



LAKE HOLIDAY BUILDING CODES

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SECTION 1. GENERAL PROVISIONS

1.01 Short Title.

This article may be cited and referred to as the "Lake Holiday Building Code"

1.02 Intent.

This article is created for the purpose of promulgating the general health, safety and welfare of the Lake Holiday populace and enhancing the appearance, value and recreational potential of Lake Holiday property.

1.03 Lot Usage.

All lots are intended for residential purposes with single family dwellings, not for commercial or business endeavors.

Lots are maintained at all times in such a manner as to prevent them from becoming unsightly, unsanitary or a hazard to health.

No implements, machinery, or building materials shall be permitted to be placed upon any lot so they are visible from the streets or lake, except as necessary during the period of construction for which a building permit has been issued.

Nor more than one single family dwelling may be erected or constructed on any one lot, nor more than one other building for garage or storage purposes and provided further that no such building shall be erected prior to the erection of a single family dwelling. No accessory or temporary building shall be used or occupied as a dwelling. All permitted structures must be completed within six months from date construction thereof is commenced. **CLASS A VIOLATION**

1.04 Set Back Requirements.

Houses, accessory buildings and all other permitted structures and their projections shall extend no nearer than 10 feet from the lot line of any abutting lot, nor nearer than 30 feet of any road right of way, nor within 50 feet from the normal high water mark of Lake Holiday, except as shown on the recorded plat. Excluded from this provision shall be typical roof extensions; overhangs or window projections where sill is above floor level not exceeding 26"; decks constructed in conjunction with shoreline improvements or protection and retaining wall which shall extend no nearer than 5' from any abutting lot. Prior to construction of any residential additions or accessory structures, the lot owner shall locate existing septic installations to insure that proposed construction will not encroach upon the system or encumber its operation. **CLASS A VIOLATION**

1.05 Minimum Square Footage Requirements.

No dwelling shall be constructed having less than the following minimum square footages of living space, exclusive of porch area and garage area:

A. One-Story House-Minimum of 750 Square feet of living space.

B. Two-Story House-Minimum of 850 square feet of living space, with a minimum of 550 square feet of living space on the first floor. **CLASS A VIOLATION**

1.06 Prohibited Structures and Building Materials.

A. No house trailers, tents, shacks or similar structures shall be erected or constructed, moved to or placed upon any lot.

B. No dwelling or structure shall have tar paper, roll brick siding or similar material on outside walls.

C. To provide for complete inspection of framing, plumbing and electrical elements; no manufactured, modular or prefabricated homes may be delivered to the erection site with interior drywall or paneling in place. **CLASS A VIOLATION**

1.07 Construction Standards.

All construction and repairs shall be performed in a good, workmanlike manner according to accepted standards and practices of the trade and shall adhere to the requisites established by:

A. The Lake Holiday Property Owners Association in its Restrictive Covenants, By-Laws, Rules and Regulations and Board Administrative policies, as adopted from time to time.

B. IRC Code and IBC One and Two Family Dwelling Code; those codes, in their current 2003 publishing, establishing construction standards as created by the Building Officials and Code Administrators International, Inc.

C. State of Illinois, Northville Township and LaSalle County Department of Public Health.

D. The National Electric Code and the Illinois State Plumbing Code.

Copies of the preceding document are available for inspection at the Lake Holiday Business office. **CLASS A VIOLATION**

1.08 Permits.

The construction or structural alteration of any structure described in this Code shall be prohibited unless proper Lake Holiday permits have been obtained. Permits shall be of two types; Residential, i.e. permitting the construction of a dwelling and related structures or Accessory, i.e., permitting the construction of a structure or improvement enhancing the usage of a residence such as, a storage shed, garage, carport, house or septic addition, boat dock, deck, culvert and drive, shoreline protection, satellite receiver antenna, fence or ornamental structure.

Application for Lake Holiday building permits may be obtained from the Lake Holiday Business office during normal business hours. Residential permits shall require application forms properly completed and submitted along with two sets of structural plans; LaSalle County septic system approval, and an accurate plot plan showing setbacks, proposed construction and utility runs. Those applications found to be in compliance with the Code shall be approved within 10 working days and a permit issued upon payment of required fees. Accessory building permits shall require the submittal of a properly completed application, two sets of plans, plot layout and appropriate fees for approval. In addition to the \$100 fine for failure to acquire a permit an additional \$5 per day fine to be assessed for each day the property owner fails to acquire a permit.

Permit Fees: See Article 3, Section 5

1.09 Plan Specifications, Residential, Garage, Shed, Carport, Deck and Ornamental Structure Permits.

Plans for building permit applications shall be submitted in triplicate and reflect the following:

1. Cross Sectional view, roof thru foundation and finished grade.

2. Front, rear and side elevations.

3. Floor plan layout of house, electrical and plumbing components and materials; along with system layouts.

4. Total living area - square footage.

5. Use 1/4" = 1 foot scale.

6. Specification of utility runs.

7. Shoreline Control Permit - Plan shall reflect the following materials and dimensions:

A. Design height-structure height above and below water level

B. Filter material

C. Bank slope

E. Proposed protective devices

CLASS A VIOLATION

1.10 Grade or Drainage Alterations.

The effect of construction on proximate properties must be considered and steps should be taken to minimize adverse impact. Existing drainage patterns cannot be significantly changed without providing corrective devices, existing drain tile that may be broken in excavation must be repaired and re-routed and culverts, a minimum of 20 feet in length and 12 inches in diameter, must be installed adjacent to all roadways prior to construction. Finish grade of all lots must not be more than 1 foot + or - highest point of existing natural grade, with finished drives to be the same elevation as adjoining roadways at the point of abutment to all roadways prior to construction. Finish grade elevation of all sites will be established by the Building Control Officer and all sites will be required to display a set monument stick (2" x 2) with a clear marking that coincides with the top of the proposed foundation walls. Additionally a nail or spike shall be driven, where possible into a proximate tree or utility pole at the same elevation to provide a more permanent reference. Marker stakes shall not be removed or altered in any way until forms are removed. In case of a block foundation, stakes shall be left in place until the final course of block has been laid. **CLASS A VIOLATION**

1.10.1 Grade or Drainage Discharge

A Sump pump, down spouts, or any similar means of moving water away from a residence via above ground methods such as hoses, tile, down spout extensions, trenches, etc. may not be discharged less than 5 feet from an adjoining property. Existing buried drainage lines that discharge above ground will be deemed in compliance unless the drainage causes undue burden on the adjoining property as determined by the Lake Holiday Property owners Association. Direct discharge to Association ditch is permitted providing discharge is at least 5 feet from adjoining property ditch. **Class D Violation**

1.11 Construction Site Maintenance.

Construction sites shall be maintained in a safe and orderly fashion. A dumpster or construction container of at least 5' x 5' x 5' and marked "trash" shall be utilized for debris control. The burning of construction debris is prohibited. **CLASS A VIOLATION**

1.11.1 Silt Fence

A silt fence shall be installed at any site where construction, landscaping or any other activity, or alteration of land, may cause soil or other materials to leave the job site.

A silt fence is a temporary barrier of geo-textile fabric (filter Cloth) used to intercept runoff of disturbed soil or to prevent other undesirable materials from leaving the job site. All silt fences shall be placed as close to the contour as possible.

A detail of the silt fence shall be shown on the plan, and contain the following minimum requirements:

1. The type, size and spacing of fence post
2. The size of woven wire supports
3. They type of filter cloth used
4. The method of anchoring the filter cloth
5. The method of fastening the filter cloth to the fencing support

Where ends of filter cloth come together, they shall be overlapped, folded and stapled to prevent sediment bypass. Fence posts shall be a minimum of 36 inches long either 3" square hardwood or steel. Wire fencing shall be a minimum 14 1/2 gauge with a maximum 6" mesh openings. Prefabricated units may be used in lieu of the above providing unit is installed per manufacturer's instructions. Best efforts must be used to prevent materials from leaving the job site upon removal of the silt fence. **CLASS A VIOLATION**

1.12 Signs.

The placement of signs at any construction site shall be strictly prohibited. **CLASS A VIOLATION**

1.13 Permit Postings

Permit placards shall be clearly displayed on construction sites. **CLASS A VIOLATION**

1.14 Damaged Structures

In the event of damage by fire, wind storm or other calamity, to any structure on their lot, every owner shall submit, within 60 days, a written plan and time line for repair or replacement of the structure. Plan shall include, securing structure so it does not create a hazard, demolition, debris removal, and construction of new structure. Owner shall provide monthly progress reports, until property is restored to the satisfaction of the Lake Holiday Property Manager. **Class A VIOLATION**

SECTION 2 DEFINITION

2.01 Accessory Construction.

A building or constructed improvement incidental to the usage of a primary residence and intended to provide convenience, comfort or safety to the residence occupants. Construction of these allowed structures requires an accessory building permit issuance. **CLASS B VIOLATION**

2.02 Building.

Any structure with substantial wall and a roof used for the shelter and protection of persons and property. **CLASS B VIOLATION**

2.03 Building Control Officer.

Designated personnel of the Lake Holiday Property Owners Association charged with the insuring compliance with provision of this Code.

2.04 Carport.

A shelter for an automobile, consisting of a roof extended from the side of a building.

2.05 Construction.

The physical act of setting, moving, erecting, building or raising any building or structure.

2.06 Declaration of Covenants.

That set of equitable perritvudes and obligations recorded in the Lake Holiday Declaration of Covenants as recorded in LaSalle County as Doc. #513350. This declaration represents land use restrictions imposed upon all lot owners at Lake Holiday.

2.07 Deck.

A platform or structure serving as a floor, above grade.

2.08 Dock.

A constructed pier or device used for the landing or securing of boats.

2.09 Garage.

A structure built for storage, including but not limited to vehicles, may be attached to a residence or free standing.

2.10 Improvements.

All additions or construction, other than personal property added to a lot by the owner with the intent of enhancing the lot value or recreational usage.

2.11 Lot.

The area encompassed by the recorded boundaries of any lot designated in the plat of subdivision of Lake Holiday and owned for the purpose of residential use by individuals or corporations, not as common property.

2.12 Non-Conforming Improvement.

Any improvement properly constructed for which a permit was granted and was in compliance prior to the adoption of the Code, which does not conform after adoption of the Code. **CLASS B VIOLATION**

2.13 Ornamental Structure.

An accessory building either free standing or attached to a residence providing temporary shelter for persons, constructed of such materials and form as designated by the Code.

2.14 Patio.

A recreation area composed of gravel, bricks, wood, etc. which is constructed at grade level.

2.15 Retaining Wall.

A wall designated to resist the lateral displacement of soil or other materials.

2.16 Beach Code.

2.16.1 Shoreline - the area above the water's edge at normal pool

2.16.2 (Formerly 2.16) Shoreline Protection - Any structure designed to reduce the erosion or avulsion of a shoreline from actions of nature or man and includes such devices as revetments, bulkheads, ~~beach construction~~ and vegetative planting.

2.16.3 Beach - Sand or pebble area along the edge of the lake above the waterline at normal pool

2.17 Storage Shed.

An accessory building of less than 144 square feet intended for protection of personal property.

2.18 Structure.

Anything constructed or erected which, by design or size, implies a fixed nature in its use; difficult to move or dismantle.

2.19 Private Swimming Pool.

Any structure that contains water over 24 inches in depth and which is used, or intended to be used, for swimming or recreational bathing in connection with the occupancy of a single-family residence. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas utilized outdoors.

2.20 Violation.

Any improvement, either because of the nature of construction or a deficiency in the permit process that does not comply with the provisions of the Code. **CLASS B VIOLATION**

SECTION 3. INSPECTION OF SEWAGE TREATMENT SYSTEMS ON MEMBER OWNED LOTS.

3.01 Inspections

A. Effective January 1, 1993, all owners of lots improved with dwellings located in Lake Holiday Subdivision shall be required to obtain periodic inspections of the sewage treatment systems located on said lots. Such inspections shall be conducted by licensed independent contractors qualified and experienced in performing such inspections and related sewage treatment system installation, maintenance and repair.

B. The purpose of said inspections shall be to demonstrate to LHPOA that the members' sewage treatment system is in good working order. The inspections shall be conducted for the purposes of determining whether or not the system contains any defects or malfunctions that materially hinder the suitability of the system for the purpose intended.

C. Said inspections shall be required regardless of the type of sewage treatment system employed by the lot owner. Such systems subject to inspection include but not by way of limitation, conventional septic tanks and absorption fields and mechanical or aerobic treatment systems and any other systems from time to time employed by lot owners as approved by LaSalle County Health Department.

D. Independent contractors or employees of the lot owner-members and are not the contractors or employees of LHPOA. It shall be the obligation of the individual lot owners having such inspections conducted to pay the contractors for all services rendered and not the obligation of LHPOA.

E. It shall be the obligation of the lot owner-member to provide the management of LHPOA with written evidence of said inspection. Such documentation shall be signed by the

3.02 Conventional Systems

A. Conventional systems frequently employ a septic tank with baffles and absorption field.

B. A written designation of system type must be made on the Member Questionnaire with dues payments for 1993.

C. On the first year designated for system inspection under the terms of this Resolution and on each subsequent fifth year, or more frequent, a written inspection report copy must be submitted to the Association Business Office by the inspecting contractor within seven (7) days of the inspection. The body of this report shall specify the date and location at which the inspection was made, as well as, any significant deficiencies in need of repair.

3.03 Mechanical Systems

A. Mechanical Systems are defined as requiring some mechanical element in the system in order to function properly. Typically, these systems require energy to operate and frequently require chlorination of effluent. These systems include what is commonly referred to as "aerobic treatment plants".

B. The obligations of the lot owners using mechanical systems are governed under the building code of LHPOA. Nevertheless, lot owners having mechanical systems shall also be subject to the rules set forth in this Resolution commencing with the effective dates hereof.

C. A written designation of system type must be made on the Member Questionnaire with dues payments for 1993.

D. A copy of the annual service agreement with system installer or technician licensed to do business by LHPOA shall be provided to the Association Business office with annual dues payments. Service agreements shall specify inspections to be made, at least every six months with inspections to include adjustment and servicing of mechanical parts to insure proper operation. Agreements shall also specify that, in situations where corrections cannot be made at the time of inspection, immediate written reports will be made both to the systems owner and the Association by the inspector. Such report shall include the nature of the problem and the date of correction.

3.04 Implementation.

Implementation of the inspection process for residences with conventional systems will take place over a five year period from 1993 to 1997, during which all existing septic systems will be inspected with older residences being placed in the groups for earliest inspection. The following table depicts the process:

INSPECTION YEAR	INSPECTION GROUP	HOMES BUILT
1993	1	All construction through 1974
1994	2	1975-1977
1995	3	1978-1983
1996	4	1984-1988
1997	5	1989-1991
		(homes built in 1992)
1998	1	(homes built in 1993 or last inspected in 1993)
1999	2	(homes built in 1994 or last inspected in 1994)
2000	3	(homes built in 1995 or last inspected in 1995)
2001	4	(homes built in 1996 or last inspected in 1996)
2002	5	(homes built in 1997 or last inspected in 1997)

3.05 Failure to Comply

A. The required inspection of conventional systems as specified herein shall be conducted no later than August 1st in the year specified in the foregoing paragraph according to the inspection table set forth herein. Said inspection shall be delivered to LHPOA business office within seven days of the required inspection. The required copy of a valid annual service agreement in full force and effect to mechanical system shall be delivered to LHPOA business office no later than March 1 of each year, commencing on March 1, 1993.

CLASS A VIOLATION

B. Any lot owner subject to the rules set forth in this Resolution who fails or refuses to obtain the required inspection and to produce written evidence thereof or to provide the required copy of an annual service agreement, as the case may be, in acceptable form to the management of LHPOA within the time period specified above may result in the imposition of a \$200.00 fine and a per diem penalty of \$5.00 per day, for each day the lot owner is in a state of noncompliance may be required to pay reasonable attorney fees and court costs of LHPOA necessitated in compelling compliance.

C. In addition, any lot owner found not to be in compliance as aforesaid may also be subject to other sanctions, including, but not by the way of limitation, suspension or membership, privileges and amenities.

D. LHPOA shall have the right to enforce compliance of the rules set forth in this Resolution in a Court of any competent jurisdiction at law or in equity and before any administrative or regulatory agency, bureau or other governmental entity and to pursue, without limitation, every other right to the fullest extent by law permitted to do.

SECTION 4. ALLOWED STRUCTURAL IMPROVEMENTS

The following structural improvements may be placed or constructed upon a lot, within the provisions of the Code.

4.01 New Residence Construction or Renovation.

Residential Building Permit

A. All construction will meet the requirements of the International Residential Code.

B. RENOVATION

1. Whenever remodeling or renovation of an existing residence is necessary either because of obsolescence or due to physical damage and such renovation encompasses 25% of the existing square footage or structural elements, a home renovation building permit shall be required.
2. Standards of construction in renovation shall be consistent with those for new construction.

3. In the event the proposed structural alternatives or physical damage resulting from fire or the elements of nature, a certified inspection report may be required from a competent engineer or architect.

4.02 Detached Garage.

Accessory Building Permit

A. Any accessory construction used for storage and in excess of 144 square feet shall be considered a “detached garage” for purpose of this Code.

B. Detached garage construction shall comply with construction requirement for a new residence with the following exceptions:

1. Minimum foundation requirements shall consist of a floating slab 4” reinforced thickness with edges thickened to 8” below grade and 8” above grade and 12” in width, with 2 #5 rebar reinforcement.
2. Insulation may be omitted from the exterior walls.
3. Maximum square footage of a detached garage shall not exceed 936 square feet.

C. Detached garage built within 10 feet of the dwelling shall require finish on the dwelling side of 3/4 hour fire resistive construction.

D. Permit application for the construction of a detached garage shall require a lot plot drawing reflecting existing septic system components. Proposed construction placed over said components will require a septic impact statement from LaSalle County Health Department.

E. No corrugated metal siding or roofing is allowed for exterior finish of detached garages. Appearance should be compatible with the existing dwelling structure.

4.03 Carport.

Accessory Building Permit

- A. The placement of the structure shall not violate the set-back requirements of the lake Holiday Restrictive Covenants.
- B. Total maximum under roof area may not exceed 400 square feet. The intent of this construction is to provide shelter for automobiles only.
- C. This structure may be supported by wood or steel posts on piers a minimum of 10" x 10" or 12" round, 42" below grade.
- D. Roofing material shall be compatible with that of the dwelling of attachment.

4.04 Sewage Disposal System.

Accessory Building Permit

- A. Each residence shall be provided with a separate private sewage disposal system.
- B. Prior to approval of any residential permit by Lake Holiday, a permit for the installation of a private sanitary waste disposal system shall be obtained from the office of the LaSalle County Health Department. Percolation tests should be submitted to the health department at time of application.
- C. Privies, chemical toilets, recirculating toilets, incinerator toilets, compost toilets or waste stabilization ponds are prohibit.
- D. Septic tank installations shall consist of a minimum of 750 gallons for a one bedroom dwelling and 250 gallons for each additional bedroom. Subsurface seepage fields shall be a minimum of 1050 square feet or in accordance with the LaSalle County Health Department recommendations.
- E. No aerobic treatment plant may discharge directly into property of another, including drainage ditches of Lake Holiday green areas.
- F. Direct lake discharge is prohibited. Discharge lines from secondary treatment shall be a minimum of 5 feet above normal high water level and shall be left accessible for inspection or health department testing.
- G. Discharge from all aerobic treatment plants must be to a subsurface seepage field with a minimum of 830 square feet, or an approved secondary treatment device, before ground surface discharge.
- H. All sewage disposal systems must be installed by a licensed sewage disposal system installer.
- I. Mechanical septic systems must include an appropriate trash tank in place, e.g. 500 to 750 gallon capacity.

4.05 Culverts.

Accessory Building permit

- A. Culverts are required under driveways that cross drainage ditches. Waiver of required placement must be obtained from the Lake Holiday General Manager.
- B. Required culverts must be placed prior to residential construction.
- C. Culvert tubes shall be of metal construction, at least 12" in diameter and of adequate length to extend beyond driveway width of each side. To prevent an encumbrance to remedial drainage ditch repairs, culverts and backfill may not exceed 30' across the frontage of a property.

4.06 Driveways.

Accessory Building Permit

- A. Finished grade at roadway shall be equivalent to road surface.
- B. Porous surfaces, i.e., gravel may be constructed to the adjacent lot line.
- C. A stone drive base shall be placed prior to residential construction to minimize drainage ditch damage and tracking of soil debris onto roadways.

4.07 Retaining Wall.

Accessory Building Permit

- A. A minimum of 5' setback is required for all retaining wall construction.
- B. A retaining wall permit is required.
- C. This structure may be constructed of treated wood, formed concrete or decorative stone or brick.
- D. Where, necessary, tie back construction must be utilized.

4.08 Shoreline Protection.

Accessory Building Permit

- A. Building permit applications for lakefront lots shall include plans for shoreline protection, to be completed prior to residential construction.
- B. Replacement or repair of existing seawalls or shoreline protection shall require a construction permit to prevent improper design or materials which may accelerate the shoreline erosion process. Application for permit shall include a copy of a completed "Protecting, Illinois Waters", joint application form.
- C. Since design factors may vary considerably from site to site, the following are general factors that must be considered; specific requirement should be obtained from a competent engineer, landscaper or from Association reference materials based upon U.S. Corps of Engineer recommendations:
 - 1. Strength - Shore protection structures must be strong to deal with the tremendous force of wave action. Generally this requires substantial size and anchoring devices.
 - 2. Design Height - Protective structures must be high enough to prevent overtopping by wave action that can cause damage to the structure from behind.
 - 3. Filter Material - Placement of filter material of either 1/2" to 1" graded stone or a textile product that allows for relief of hydraulic pressure from behind the structure and prevents leaching of soil particles through the armor layer leading to settling and eventual compromise.
 - 4. Toe Protection - Toe protection represents the additional armoring of a structure below the waterline to prevent underearthing and scour that will cause the structure to slide lakeward and fail.

5. Tieback Structures - Particularly in these instances in which a solid wall or structure is used for protection, adequate tieback or "deadman" devices should be used to add stability to the structure and to prevent compromise from these environmental factors.

D. Due to aesthetics, environmental factors or safety precautions the following materials are unsuitable for use in shoreline protection construction:

1. Broken concrete slab
2. Concrete pipes
3. Plastic or metal drums
4. Hogwire fence
5. Railroad ties
6. Rubber tires
7. Sand bags
8. Untreated timbers
9. Rip rap material with largest stone grading of less than 8"

4.09 Beach - New or Improvement to Existing

Accessory Building Permit

A. Placement of FA-1/FA-2 (torpedo sand) grade or coarser sand is allowed on the shoreline of lake front property.

B. Sand shall only be placed on property owned by member to whom permit was issued. Sand shall only be placed above the water line.

C. Permit shall include completion of Beach Permit Questionnaire

D. After sand has been delivered, beach owner must submit document from quarry/pit where sand was purchased to verify grade of sand.

E. Any sand placed on lake front property that does not meet with this code will be required to be removed.

Permit Fee:

New Beach \$50

Replenishing sand on existing beach \$0

4.10 Boat Dock and Swim Rafts

Accessory Building Permit

A. Docks and rafts require a construction permit prior to placement and are allowed by license of the Lake Holiday Property Owner Association.

B. No docks may be constructed on any green area.

C. Covered docks are prohibited on Lake Holiday. For any purposes of this items "cover" shall be construed to mean any roof-like structure (see Building Code 2.19) of whatever material, including but not limited to, metal of any kind, wood, shingle, glass, plexiglass, canvas or plastic, whose intent is to provide overhead shelter from the elements, sun, etc. Covered docks permitted and constructed prior to adoption of this revision are grand-fathered.

D. The maximum permitted size of dock surface is 500 sq. ft per lot. The maximum projection into the lake of any dock/boatlift/shore station or combination thereof shall not exceed 35 ft. The maximum width of any dock/boatlift/shore station or combination thereof shall not exceed 32 ft. Any member who feels he has a specific need for greater size may petition the Board for a variance. Granting any such variance is at the sole discretion of the Board. Docks constructed by permit prior to adoption of this revision and whose length, width, or surface area exceeds these limits are grand-fathered.

However, when conditions require that said docks be replaced, provisions of this revision shall apply. Docks/boatlifts/shore stations installed after the adoption of this revision must be placed at least 10 feet from both side lot lines on the lake side, unless a lot is 20 feet wider on the lake side than the maximum allowed width (32 ft.) In such cases with prior permission from the Association, the dock/boatlift/shore station shall be placed so as to allow as much space between the said dock/boatlift/shore station and the lot lines as possible.

E. Swim rafts shall not encroach more than 50 feet into the body of the lake.

F. Boatlifts and shore stations may be covered with soft covers of the type normally supplied by the manufacturer of the unit, or similar after-market replacement covers. Such covers may not extend beyond the boatlift/shore station area of the unit, and in no instance may they extend over the surface of the dock itself. Non-conforming covers installed prior to the adoption of this revision will be grand-fathered. However, when conditions require replacement of such covers, the provisions of this revision shall apply. Home-made covers may be used with specific permission of the Association, but the use of sheet plastic, tarps, etc. is prohibited.

G. No structure of any material, permanent or temporary, shall be constructed or placed on any dock except those that are a part of an integral to a built-in or attached boatlift/shore station.

H. No permanent overhead structures or accessory buildings may be placed within 50 feet from the normal high water mark of Lake Holiday.

I. Electrical-All electrical installations on piers/shore stations/docks must comply with the National Electrical Code (NEC) and LaSalle County Electrical codes.

4.11 Decks

Accessory Building Permit

A. The placement of decks above ground shall not violate set-back requirements of the Lake Holiday Covenants with exception of decks constructed in conjunction with shoreline improvements or protection.

B. Decks may be free-standing or attached construction; with attached decks supported by steel or wood posts or concrete piers on footings 42" below grade. Pier dimensions to be 12" in diameter or 10 x 10" square.

C. Wood used in construction shall be pressure treated or weather resistant, i.e. redwood, for weather protection.

D. The construction of wood frame residential additions on exterior wood decks is not acceptable. Foundations are inadequate and structural defects will result.

4.12 Storage Sheds

Accessory Building Permit

A. The placement of the building shall not violate the set-back requirements of the Lake Holiday restrictive covenants.

B. The structure should be of wood or metal framing with a wood exterior or a siding compatible with the existing residence.

C. Roof finish shall be of wood, fiberglass, or asphalt with mineral surface shingles. No metal or rolled roofing.

- D. Maximum square footage shall not exceed 144 square feet. Proposed structures exceeding this size shall be considered detached garages for purposes of this code.
- E. Storage sheds shall, in no way be equipped for human habitation.
- F. Floor surfaces may be of dirt, gravel, wood or reinforced concrete with foundations either permanent or permitting relocation.

4.13 Ornamental Structure.

Accessory Building Permit

A. Ornamental structures i.e. screen rooms, gazebos, etc. shall be placed in accordance with Lake Holiday Restrictive Covenant setbacks.

B. Code standards of construction shall be the same as those cited within the Code for "4.12 Storage Shed." except that permanent foundation requirements may be imposed upon plan evaluation.

4.14 House Addition.

Accessory Building Permit

A. The placement of a house addition shall not violate the set-back requirements of the Lake Holiday Restrictive Covenants.

B. Code standards of construction shall be the same as those cited within the Code for "4.01 New Residence Construction or Renovation."

4.15 Fences.

Accessory Building Permit

A. Protective and privacy fencing may be constructed, entirely on the property served, provided that a hazard is not created in erection. Fence sides visible to adjoining lots must be of a "finished" appearance.

B. Privacy fence installations shall not extend beyond the street side facade of a dwelling, except in corner lot installations in which the Association has deemed this structure not to be a hazard or nuisance.

C. Neither constructed nor vegetative fences, capable of obstructing view shall be placed within 75' of the normal high water mark of Lake Holiday.

D. Front Yards: Except as provided in Section 4.4-3, of the LaSalle County Zoning Ordinance, an open fence or open wall along any lot line forming a part of the front yard may be erected to a height not to exceed four (4) feet above grade. A fence or wall shall be considered open for the purpose s of Section 4.6, of the LaSalle County Zoning Ordinance, if it does not reduce visibility through the fence when viewed at right angles to any surface thereof, by more than fifty (50) percent.

E. Side/Rear yards: An open or solid fence may be erected to a height not to exceed six (6) feet above grade. Where a side or rear lot line abuts a Business or Industrial District, Fences may be erected to a height not to exceed eight (8) feet above grade.

4.16 Private Swimming Pools, Hot Tubs and Spas

Accessory Building Permit

A. The provision of this section shall include in ground, above ground and on-ground pools, hot tubs and spas.

B. A swimming pool shall not be installed, constructed placed or altered until a permit has been issued by Lake Holiday in conformance with Code provisions. Applications for permits shall include all required fees; a plot plan reflecting setbacks and septic system components; any applicable permits required by state or local government and plans depicting construction elements, water supply, drainage systems and appurtenant construction.

C. Swimming pool wall placement shall comply with the same setback requirements as house and accessory buildings.

D. Structural design of in-ground pools shall be engineered to withstand extended forces to which it will be subjected with wall and floor slopes, steps and ladders and water treatment provisions to comply with current standards as promulgated by BOCA Basic/National Building Codes.

E. All swimming pools shall be provided with access for filling via a portable water supply, free of cross connections with the pool or its equipment.

F. Drainage of swimming pools shall be accomplished in such a manner as to prevent direct discharge to the lake and avoid the creation of a nuisance for adjoining lots.

G. All swimming pool accessories shall be designed, constructed and installed so as not to be a safety hazard.

H. All applications for permitting of swimming pools must include specifications for the creation of protective barriers, as specified within the Code. Such provisions are part of the swimming pool permit and are without additional fees.

4.17 Barriers for Outdoor Private Swimming Pools.

Accessory Building Permit

A. An outdoor private swimming pool, including in ground, above ground and on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 60 inches above finished ground level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the bottom of the barrier shall be two inches measured on the side of barrier which faces away from the swimming pool. Where the top of the pool structure is above finished ground level, such as an above-ground pool, the barrier may be finished at ground level, such as the pool structure, or mounted on top of the pool structure; the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches.

2. Opening in the barrier shall not allow passage of a four inch diameter sphere.

3. Solid barriers that do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between members shall not exceed 1 3/4 inches in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between tops of the vertical members shall not exceed four inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.

6. Mesh size for chain link fabric shall be of standard size, not to exceed 2 1/2 squares.

7. Where the barrier is composed of diagonal members, such as lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4 inches.
8. Access gates shall comply with the requirements of this section, Item Nos. 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gate shall open outwards away from the pool and shall be self-closing and have a self-latching device. Gates other than the pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate and the gate and barrier shall not have an opening greater than 1/2 inch within 18 inches of the release mechanism.
9. Where an above ground structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps shall be capable of being secured, locked or removed to prevent access or the ladder or steps shall be surrounded by a barrier which meets the requirements of Item 1 through 8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four inch sphere.
- B. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.
- C. A spa with a safety cover which complies with ASTM ES 13-89, Emergency Standard Performance Specification for safety Cover and Labeling Requirements for all covers for Swimming Pools, Spas and hot tubs, shall be exempt from the provisions of this document.

SECTION 5. ALLOWED ELECTRICAL IMPROVEMENTS

Electrical construction and improvements may be placed upon a lot in accordance with the National Electrical Code of Lake Holiday Building Code with special attention to the following:

5.01 Service Entrance.

The service entrance shall be underground and in accordance with Commonwealth Edison specifications, as utility provides.

5.02 Gasoline Pump Installations.

No underground storage tanks may be installed on lots. Above ground tanks used for dispensing shall be installed in accordance with the provisions of the Illinois State Fire Marshall's office and the IEPA.

SECTION 6 ALLOWED PLUMBING IMPROVEMENTS

Plumbing construction and improvements may be placed upon a lot in accordance with the Illinois State Plumbing Code.

SECTION 7. COMPLIANCE INSPECTIONS

7.01 Purpose.

Inspections are performed periodically to insure compliance to the provisions of the Lake Holiday Building Code and to provide informational assistance regarding Code provisions. No representation is made, or intended, by Lake Holiday Property Owners Association or its staff as to the general quality or merchantability of construction; nor does the Association or staff accept any responsibility for oversights that may occur in the inspection process.

7.02 Inspection Scheduling.

Needed inspections must be arranged by contacting the Lake Holiday business office at least 24 hours in advance.

7.03 Who May Inspect.

Under the provision of this Code, the General Manager and designated Building Control Officers shall have jurisdiction to perform necessary compliance inspections at their discretion. The General Manager shall be empowered to employ, from time to time, additional competent professionals in the construction trades, engineering fields or architectural design to evaluate residential construction to insure Code compliance.

7.04 Required Inspections.

Residential construction, either new or renovations shall require the following inspections:

A. Home, Additions, Garages

1. Elevation and placement inspection before excavation to set grade and review placement of structure.
2. Footings will be inspected before pouring to reaffirm elevation.
3. Final inspections will be held for the following: Rough grade, cleared ditched, exterior of project complete and house numbers.

B. General

1. Any project requiring a footing or pier post style support must have inspection prior to pouring said footing or pier.
2. Any project requiring a permit will have a final inspection to establish timely satisfactory completion, compliance with the Restrictive Covenants and the Lake Holiday Building Codes.

7.05 Occupancy Permits.

An occupancy permit shall be issued by the Property Manager making the last final inspection, either plumbing or electrical, upon satisfaction of the following requirements:

A. Passage of all building, electrical and plumbing inspections.

B. Removal of all construction debris and completion of final grading of yard, drive and ditch way; this shall include repair of utility cuts on subject property and proximate properties involved in utility installation.

C. Completion of all exterior home surfaces and house numbers must be displayed.

D. The completion of the dwelling's interior to habitable condition, i.e., complete plumbing and electrical systems to provide for safe and sanitary occupancy.

E. Occupancy of a dwelling prior to issuance of an occupancy permit may result in a fine of \$100.00 plus \$30.00 per day the violation continues.

7.06 Failure to Obtain Inspections.

Inspections not obtained in accordance with the Code may result in a \$100.00 fine for each violation and the issuance of a stop work order until compliance.

SECTION 8. PERFORMANCE DEPOSIT

8.01 Performance Bond Required.

It shall be the responsibility of the owner to deposit with the Lake Holiday Property Owners Association a performance bond, in the amount required, prior to the issuance of all permits for new residence construction or renovation in accordance with provisions of the Code.

8.02 Intent.

The posting of the performance bond is to assure timely completion of the construction and compliance to the Code provisions.

8.03 Return of Bond.

Performance bond deposited with the Lake Holiday Property Owners Association shall be returned within 7 days of the presentation of an approved occupancy Permit to the Association Business office. Returned deposits shall be less late completion or citation penalties and retention amounts for uncompleted work.

8.04 Bond Forfeitures.

All construction is required to be completed within 6 months of the first inspection. After the construction deadline, a non-completion penalty will be assessed at the rate of \$30.00 per day; said penalties to first be deducted from posted performance bonds.

8.05 Completion Extensions.

Based upon demonstrated hardship; the General Manager, at the direction of the Board of Directors, may grant construction extensions in 30 day increments, up to 60 days.

SECTION 9. ENFORCEMENT AND PENALTIES.

9.01 Administration. The administration of the Code shall be by the General Manager and the Lake Holiday Building Control Officers as designated by the Lake Holiday Board of Directors. Applicable sections of the Code may fall under the jurisdiction of other local, state or federal agencies, allowing sanctions under all entities.

9.02 Powers.

Building Control Officers or any person affected may institute action to correct any violation of the Code. Upon ascertaining a violation of the Code, the Building Control Officer shall be empowered to:

- A. Request compliance to a conforming improvement.
- B. Issue "Stop Work" order; requiring the lot owner, contractor or agent to cease all work pending further action. A "Stop Work" order shall be posted in a conspicuous place on or about the improvement and shall state the nature of the violation and the specific requirements for compliance. This order shall also be accompanied by written notice to the violator's primary mailing address. A "Stop Work" order constitutes permit revocation.
- C. Issue a written citation specifying the Code violation, the lot number, date of the offense, name of the Building Control Officer and the time and date of the violation hearing.
- D. Recommended to the Board of Directors legal action at law or equity to seek compliance.

9.03 Right to Hearing and Sanctions.

The accused shall have the right to appear on the date set forth in the notification. The Dept. of Public Safety should be contacted for an appearance time. All hearings will be held at the Lake Holiday Lodge, 283 Easy St., Somonauk, Illinois.

Either side may request one continuance in which case the hearing will be held over until the next scheduled date,

The hearing committee will consist of 3 to 5 property owners appointed by the Board of Directors. The committee members will be appointed for a two year term and shall meet once a month.

The hearing will be presided over by a chairperson and after hearing all testimony a secret ballot will be taken and the results announced by the chairperson. After the verdict is reached, any applicable fine and/or penalty will be determined by the committee.

Should the accused fail to appear at the hearing, automatic plea of guilty will be entered and notification of penalty will be mailed to the accused.

All decisions handed down by the committee may be appealed to the Board of Directors at the request of the accused. All such appeals must be in writing within 15 days of the committee's decisions.

If an appeal is not made within the allotted time, the decision shall be declared final.

All fines levied by the regulations committee or Board of Directors shall be added to the dues. Being a collectible item, it shall be subject to standard actions of collection which include liening of property owned by the member/owner and pursuit of legal judgment in a court of competent jurisdiction to bring a possible call to exercise on the assets of the member/owner. The enforcement of the suspension of membership privileges shall be through use of criminal proceedings relative to criminal trespass, if the member/owner violates the suspension of membership privileges as invoked by the regulations committee or the Board of Directors.

Unless otherwise specified, all violations of the Building Code provision shall be a Class B offense.

9.04 Fine Schedule

Section 1 Violations - \$200.00

All other violations - \$100.00, or as stated per fine schedule in the Rules and Regulations

ARTICLE III.

RESOLUTION ADOPTING ARTICLE III OF THE LAKE HOLIDAY RULES AND REGULATIONS

REGULATION OF CONTRACTORS

NOW THEREFORE, an article establishing Regulations of contractors for the purpose of insuring compliance to the Lake Holiday Building Code and protecting the health, safety and welfare of the Lake Holiday Community.

SECTION 1. GENERAL LICENSING REQUIREMENTS

1.01 Proof of Insurance.

Proof of insurance is the sole responsibility of the property owner.

1.02 Acknowledgment of Code Provisions.

All persons receiving a permit shall be required to sign an acknowledgement attesting to their awareness and understanding of the provisions of the Lake Holiday Building Code.

SECTION 2. WORK STANDARDS

2.01 Permits.

All property owners shall insure that all permits have been obtained prior to commencement of construction.

2.02 Work Quality.

All work performed by contractors shall be done in a merchantable manner in accordance with current trade practices and standards.

2.03 Waiver of Lien.

Contractors shall issue a waiver of lien for work in excess of \$250.00 or for any work at the request of the owner.

2.04 Code and Restrictive Covenant Conformance.

Contractors shall comply strictly with all requirements of the Code and the Lake Holiday Restrictive Covenants, regulating construction forms and set-back requirements, promptly calling attention to any provisions in bids, specifications, etc. in conflict with the Code and Covenants.

SECTION 3. CONDUCT

3.01 Work Hours Established.

Contractor and employee work hours shall extend from 6:30 a.m. to 9:00 p.m. with an additional 30 minutes grace period to allow for clean-up and departure from Lake Holiday.

3.02 Contractor Responsibility

Contractors shall be responsible to the Association for the general conduct of their employees, and shall accept the obligation for himself and employees to conform to those applicable rules and regulations for the conduct of themselves and other by the Lake Holiday Board of Directors.

SECTION 4. PENALTIES

4.01 Sanctions.

Violations of rules and regulations may result in monetary fines, suspensions of work privileges or revocation of permit.

4.02 Right of Review.

Review of purported violations shall be conducted, at the request of the accused, by a contractor review committee composed of the General Manager, a Board representative and an appointed contractor. The review committee shall have those powers necessary to establish adversary type proceedings to resolve contractor appeals.

Section 5

RESIDENTIAL BUILDING PERFORMANCE BONDS AND PERMIT FEES

5.01 Performance Bonds

A. NEW HOME, MAJOR RENOVATION AND GARAGE

Performance Deposit. Refundable upon substantial and timely performance of completion for occupancy within six months provision for construction pursuant to the Lake Holiday Restrictive Covenants. Six month period commences upon the date of the approved footing inspections.

B. Permit Fee for New Home - Major Renovation and Room Additions		Performance Bond
Up to 500 Sq Ft	\$250	\$500
501 - 750 Sq Ft	\$500	\$500
751 - 1000 Sq Ft	\$750	\$1000
1001 - 1500 Sq Ft	\$1000	\$1000
1501 - 2000 Sq Ft	\$1500	\$1000
2001 Sq Ft and up	\$2000	\$1000
Garage	\$200	\$250

C. ACCESSORY BUILDING PERMIT

No Performance Bond Required

5.02 Permit Fees

Beach Permit (New)	\$50.00
Boat Dock (Without Electric) / Rafts	\$50.00
Carport	\$50.00
Culvert and Drive	\$50.00
Deck	\$50.00
Fence	\$50.00
Ornamental Structure (Screen Room, Gazebo, etc.)	\$50.00
Retaining Wall	\$50.00
Shoreline Protection (New or Replacement)	\$100.00
Storage Shed (Up to 144 sq. ft.)	\$50.00
Swimming Pool	\$50.00
Any other exterior alteration of the structure or property that meets one or more of the following criteria:	\$50.00
1. 200 square feet or more	
2. Costing more than \$2000	
3. With a side dimension of 20 foot or more	

5.03 Permit Validity

Permits are valid for a period of 270 days from the date of issuance. Work authorized but not substantially started within 90 days of permit issuance shall require a new permit. Permits shall be revoked or suspended by the Lake Holiday Property Manager when he shall find from personal inspection or from component evidence that the rules and regulations of the Code are being violated. Furthermore, permits and lot numbers shall be posted in a conspicuous spot on the site for identification.