

ECC –Requirements for Approval, Permit, Security Deposit & Plot Plans

No ECC Approval No Permit, No Security Deposit

- Window, Door, Driveway & Sidewalk Replacements
- Any Interior Work: Basements, Kitchen Bathroom Remodels

ECC Approval Only No Permit, No Security Deposit

- Tree removal
- Lakeside storage containers
- Satellite Dish NOT attached to house but NOT in easement
- NEW Driveways, Pads, Sidewalks, & Walkways
- Fence exceptions
- Culverts

ALL retaining walls within 10' side setback of the property need to be reviewed by ECC.

ECC Approval, Permit Required, No Security Deposit

- Dog Runs
- Siding Replacement
- Roof/Shingle Replacement
- Non-Portable Fire Pits
- Satellite Dish not attached to house
- Replacing greater than 50% of Decks Boards, Balusters, Deck Railing, Leger boards & or posts.

Inspection and Verification of Lot lines/Pins

- Driveways
- Landscaping near lot lines
- Concrete or Paver Patio's not near lot lines & not lakefront mark on plot plan

ECC Approval, Permit, Security Deposit, Lot Pins, and Plot Plan

- New Home Construction Plan
- House Addition
- Garage Attached/Detached
- Decks, Porches & Patios New & Replacements
- Storage Sheds
- Gazebo
- Shore Stabilization Shoreline recovery needs LPC approval
- Lakefront Construction
- Docks/Piers
- Three/Four Season Rooms
- Deck mounted Hot Tubs
- Screen House
- Ponds
- Lakefront Boardwalks, Patios and Retaining Walls (within 20 feet of shoreline)
- Solar powdered electrical systems

ECC Committee meets the 1ST and 3rd Saturday of every month

Verification of Lot lines & Pins are needed for most home improvement projects

County Permits are needed on: Houses, Additions, Garages, & (Pre-built Sheds in Winnebago Co.)

Winnebago County- 815-319-4350

Stephenson County – 815-599-0344

Setbacks – Front 33' - Side 10' - Rear 50'

Contractors can start working at 7AM