



# SYLVAN SHORES

## WELCOME TO THE SYLVAN SHORES COMMUNITY



### *Information Book*

*This book is all about the Sylvan Shores Association,  
local town information and local contractors.*

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If you have any questions, please contact the Sylvan Shores office. The office is open Monday through Friday 8:30am - 3:30pm.

40302 Paradise Drive,  
Browerville MN 56438

Phone: 218-894-1065

Email: [sylvanshores@outlook.com](mailto:sylvanshores@outlook.com)

[www.sylvanshores.com](http://www.sylvanshores.com)



# SYLVAN SHORES MAP







# SYLVAN SHORES MAP





# SYLVAN SHORES ASSOCIATION

Sylvan Shores started back in late 1971. The Association covers 1,700 acres with a total of 2,290 lots. There are approximately 1,181 property owners. The Association has seven Board of Directors that follow the covenants and by-laws. Elections are held yearly. Annual assessments are due on April 1st every year; \$120.00 for primary lot and \$45.00 for each additional lot in the same subdivision.

## **There are 8 Subdivisions within the Association:**

Sylvan Shores #1  
Sylvan Shores Villa  
Prairie River Heights  
Fawn Lake Meadows  
Pine Island Heights  
Sylvan Shores South  
Little Pine Shores  
Timber Ridge

## **There are 4 Lakes within the Association:**

Fawn Lake (Private landing for SS owners only)  
Pine Island Lake  
Little Pine Lake  
Turtle Lake

## **Common Properties:**

**Clubhouse** – WiFi connection, kitchen, showers, restrooms and lounge located on 7 acres. Outdoor pool, tennis court, basketball court, volleyball, playground, frisbee golf, outdoor grill areas and a beach area with a dock on Fawn Lake.

**Pool** – at the clubhouse for all owners and families.

**Campground** – Full service, partial service and tent sites available during the summer months with volleyball, playground, frisbee golf and showers and restrooms.

**Community Center** – is closed as it is in need of remodeling.



# SYLVAN SHORES ASSOCIATION RULES

- All lot lines must be located prior to applying for a building permit from Sylvan Shores & Todd County Planning & Zoning.
- Electric & plumbing needs to be established before moving a home on premises.
- All building permits need to have approved permits from Todd County Planning & Zoning and Sylvan Shores Architectural Committee.
- All buildings must be completed, painted or stained (unless vinyl or steel siding) and be well kept and maintained.
- Permits for your driveway are required from your township.
- Mobile and manufactured homes must be preapproved from Architectural Committee, be worth over \$20,000, have septic, well, electric, skirted and maintained.
- No camping is allowed on an undeveloped lot.
- No burning barrels.
- All pets must be kenneled or leashed with exception of underground fence.
- No animals can be raised for the purpose of profit or farming.
- All premises must be kept free of debris, garbage, old cars, campers, etc.
- There is a limit of 3 vehicles on your lot, with the exception of vehicles stored in an enclosed building. All cars on your premise must be licensed and in working order.
- All members must be compliant to be allowed on Common Properties
- Any children under the age of 14 years of age must be accompanied by an adult or have a signed Behavior Contract from parent or guardian.
- Respect all properties of Sylvan Shores
- No hunting - discharge of firearms within the association is forbidden, per resolution passed by the Board of Directors.
- No motor vehicles of any kind can be driven on Common Properties



# SYLVAN SHORES ASSOCIATION LAKES

## **Fawn Lake**

Right behind the Clubhouse  
125 Acres  
15 - 30ft deep  
Private Landing for Association members

## **Little Pine Lake**

25 acres  
Max 6ft deep  
Canoe landing

## **Pine Island Lake**

140 acres  
15ft deep  
Canoe landing  
Private entrance

## **Turtle Lake**

140 acres  
15 - 40ft deep  
Public boat landing

## **Long Prairie River**

96 miles  
No landing just along properties in Prairie River Heights

If you need more lake information, please check out  
<https://www.dnr.state.mn.us/lakes/index.html>



# TODD COUNTY COUTHOUSE

Sylvan Shores is in Todd County Minnesota.

Long Prairie is where the courthouse is located.

All property owners within Sylvan Shores are to report to Todd County courthouse for building permits, recording sale or purchase, property owner changes, tax forfeited lots and property taxes.

**Recorder Office:** 320-732-4462

**Assessor Office:** 320-732-4430

**Planning & Zoning:** 320-732-4420

**Website:** <https://www.co.todd.mn.us/government/>

**Property Tax Search:** [http://cpuimei.com/tax/disclaimer\\_value.asp?cid=77](http://cpuimei.com/tax/disclaimer_value.asp?cid=77)

**Property GIS Mapping:**

<http://toddcountry.maps.arcgis.com/apps/webappviewer/index.html?id=7f0264ce662a4e0b9f2efa97ca44f3a4>



# SYLVAN SHORES TOWNSHIPS

There are 4 Townships within Sylvan Shores.

If you have a road that is not plowed, tree down or road issues, driveway permit or question, and/or would like to attend a meeting, please call your Township.

## **Fawn Lake Township:**

Hall location: 40984 Pinto Drive

Board meetings: 2nd Monday of each month at 7:00pm  
218-531-0287

## **Moran Township:**

Hall location: 23609 430th St.

Board meetings: 1st Tuesday of each month at 7:00pm  
320-287-2233

## **Turtle Township:**

Hall location: 34237 315th Ave.

Board meetings: 1st Monday of each month at 7:00pm  
320-594-6088

## **Ward Township:**

Hall location: 35050 County 79

Board meetings: 3rd Tuesday of each month at 8:00pm  
651-247-5545





# COLOR CODE OF CONTRACTORS/VENDORS/HANDYMAN AND UTILITIES CONTACT

## Color Code for Job List:

**Blue - Construction**

**Green - Handyman**

**Yellow - Electric**

**Orange - Crane**

**Red - Concrete/Masonry**

**Gray - Septic/Well, Plumbing & Heating/A.C.**

**Purple - Excavators**

**Brown - Garbage**

**Pink - Snow Services**

**Black - Tree/Landscaping Services**

**Aqua- Surveryor**

## Sylvan Shores Utilities Vendors:

- **Electric Company:**  
Todd Wadena Electric: 218-631-3120
- **Internet with TV & Phone Company:**  
CTC: 218-454-1234  
Century Link: 218-210-0892
- **Propane Company:**  
Crown Gas: 320-352-5753  
Ferrell Gas: 218-894-1350  
Lakes Gas: 888-612-8377
- **Garbage Company:**  
Long Prairie Sanitation: 320-732-6464  
Waste Management: 218-829-4915  
G & T Sanitation: 218-837-5846



## LOCAL CONTRACTORS & HANDYMAN TO SYLVAN SHORES

- **Arns Custom Builders:** 218-851-4998
- **Backwoods Construction:** 320-533-0346
- **DeMars Construction:** 218-296-1477
- **DHC of Lakes Area Inc.:** 218-838-7789 or 218-820-8150
- **Hess Construction:** 218-639-5014
- **Hirschey Construction:** 218-639-4179 or 218-820-5964
- **Holst Construction:** 218-639-9662
- **KO Construction:** 218-639-4780
- **Mark Johnson Const.:** 218-851-6871
- **Noska Construction:** 320-630-3638
- **SLL Construction:** 612-290-9123
- **TSR Construction:** 218-296-1530
- **Evans Implement(Materials & Services):** 320-749-2736
- **Patriot Roofing Plus LLC.:** 218-838-4169
- **Tony's Lifetime Exteriors:** 320-252-9086
- **IDEAL Construction:** 218-894-3015
- **Adam Becker:** 218-296-0400
- **Glen Noska:** 218-639-5888
- **Greg Salber:** 320-760-3456
- **Brain Schlupp:** 218-639-2822
- **Kevin Holm:** 218-371-5063
- **Todd Krajsa:** 320-248-7185



## LOCAL CONTRACTORS AND HANDYMAN TO SYLVAN SHORES

- **Brichacek Masonry:** 218-414-0964
- **Busker Concrete:** 218-640-0794 or 218-296-0684
- **D. Shingledecker:** 218-639-0953 or 218-639-2374
- **Jordahl Concrete & Masonry:** 218-270-0137
- **Umland Masonry:** 218-445-5730
- **J & E Concrete:** 218-746-3535
- **NorthStar Drilling:** 320-632-6552
- **Northland Drilling:** 320-749-2695
- **Freie's Septic Services:** 320-732-3163
- **A.S.A.P LLC:** 218-296-3190
- **Giza Plumbing & Heating:** 218-894-2284
- **Horizon Plumbing & Heating:** 218-839-8945
- **Noska Plumbing & Heating:** 320-594-6366
- **Reese Plumbing & Heating:** 218-296-2201
- **Sportsman's Plumbing, Heating & A.C LLC:** 218-831-8720
- **Ziegler Plumbing & Heating:** 320-630-4579
- **Voss Plumbing Heating & Air Conditioning:** 320-243-3644
- **A-Plus:** 218-445-5147
- **Kadlec Crane:** 612-919-3457
- **Bob Chock:** 218-820-0023
- **Jesse Finck:** 218-445-5270
- **Randy Nelson Jr.:** 320-333-9625



## LOCAL CONTRACTORS AND HANDYMAN TO SYLVAN SHORES

- **Randy Resch: 218-851-8464**
- **Chance Stoecker: 218-640-7978**
- **Adams Electric: 218-445-5368**
- **Albie Electric: 218-838-0581**
- **Brichacek Electric Inc.: 763-400-7773**
- **Dailey Electric: 218-640-7676**
- **H & R Electric: 218-296-2461 or 218-296-1285**
- **KenMar Electric: 218-639-1812**
- **Northern Lakes Electric: 218-851-3222**
- **Wayne's Electric: 218-894-4383**
- **Central Electric: 320-632-3946**
- **Hard Rock Excavating: 218-639-0611**
- **Waldvogel Excavating: 320-085-2793**
- **PHB Excavating: 218-639-5007**
- **Hengel (Dirt or Roll Off): 218-746-3355**
- **Todd County Transfer(Roll Off): 320-732-4420**
- **Josh Noska: 320-815-2373**
- **Minor Dirt Work: 218-371-6812**
- **Derek Stavish (Yard Work & Snow Plow): 320-630-6548**
- **Paul Drake Tree Services: 218-639-9528**
- **McLennan Tree Services LLC: 612-770-0222**
- **Arborists Care LLC: 320-360-0375**
- **Mark Jahner: 320-763-6855**
- **Festler Land Surveying: 320-632-4396**





## LOCAL TOWNS

### **Browerville**

Population: 901  
14 miles Southwest  
Churches, Schools,  
Shopping Essentials,  
Stores, Fast Food &  
Restaurants, and  
many more activities

### **Long Prairie**

Population: 3,311  
22 miles South West  
Hospital, Clinics,  
Churches, Schools  
Shopping Essentials,  
Stores, Fast Food &  
Restaurants, and many  
more activities

### **Wadena**

Population: 4,158  
40 miles Northwest  
Hospital, Clinics, Care  
Centers, Churches,  
Schools, College  
Shopping Essentials,  
Outlets, Fast Food &  
Restaurants,  
Movie Theater and  
many more activities

### **Brainerd/Baxter**

Population: 21,575  
40 miles East  
Hospital, Clinics, Care  
Centers, Churches,  
Schools, Colleges,  
Shopping Essentials, Malls  
& Outlets, Fast Food &  
Restaurants, Museums &  
Movie Theater and many  
more activities, Race  
Tracks & Paul Bunyan Trails

### **Clarissa**

Population: 694  
14 miles Southwest  
Hospital, Clinics,  
Churches, Schools,  
Shopping Essentials,  
Stores, Fast Food &  
Restaurants, and many  
more activities

### **Little Falls**

Population: 8,500  
30 miles South  
Hospital, Clinics, Care  
Centers, Churches,  
Schools,  
Many Shopping  
Essentials, Stores,  
Outlets, Fast Food &  
Restaurants, Museums,  
Movie Theater and many  
more activities

### **St. Cloud**

Population: 68,001  
70 miles South  
Hospital, Clinics, Care  
Centers, Churches,  
Schools, Colleges,  
Many Shopping  
Essentials, Stores,  
Malls, Fast Food &  
Restaurants, Museums  
& Movie Theater and  
many more activities