

LVPOA Building & Environmental Committee

Property Owner Construction Guidelines

The Building & Environmental (B&E) Committee reviews construction projects in Lost Valley to ensure they meet the requirements of the Protective and Restrictive Covenants. This guide summarizes when B&E approval is required, what to expect, and what standards apply to all construction regardless of pre-approval need.

Do I Need B&E Approval Before I Start?

Yes, if the project involves building a new home, constructing an addition, or making dwelling changes that significantly alter the exterior appearance. (*Covenant No. 3*) Free standing fences and walls (except temporary snow fences) also require B&E approval (*Covenant No. 3, max height of 6'*). Major erosion control structures such as sea walls and revetments are excluded from B&E review but must comply with State of Michigan laws (*Covenant No. 5*).

How to Apply

- Submit plans to the B&E Committee, including a grid map showing where the structure will sit on the lot.
- Projects involving significant exterior alternations of appearance will be shared with nearby property owners (within 189 ft on either side and 360 ft across the road) for review.
- Neighbors may submit feedback or request a hearing prior to the Committee's decision.
- If the Committee does not act within 60 days, the request is automatically approved.

Permitted Structures (Covenants No. 1 & 2)

Each lot is limited to one home and private garage, attached if the land permits (*Covenant No. 1*). Covenant No. 2 treats car shelters and storage structures as part of the garage allowance. Whether attached or detached, any such structure must match the appearance of the home and meet all other covenant requirements.

Structural Standards for All Construction (Covenant No. 3 & 4)

Standard	Requirement
Minimum Home Size	At least 768 sq. ft. on the first floor (not counting porches or decks).
Height — Front Lots	No taller than 16 ft above street level. B&E may grant a variance up to 21 ft.
Height — Back Lots	No taller than 29 ft above the foundation.
Plumbing	Must meet Muskegon County and State of Michigan health codes.
Finish Deadline	Exterior must be finished within 6 months of starting, unless B&E grants more time.
Setbacks	At least 25 ft from the road and 10 ft from side lot lines. B&E may grant exceptions.
Variances	B&E may approve exceptions on written request explaining what the need and why.

Good to Know

- **Decks & beach stairs:** Generally not under B&E review unless they dramatically change the appearance of the home. Must still comply with state (EGLE) and local regulations.
- **Damage or destruction:** If a home or garage is damaged or destroyed, owners have 6 months to rebuild or clear debris and restore the lot. (Cov. 10)
- **Road assessments:** \$500 for new home construction and sea wall or revetment work; \$250 for other projects needing a building permit. Added to yearly dues.
- **Appeals:** Appeals of B&E decisions must be submitted to the Board of Trustees within 15 days. (Cov. 3(e))

Questions? Contact the B&E Committee.