Policy Resolution 2014-10

Section XVI, Subsection L, Dwelling Demolition

WHEREAS, Article V of the LOWA Bylaws gives the Board of Directors the authority to amend and adopt LOWA Rules and Regulations; and

WHEREAS, there is a need for regular review of LOWA Rules and Regulations for completeness and clarity; and

WHEREAS, there is a need for clear, concise and consistent Rules and Regulations pertaining to dwelling demolition and variances, the Environmental Control and Construction Committee met, formulated and proposed language for such clarification and the proposed language was amended by the Rules Committee. The ECC wants to make it clear to lot owners a variance to an ECC rule is lost when there is demolition and removal of a structure. The lot owner may apply for a new variance.

THEREFORE, RESOLVED, the Board of Directors approves the following amendment to Regulation XVI., Environmental Control and Construction Procedures: (Note: New language in BOLD.)

L. DWELLING DEMOLITION AND VARIANCE LOSS:

An application for a permit for demolition of a dwelling must be made to the ECC. A road fee approved yearly by the Board of Directors must be paid upon application. Upon demolition and removal of an existing dwelling, foundation, dock, or other structure(s), any variance(s) granted by LOWA ECC are no longer valid. Included are setbacks, colors, construction materials, etc. Variances previously granted by Orange County are subject to the provisions of the Orange County Zoning Ordinance. A request for continuance of an existing variance(s), or a request for a new variance must be submitted to the ECC for review and approval. If the previous variance was granted by Orange County or a new variance requires Orange County approval, the ECC will review and recommend that the variance request(s) be submitted to Orange County for review and approval. If construction will be delayed for more than six (6) months, the lot must be cleared of all construction, and construction materials, equipment and debris.

Effective: Immediately

LAKE OF THE WOODS ASSOCIATION, INC.

By: ________________
  James Walsh, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Policy Resolution 2014-10 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 2nd day of August, 2014.

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Louisa Rucker, Secretary