

Chapter 524.0 Lakengren Property Owners Association (LPOA)
Architectural Rules and Regulations

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1. 524.-1 Introduction

Lakengren Architectural Rules and Regulations provides specific information related to construction on properties in Lakengren Subdivisions A and B. Lakengren permits are required in addition to Preble County permits. Property owners are responsible for compliance with all Ohio, Preble County and Building Codes and Lakengren Architectural Rules and Regulations, as well as all Lakengren deed restrictions. The Property Owner must also ensure that all contractors and sub-contractors performing duties or work, on their property, adhere to these same codes and rules and regulations. Prohibited Structures, features, and materials that were grandfathered in under the original Building Code may continue, but when replaced it must be with structures, features, and materials that meet the standards under the current Lakengren Architectural Rules and Regulations.

Violations of these codes/rules and regulations may result in fines and/or legal action against the property owner. Questions regarding Lakengren codes or procedures should be addressed to the LPOA Property Manager.

2. 524.02 Permits, Fees, and Application Forms

2.1. Permits

Lakengren Building Permits are required for the following projects:

<u>Type</u>	<u>Permit Duration</u>
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New House	12 Months
Driveways Culvert and Tile	2 Months
Ditch Fill	3 Months
Garages	6 Months
Room Additions	6 Months
Outbuildings/Shed	2 Months
Porches, Patios, Decks	4 Months
Fences	2 Months
Solar Panels	2 Months
In-ground Swimming Pool	6 Months
Dredging & Silt Removal	6 Months
TV Dish Antenna	2 Months
Dock, Boat Lift, Shelter	4 Months
Shoreline Protection	3 Months
Alterations	6 Months

Note: Lakengren Permits are in addition to Preble County permits. Check with the Preble County Organization for more information.

LPOA Permits must be prominently displayed at the job site until the project is complete and inspected.

2.2. Fees

The current list of Permit Fees and Deposits can be found on the Lakengren website www.Lakengrenpoa.org Schedule of Fees, Charges, and Rates.

Application Forms

Permit Application forms can be found on the Lakengren website

www.Lakengrenpoa.org Building Permit Applications

3. 524.03 Prohibited Structures, Features and Materials

- Private Sewage Systems
 - Septic
 - Aeration
 - Leech Fields
- Fiberglass Roofing Panels
- Rolled Roofing
- Concrete Block when used as an exterior finish
- Modular Homes
- Trailers or other similar structures when used as living quarters
- Multiple level docks
- Boathouses – Closed structure
- Barbed wire, razor wire and electric fences
- Above ground swimming pools taller than one foot
- Exterior wood burning furnaces
- Yard mounted solar panels
- Road Cuts for Water & Sewer

4. 524.04 Lakengren Architectural Rules and Regulations

4.1. New Houses

- Must comply with minimum square footage requirements set forth in deed restrictions –
- Must comply with setbacks set forth in deed restrictions
- Must include a minimum of 2-car garage, attached or detached.

4.2. Driveways, Culverts, Tile and Ditch Fill

4.2.1. Driveways

- All plans must show placement of driveway on lot-and must conform with all deed restrictions regarding setbacks and property lines.
- Driveways may be constructed of gravel, concrete, blacktop, or paver stones.
- Use of roofing shingles or other similar materials is prohibited.

4.2.2. Culverts and Tile

- All roadway drainage ditches (aka Culverts) are the Property Owner's responsibility and are to remain open and unaltered.
- All driveways extending from the existing roadway to the owner's property line "through" a culvert area must ensure the uninterrupted flow of water through the culvert. Specifications regarding the type of aggregate and pipe to be used must be approved by the LPOA Property Manager.

4.2.3. Ditch Fill

- Each proposed ditch fill must be examined and approved by the LPOA Property Manager.

4.3. Detached Garages

- Minimum size 400 sq ft and maximum size cannot exceed the footprint of the house
- Maximum wall height cannot exceed 14 feet

4.4. Roofing

- Fiberglass and rolled roofing are prohibited
- Metal roofing and metal siding are permitted
- Colors must conform to house scheme and community aesthetics

4.5. Room Additions

- All plans must show placement on the lot and conform with all deed restrictions regarding setbacks and property lines.
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.

4.6. Outbuilding/Sheds

- All plans must show placement on the lot and conform with all deed restrictions regarding setbacks and property lines.
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.
- Fiberglass and rolled roofing are prohibited
- Must be constructed of wood or metal
- Metal sheds must exceed 100 square feet
- May not be used for living quarters
- Maximum one detached outbuilding or shed is permitted (see deed restriction 2)

4.7. Porches, Patios, Decks

- All plans must show placement on lot and conform with all deed restrictions regarding setbacks and property lines
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.

4.8. Fences

- All plans must show placement on lot and conform with all deed restrictions regarding setbacks
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.
- Must terminate a minimum of 50' from the normal water line of any lake
- May not extend beyond the front plane of the house
- May not exceed 6' in height
- Finish side of fence must face outward
- Dog runs may not exceed 10' x 12'
- Barbed wire, razor wire, and electric fences are prohibited

4.9. Solar Panels

- Plans must be submitted for all solar panel installations.
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.
- Roof mounted solar panels are permitted.

- Panels must conform to the slope lines of the existing roof.
- Yard mounted solar panels are prohibited.

4.10. Swimming Pools

- Above-ground pools are prohibited as determined by a vote of the membership on November 13, 2009
- All plans must show placement on lot and conform with all deed restrictions regarding setbacks and property lines
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.
- Maximum 12” high temporary wading pools are permitted.

Note: Exception to Pool Definition

Not all water-based features fall under the definition of pools within this policy. Specifically, hot tubs, swim spas, and therapeutic cold plunges are not considered pools and are therefore exempt from the above-ground pool prohibition. Hot tubs, swim spas, and cold plunges are designed for year-round use; their pumps, wiring, filtration, etc. are self-contained. Hot tubs are small, heated tubs designed for relaxation and hydrotherapy, typically seating 4 – 8 people and equipped with water jets. Swim spas offer a combination of swimming and spa-like relaxation, featuring powerful jets that create a current for one person to swim in place. Therapeutic cold plunges are small tubs maintained at very low temperatures for muscle recovery and health benefits. These features are permitted provided they comply with all relevant safety standards and HOA guidelines regarding their installation and maintenance. The installation of these items must be permanent and include a concrete pad or other appropriate base and electric which meets the state and county codes. No inflatable designs are permitted.

4.11. Dish Antennas

- Yard mounted dishes are prohibited
- Maximum of one (1) dish antenna per lot
- Dish antennas may be mounted on roofs.
- Any dish exceeding 24” diameter is considered a structure and must conform to all setbacks regarding structures.
- Five-foot-tall vegetation screening is required between the antenna and adjacent properties, roadways, and lakes.

4.12. Docks, Shelters, and Lifts

- All plans must show placement on lot and conform with all deed restrictions regarding setbacks and property lines.
- Preble County building permits must be obtained when required. Contact Preble County Building Organization for more information.
- Multi-level docks are prohibited.
- May not exceed 8’ in height measured to the top of the fascia.
- May not exceed 24’ in length
- May not exceed 30’ in width
- May not extend more than 20’ from the normal water line
- May not have sidewalls, doors, windows, storage units or closets
- May contain decorative woodwork such as lattice, no more than 30” above the deck surface
- May contain deck seating, no more than 18” above the deck surface
- Stand-alone lifts that are not contained within a sheltered structure (example: canvas covered lift) must be placed within 4’ of the shoreline (i.e., normal water line)

4.13. Shoreline Protection

- All plans must show placement on lot and conform with all deed restrictions regarding setbacks and property lines.
- Detailed description of material types and final grade are required.

4.14. Silt Containment

- All building sites, where turf is to be disturbed, must provide Silt Containment.
- All plans must show placement of Silt Containment on lot and conform with all deed restrictions regarding setbacks and property lines.

5. 524.05 Plans and Drawings

- Four (4) copies of quality plans and drawings must be submitted with an application for a permit.
- Plans must include a plot plan showing placement of all proposed structures and existing structures.
- Per deed restriction 2, only one structure in addition to the dwelling, is permitted. It is the owner's responsibility to ensure compliance with this restriction.
- Approval of a permit and plans for a new structure does not implicitly approve violations of deed restriction

6. 524.06 Variances

- Variance requests must be submitted to the LPOA office for Architectural Review Committee and/or LPOA manager review.
- All variance requests require BOT review and approval; the LPOA manager is to provide this information to the property owner.
- Requests for building variances or to have property lines moved, or to have lot(s) divided/combined will be treated the same as a Building Permit except as follows:
 - No permit fee or deposit is required
 - At the time the property owner makes the request, the LPOA office is to
 - notify the Architectural Review Committee
 - notify adjoining property owners within 500 feet of the building site/lots
 - schedule the date (not less than 30 days nor more than 60 days from the date of request) for the request to be presented to the LPOA Board for review

7. 524.07 Inspections

- Upon project completion the property owner is to contact the LPOA office. the LPOA manager is to inspect each project and sign off on the completed project meeting property setbacks, materials types and colors, and roof pitch in accordance with the LPOA issued permit. Failure to obtain the proper inspections and approvals from the LPOA office may result in fines and/or legal action against the property owner.
- All Preble County inspections are the responsibility of the property owner.

Date Adopted: January 27, 2025

Motion #: 25-01-005

FKA LPOA Building Codes

Revised: Regular BOT Meeting - Motion 25-02-014/Section 6 Variances

Revised: Regular BOT Meeting - Motion 25-05-043/Section 4.10 Swimming Pools