

LakeLand Village Architectural Control – Overview

This is a general overview for common projects. More specific requirements for projects and new construction are addressed in [LLVCC Covenants and Resolutions](#) recorded with Mason County.

As indicated on the Project Permit Application, the LakeLand Village Architectural Control Committee (ACC) must review and approve all activities subject to permit before work begins. This ensures compliance with the applicable covenants and protects the interests of all LLV members.

Permits

Lot owners are responsible for obtaining all applicable Mason County and LLV permits. This includes permits for buildings, road access, sewer connections, retaining walls, driveways, docks, tree removal, re-roofing, painting, and similar work. See Covenants and Resolutions for additional information.

Permit Type

- New Construction Permit Application: Use for new home construction on a vacant lot or a major addition.
- Project Permit Application: Use for all other projects.

Tree Removal

Members must submit a Project Permit Application before removing trees from vacant and developed lots. A green permit card must be posted once approved. Dead, dying, and dangerous trees also require a permit. Applications must comply with Resolutions 8, 11, 16, 17, and 26. The ACC may require documentation from a certified arborist. Unauthorized tree removal or clearing may result in fines under Resolution 16 and require a replanting plan. Replanting must conform to best practices including hole size, mulch, and stake or other visual marker.

Natural Vegetation

Native vegetation such as salal, huckleberry, Oregon grape, kinnikinic, sword ferns, fir, cedar, hemlock, pine, and rhododendrons on undeveloped portions of lots must be retained where covenants reflect a requirement. Non-invasive species may substitute for native vegetation when approved by the ACC. See Resolution 8.

Burning

Debris from clearing must be hauled away. Burning vegetation or building materials is prohibited under 2006 state regulations.

Mail and Newspaper Boxes

LLV uses clustered mail and newspaper boxes in Divisions 11A and above. Division 12 condos have additional mailbox requirements.

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Roofing and reroofing

Architectural roofing must carry at least a 40-year warranty where required. Roofing with a “lifetime” warranty is generally accepted as meeting this requirement. Metal roofs may be allowed per covenants or ACC-approved deviations. Roofing color and style must be approved. See Resolution 26.

Painting

Painting of homes, accessory buildings and fencing requires a permit and colors approved. See Resolution 26.

Retaining Walls

Retaining walls require a LLVCC permit but those less than 4 feet high and not supporting slopes, parking, or other loads do not typically require a county permit. Retaining walls should not be constructed within the county road easement. See Resolution 26.

Fences

Fences not greater than six feet in height are generally permitted but they must not unreasonably obstruct views where stipulated in covenants. See covenants and resolutions for specific requirements. Permits are required for new and replacement fences. See Resolution 26.

Sheds and Accessory Structures

Sheds, greenhouses, and other accessory buildings and structures require an LLVCC permit. They must not be located within the side or rear yard setbacks unless specifically approved by the ACC. See Resolution 26.

Contractor Licensing & Owner Responsibility

Owners should verify contractor licensing with Washington L&I and request lien waivers to protect against contractor default.

Mason County Departments

Owners should contact relevant Mason County building departments for information and assistance.

<https://www.masoncountywa.gov/departments/index.php>

ACC Assistance

Members are encouraged to email (boardmembers@LLVCC.com) the office and request assistance. Office staff are not authorized to answer questions regarding architectural control. Please request that you be referred to a member of the ACC. Most ACC members do not work in the office and cannot provide an immediate response but will respond to emails and return phone calls.