

# United Lost Lake Property Owners Association

These Rules Do Not Apply to New Landing Sub Division

## RULES AND REGULATIONS

### CONSTRUCTION OF SANITARY SYSTEMS AS APPLICABLE

Sanitary systems (Individual Sewage Treatment Systems: **ISTS**) for dwellings at Lost Lake must be of a design approved by the State of Illinois Department of Public Health (herein after referred to as **SOI**), Ogle County Health Department (herein after referred to as **OC**), and the United Lost lake Property Owners Association (herein after referred to as **ULLPOA**) for use in our lake-oriented community with special soil and sub-surface conditions. In the case of conflicting regulations, the most restrictive will apply unless otherwise specified. All owners must submit plans for approval to the Ogle County Health Department for systems meeting the Health Departments' and the Lost LAKE Property Owners Associations special requirements of each individual lot. The sanitary system will be designed by a State of Illinois licensed engineer or other professional approved by the **ULLPOA**. The Ogle County approval, with all supporting documentation, including a site plan (*drawn to scale*) clearly showing the septic system and test boring locations, will be submitted to the **ULLPOA** with the application for a building permit for approval. The sanitary system will be located in accordance with the **ULLPOA** set back requirements for the applicable site type. No portion of any building, driveway, patio etc. will be placed over the septic field. The same rules apply to any replacement or modification of an existing sanitary system. The installation of all mechanical septic systems will require the property owner to enter into a written agreement with the **ULLPOA** concerning maintenance and operation of the system which will then be recorded in Ogle County so that the agreement "runs with the land", and is binding on subsequent owners.

All septic systems will be sized in accordance with the ULLPOA requirements where specified, and if not otherwise specified, then in accordance with the most restrictive of the Ogle County Sewage Disposal Private Systems ordinances and/or with the Illinois Department of Public Health Private Sewage Disposal Code, with the following additional requirements: In houses with unfinished areas, the septic system design load will be increased by one bedroom for every 300 square feet of unfinished area (not including garages). The minimum septic tank size allowed is 1500 gallons. Where a standard septic system, including a standard seepage field, cannot be installed, other systems should be investigated including a mound system, which may be acceptable. **Each site will be evaluated individually based upon valid data as submitted.**