

Alpine Lake

Facts & Guidelines

Alpine Lake Construction

- (1) Minimum square footage finished on main floor to be 2,000 ft. full foundation required.
- (2) Minimum sideline setback of 15 feet unless ARB grants variance based upon topography and neighboring home sites.
- (3) Siding restrictions: Colors must be "nature friendly". See ARB Guidelines for full description.
- (4) All homes must have site plan submitted including house building location.
- (5) All homes are to be constructed by the Innsbrook Corporation.
- (6) Docks are limited to 160 sq. ft. and piling cannot be in the water.
- (7) All other ARB guidelines apply

Alpine Lake Land Use

- (1) Restrictions and covenants apply to every Alpenhof Property.
- (2) Minimum setback of 50 feet from water and 75 ft. from road.
- (3) Alpine Lake is common ground and use is subject to restrictions set by the Innsbrook Owners Association Trust Indenture
- (5) A 20-foot maintenance easement follows the entire shoreline of Alpine Lake

Alpine Lake Utility Providers

- (1) Water: maintained and operated by Innsbrook Corporation (636)745-3000
- (2) Sewer: maintained and operated by Innsbrook Corporation (636)745-3000
- (3) Cable TV: maintained and operated by Innsbrook Corporation (636)745-3000
- (4) Telephone/Internet: CenturyLink (800)201-4099
- (5) Power: Cuivre River Electric Cooperative (800)392-3709
- (6) Electronic Security: maintained and operated by Innsbrook Corporation (636)745-3000
- (7) The Innsbrook Corporation is responsible for bringing water, cable tv, power and sewer to the property. The property owner is responsible for the maintenance of all secondary lines for water, cable tv, and sewer (including sewage grinder pump)

Alpine Lake Public Districts

- (1) Fire/Sheriff/Ambulance: Dial 911 or for a non-emergency (636)456-7088
- (2) School: Most of Plats 53, 58, and 64 Warrenton R3
- (3) EMS: Warren County Ambulance District: Dial 911

Alpine Lake Annual Costs

- (1) Innsbrook Property Owner Assessment: \$1,283 in 2012 includes fees for water, sewer, security and activities
- (2) Water Surcharge: \$5.50/1,000 gallons over the 250 gallon per day allowance up to a 360 gallon per day usage, and \$3.00/1,000 gallons over the 360 gallon per day usage. The annual fee for water in the property owner assessment covers all usage up to 250 gpd.
- (3) Warren County Property Tax: \$5.3513 per \$100 assessed value