care Drive, Hillsdale, MI 49242.

Phone: 517-437-7395

5. Three (3) copies of the Hillsdale County Health Department (HCHD) **permit for septic system** and **permit for water well** for any construction with a *permanent foundation*. A Change of Use Evaluation may be required for changes to your existing foundation. Please note that HCHD may require the approval of future drain/reserve field if moved or altered.

6. Three (3) sets of **working plans** for all improvements showing all floor plans, all elevations, roof pitch, overhang, foundation, and any as well as a list of the *types* of construction materials to be used.

Building Control Committee Project Checklist (cont.)

7. If a lot has more than a casual grade, **topographical elevation drawings** may be required to help determine requirements to satisfy Building Codes. (Grades in excess of 30% at foundation.)
8. **Seawalls** and other lakeshore projects: Contact the Lake Control Committee or Office.

Three (3) copies of the **Zoning Compliance Permit** obtained from the Somerset Township Office located at: 12715 E. Chicago Road.

Mailing Address: *PO Box 69, Somerset Center, MI 49282* Phone: 517-688-9223
(This step is not required for docks, fences, or the first outbuilding that is less than 150 square feet.)



Lake LeAnn Building Control Committee

P.O. Box 308 • Somerset Center • MI 49282 • Phone: 517-688-9704 • Fax: 517-688-4245

BUILDING APPLICATION

ID# _____

(Submit completed application with attachments to LLPOA office)

Member Name: _____ Date Submitted: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip Code: _____
 Email: _____ Alt. Phone: _____
 Subdivision: _____ Lot(s) #: _____
 Property Address: _____
 Builder Name: _____ Phone: _____
 Proposed Project: _____

Structure Type and **(non-refundable)** Fee:

*House, garage, carport, boat house, addition, deck, patio, porch, pole barn, gazebo, playhouse, fencing, any structure greater than 6x6x4H	\$75.00
Dock: Must not extend over 35' in the water or be more than 1/3 of the water way (lesser of the two)	\$50.00
Shed: Must not exceed 150 square feet	\$35.00
Failure to obtain an approved application for a BCC building permit before a building project is started will result in double the permit fee.	

*To include, but not limited to. See checklist for additional fees for alterations, extensions, and variances.

Check the following (items 1 – 8) that are to be attached to this application for approval from the BCC:

(See detailed explanation on Project Checklist with corresponding number)

- 1. Annual Dues paid in full
- 2. Project fee (checks must be made out to LLPOA)
- 3. **Complete** Lot staked out. Must be completed before application is submitted.
- 4. **Complete** Project staked out. Must be completed before application is submitted.
- 5. Three (3) copies of grid plan and/or **plot plan**
- 6. Three (3) sets of **working plans** for all improvements
- 7. Three (3) copies of topographical elevation drawings
- 8. Three (3) copies of the Hillsdale County Health Department (HCHD) **permit for septic system**
 - Three (3) copies of the HCHD **permit for water well** BCC will approve pending receipt of these permits.
- 9. Copy of DNR application and permit when required; no LLPOA project fee

Copy of the **Zoning Compliance Permit** from Somerset Township when required before beginning any work.

A Zoning Compliance Permit may be required by the Township and can be requested in conjunction with the BCC application for approval. We request a copy for our files.

I have read and understand the LLPOA Building Control Committee Project Checklist and Deed Restrictions for my subdivision, which have been made available to me at the LLPOA office. To the best of my knowledge all information submitted with this application is accurate and complete. I am aware that BCC representatives will be inspecting the property based on this application during the review and building process.

Notice Per Deed Restrictions – the outside of any structure must be completed within six months of the date construction starts. The Approval Certificate expires 12 months after the approval date. You should be aware that failure to follow Recorded Deed Restrictions, LLPOA Bylaws and LLPOA Rules & Regulations may cause sanctions to be imposed in accordance with the Bylaws of the Association. Such sanctions could include the loss of your member in good standing status with the Association, which in turn may cause a loss of lake privileges and/or civil action. If you become a member not in good standing, a \$100 reinstatement fee will apply.

Member Signature

Date