

Lake Linganore Association, Inc.
Environmental Control Committee

App No.: _____

Application for Construction of a Shed

General Information

Completed applications and payment must be submitted to the LLA ECC Administrator no later than the Friday prior to the next semi-monthly ECC meeting to be considered for that meeting. Incomplete applications will not be accepted, which will delay the permitting process. The 60 day period for ECC review will not begin until the ECC administrator has received all required information. Homeowners will be notified in writing about the disposition of their application once it has been reviewed by the ECC. Fees for multiple applications may be combined, however, if used in combination with an application for an addition/sunroom/screen room/deck with roof, the \$150 fee and \$10,000 liquidated damages deposit will apply.

Important Conditions of Making any Changes to Existing Property

- No trees measuring six (6) inches or more in diameter at one (1) foot above ground level may be removed without the written approval of the Association. All plans will indicate where trees of this nature are proposed to be removed and replaced.
- There is a recorded easement around all lots platted within the boundaries of Lake Linganore at Eaglehead community for the benefit of the Association. The easement on each lot is 6 (six) feet on each side of the lot and 10 (ten) feet on the road frontage of the lot.* If anything is located in that easement that prevents access by the Association, the Association will remove the item at the owners expense and the Association will not be responsible for replacing the item(s). The Association will always notify the "Lot owner of Record" if this need occurs with as much notification time as possible, except in the case of an emergency. *ref: Lake Linganore Covenants, Article VII, Section 8
- In addition to submitting the Lake Linganore ECC application, the homeowner is responsible for obtaining all necessary building permits and/or variances and observing all zoning ordinances as required by Frederick County.

How to Complete This Form

Place a check in the check box and include each required item of information. Applications will not be accepted unless each of the items below is provided. Please note the guidelines for building a shed are as follows: All sheds / Exterior Storage Structures regardless of home type shall be placed on a level surface and be maintained in accordance with LLA covenants regarding exterior maintenance of a home. Detached Homes: Every single-family house must have a service yard or an exterior space for storage of unsightly utilitarian items, out of sight of the neighbors in their houses, yards and streets. The Covenants do not allow basements to be used in lieu of service yards. An approved storage shed may suffice. The combined shed and fenced service yard should be at least one hundred (100) square feet in size. Sheds must conform in design, materials, and colors, to the existing home unless concealed under a deck that is completely screened with lattice or like material. Steel, vinyl, aluminum, or other non-wood sheds are prohibited on any viewable part of a lot. In general, shed size is limited to 160 square feet unless applicant requests and receives an exception from the ECC. Space in a garage may substitute for a service yard only if one hundred (100) square feet of the garage is available in addition to one hundred and fifty feet (150) square feet for each vehicle space. Townhouses Enclosed by a Privacy Fence. Sheds / Exterior Storage Structures may not exceed the height of the privacy fence and must be placed in one of the four corners of the lot. Sheds / Exterior Storage Structures must conform to the color and appearance of the unit and must have either true lap siding or a molded horizontal siding appearance. Townhouses Not Enclosed by a Privacy Fence. If there is no existing dividing fence on the property, one must be installed. Sheds / Exterior Storage Structures may not exceed the height of the privacy fence. Proposed shed must be screened on two adjacent sides with privacy fence and must conform to the color and appearance of the unit and must have either true lap siding or a molded horizontal siding appearance. **See attached styles of approvable shed / exterior storage structures.**

STREET ADDRESS: _____ VILLAGE: _____ LOT NO.: _____

APPLICANT NAME: _____ Owner Renter OWNER NAME: _____

HOME PHONE: _____ WORK PHONE: _____ E-MAIL: _____

- \$20.00 Application Fee
- Site plan showing house location with proposed location of shed. Distances must be clearly shown.
- Current photos of property including house from all applicable angles.
- Material list and / or photos to be used including foundation, supports, walls, roof, etc.
- Proposed color of shed along with picture of existing house to show that shed will compliment color scheme of house.

CONDITIONS OF APPROVAL

I understand that approval does not relieve me of the responsibility to secure any and all necessary building permits, variances and/or observing all local zoning ordinances. If approved by the Environmental Control Committee (ECC), I agree to make the changes under the terms and conditions specified in the letter of approval. All improvements must be on my property or property lines. If any portion of the Association's property is disturbed or damaged by either my contractor, or myself then I agree to be held responsible for the same and to restore the common elements to their original condition(s). You will be notified in writing of the decision of the Committee within Sixty (60) days of our receipt of the application. By approving this request, the Association is not assuming any responsibility for the safety, construction, operation, maintenance, accident, injury or claim that may arise from the change in the property. A final inspection by LLA is required upon completion of all projects. Please contact the LLA office to schedule an inspection. *NOTE: THERE IS A SIX (6) FOOT EASEMENT AROUND ALL PROPERTY LINES WITHIN LLA (ARTICLE VII, SECTION 8 OF THE COVENANTS). ANYTHING LOCATED WITHIN THE EASEMENT MAY BE DAMAGED OR REMOVED, AT OWNERS EXPENSE, IF EASEMENT ACCESS IS NEEDED BY THE ASSOCIATION IN THE FUTURE.

SIGNATURE OF OWNER: _____ DATE: _____

PLEASE RETURN TO LAKE LINGANORE ASSOCIATION OFFICE COMPLETE WITH ALL ATTACHMENTS.

FOR COMMITTEE / ADMINISTRATIVE USE ONLY

Date Received: _____
Fees Received: _____

The request for the above project has been:

- APPROVED
- APPROVED WITH CONDITIONS: _____

DISAPPROVED: _____

ECC Administrator / Committee Member Signature: _____ Date: _____

ECC Approvable / Non-Approvable Shed Styles

Non-Approvable Styles



Approvable Styles

