

RENOVATION MODULES

SOUTH & NORTH VILLAGE // PREMIUM COTTAGES F01-F10

In this document, we describe what is important to consider when planning to renovate your cottage. It is partly about strict rules that are important to know, and partly about tips and advice. So before starting to renovate your cottage, it is important to take a stand on everything described in this document. Regardless of whether you want to carry out a major renovation or some minor changes to/in your cottage, it is important to take notice of the information in this document.

When you would like to start your renovation, you must first report your renovation via the form "[Appendix E – Remodeling & Renovation](#)". In this form, you describe your renovation plans. You may not start the renovation work before LCS has approved the renovation.

OUTDOOR RENOVATION

INTRODUCTION

In our North & South Village there are a total of 40 cottages. When all 40 cottages get a new owner, with 40 different wishes regarding their cottage, certain rules are obviously needed. We don't want any owner to paint their cottage yellow or orange, or maybe build a fence around their cottage, or simply do something that doesn't fit in our environment or do anything else that could lead to conflict. The same rules also apply to our premium cottages F01-F10.

We also must consider the rules and regulations that the municipality of Karlshamn has drawn up for this area in its area plan. We want our cottages to be adapted and adjusted to nature's conditions, make sure all cottages look uniform and are professionally renovated according to the same rules and with the same quality. That is why this document exists.

What is important in terms of the appearance of both our North & South Village is that all the cottages should look the same on the outside, both in terms of color and construction. A terrace must comply with the construction drawings that we have made, and be built by one of our approved craftsmen, and be built within the building board's regulations from Karlshamn municipality.

To see an example of how the outside of the cottages in our South Village will need to look, you can look at our model cottage S13, which has been completely renovated. The same renovation rules apply to our North Village, where the cottages are renovated in the same way, but according to the North Village construction drawings. Regarding our premium cottages F01-F10, LCS will release more responsibility to the owner and each owner needs to submit a building permit application to the building board for approval of the requested renovation, or even new a construction when desired.

OUTDOOR RENOVATION

GENERAL INFORMATION

1. The renovation of the cabin's exterior must be carried out according to construction drawings and regulations from LCS. See "[Appendix F - Drawings](#)". These drawings apply to our North & South Village cottages. Regarding our premium cottages F01-F10, the owner will be able to make his own drawings and submit his own building permit application to the building committee.
2. Exterior renovations may only be carried out by a recognized and LCS approved company. This is to guarantee quality, to be able to claim guarantees and to ensure that all cottages are made in the same way and with the same quality. You can find a list of local, approved companies further down under "[list of approved construction companies](#)". We prefer to collaborate with Korsliden Bygg & Förvaltning AB, who also did the renovation of S13 for us, as well as our new service building. They deliver a quality job and can easily compete with other construction companies to offer the best possible price. We prefer that you use Korsliden for all your renovation projects, just like we do. If you prefer to hire another construction company, you can hire one of the approved construction companies on the list. If you would like to hire a different company than the construction companies in the list, then you can indicate this company in your application. When the construction company is approved by us, you can hire your preferred construction company.
3. Any remodeling or renovation of your cottage must be reported to us by submitting the form "[Appendix E - Remodeling & Renovation](#)". where you can describe what you want to do, who will do the work and when it is scheduled to be done. LCS will then respond to your application and approve it when everything looks good. We will get back to you with any questions. When you hire a company other than those on our list of approved construction companies, we will carry out an inspection on this construction company, after which approval can be given for the renovation.
4. The costs of the renovation are paid for by the cottage owner. When the renovation is carried out by a construction company or craftsman, you are also entitled to 30% support via ROT deduction (applies only to residents of Sweden who are liable for tax in Sweden) up to SEK 150,000 per year.
5. It is not allowed to make changes to the outside of the cottage, other than what is described in this document. When in doubt, you should contact LCS and ask for advice. Never start changing anything on your cottage without prior approval. This would mean that you take a risk that the LSC will not approve what you have done, and that you will have to restore or redo the renovation on or in your cottage. By signing the purchase agreement, you agree to LCS deciding what is allowed or not. Of course, we will also have a discussion in the event of a difference of opinion.
6. Certain changes and renovations may require a building permit from or a notification to the building committee. We will shortly discuss with the Karlshamns Municipality building inspector which notifications and possible building permits are needed for the various renovations to the cottages. We will then write a separate document about this, which will be placed on our website.

SOME EXAMPLES OF WHAT IS ALLOWED & NOT ALLOWED

What is not allowed:

1. No permanent fence may be placed around the cottage and/or the terrace itself.
2. No other object may be built or placed on the terrace or near the cottage.
- 3: No objects may be attached to the outer wall of the cottage
- 4: No changes may be made to the exterior of the cottage

What is allowed:

1: Your own garden chairs and/or deck chair, hammock, etc.

2: Own mobile grill

3: Other temporary items that are taken home after you checked out or are stored in your storage box. OBS: Only LCS's storage box is approved (see below).

OUTDOOR RENOVATION

SPECIFIC INFORMATION

DRAWINGS

The placement of windows, doors and patio doors is basically optional. Your layout on the inside of the cottage largely determines where windows, doors and patio doors should be placed. Under "[Appendix F - Drawings](#)" you will find several drawings with floor plans for your cottage. These drawings may be used as they are or adapted to your own wishes. These drawings apply to our cottages in South & North Village. Drawings for our premium cottages F01-F10 are not available. These cottages are all unique and require customized drawings, which the owner can draw himself and, together with the building permit application, must submit to the building committee.

Regardless of which cottage you own, "[Appendix E - Remodeling & Renovation](#)" must be submitted to LCS. You need to send in a drawing of your cottage, both the interior floor plan, as well as facade drawings on the outside of the cottage. You can choose one of our suggested drawings under Appendix F or submit your own drawing.

TERRACE

Regarding the terrace, you should use "[Appendix C – Map Cottages](#)" to see where the terrace should be built. Depending on which cottage you buy, the location of the terrace can be a little different. As you can see in the drawings, the terrace is divided into 2 parts. First, there is a central terrace of 25.5 m² which is used as the primary terrace. Then there is also the terrace's "surrounding" terrace, which is 1 meter wide and goes all the way around the cottage. This surrounding terrace around the cottage is 42 m² and gives the cabin a nice look and covers visibility under the cottage.

The terrace is built from pressure-treated wood. The terrace must be a terrace without a fence. A fence is not allowed because we believe that a fence would not contribute to the open character of both holiday villages and is not considered to be the best aesthetic solution, which we think a terrace without a fence is. An additional reason why a fence is not allowed is that a fence adds extra maintenance and adds an extra risk of the fence breaking due to stress from guests. A fence would also be used by guests as a drying rack for clothes, towels, etc. which would also not contribute to the cottage village experience itself.

Distance (fall height) between the terrace level and ground level must not be more than 50 centimeters according to law. Due to differences in height of some cottages in our South & North Village, some terraces will exceed the 50-centimeter fall height, which means that extra filling mass needs to be placed around the terrace until the fall height is a maximum of 50 cm. When this is not possible or desirable, LCS and the owner will together look at a solution that best fits the existing situation. One of the solutions could be a third terrace level.

BUILDING PERMIT

We will write more about the applicable building permit regulations a little later. It is important to know when a building permission is needed or when only a notification needs to be made, and when no notification or building permission is needed at all. We will soon initiate a further discussion and consultation with the Karlshamns building committee and its building inspector. After consultation with the building inspector, we will know what applies, and write down all the information in this document.

OUTDOOR RENOVATION REQUIREMENTS

When we talk about an outdoor renovation, we mean an extensive renovation, in the same way that our model cottage S13 has been renovated. This cottage has undergone the following extensive renovation:

- 1.
 - 2.
 3. Change of all windows and doors to insulating windows and doors (aluminium), and put in a large aluminum balcony door that gives direct access to the balcony. Due to the fact that aluminum has better stability than plastic, we have chosen aluminum windows and doors, which we therefore strongly recommend for all our cabins. The price difference between plastic and aluminum is very small, so in terms of price, costs will not be special anymore.
 4. Build a large balcony that goes around the entire cabin, a large outdoor room in other words, where you can spend many wonderful moments, with a wonderful view of the lake and where you can experience nature in the best way.
 5. Installation of a heat pump.
 6. The above investments cost around SEK 550,000 – 600,000. You can choose for yourself whether you want to make this investment or not. As you can see in the "Costs, Rental Income & Returns" overview on the website, this investment will pay for itself through higher rental income, more rental days and ultimately also through a higher (sale) value of the cabin.
 7. Each cabin's appearance is tied to the below color codes and color types. It is not possible to deviate from the colors and materials below. In the overviews below, you can see which color codes apply. You may not use any cover paint for the exterior facade, but only the below JOTUN Glaze paint. This glaze is applied to the wood twice. Before applying the glaze, the wood should be brushed with wood oil for extra protection. The paint and oil can be purchased through LCS at a discounted price.
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1. Removal of the old ethernet roof and construction of a new sheet metal roof, including insulation.
 2. Renovation of the outside of the cottage by additionally insulating all walls and bolting up a new external facade with horizontal wooden panels, painted with glaze color (JOTUN Trebitt 9075).
 3. Exchange of all windows and doors to insulating windows and doors (aluminum) and put in a large aluminum balcony door that gives direct access to the large terrace. Since aluminum has better stability than plastic, we have chosen aluminum windows and doors, which we therefore strongly recommend for all our cottages. The price difference between plastic and aluminum is very small, so in terms of price, the costs will be about the same.
 4. We build a large terrace that goes around the entire cottage, a large outdoor room in other words, where you can spend many wonderful moments, with a wonderful view of the lake and where you can experience nature in the best possible way.
 5. Installation of a air heat pump.
 6. The above investments cost around SEK 550,000 – 600,000. You can choose for yourself whether you want to make this investment or not. As you can see in the "[Costs, Rental Income & ROI](#)" overview on the website, this investment will pay for itself through higher rental income, more rental days and ultimately also through a higher (sale) value of the cottage.

7. Each cottage appearance is tied to the below color codes and color types. It is not possible to deviate from the colors and materials below. In the overviews below, you can see which color codes apply. You may not use any cover paint for the exterior facade, but only the below JOTUN Glaze paint. This glaze is applied to the wood twice. Before applying the glaze, the wood should be brushed with wood oil for extra protection. The paint and oil can be purchased through LCS at a discounted price.

NORTH VILLAGE		
Color overview - Cottages N01-N16		
FACADE	JOTUN Trebitt 9075 Smokey Grey	https://www.jotun.com/se/se/decorative/exterior/colours/trebitt-9075-roykgraa-exterior-stain
WINDOW	RAL 7016	Aluminum window (insulating glass)
ROOF	RR23	https://www.ruukki.com/lva/par-ruukki/home-page/28-07-2022-jaunums-antracita-krasas-(rr2h3)-lietus-udensnoteku-sistema
ROOF GUTTERS & DOWNPIPES	RR23	Dark grey, see link under "ROOF"
WINDOW PLATE	RR23	Dark grey, see link under "ROOF"

SOUTH VILLAGE (SECTION 1+3)		
Color overview Section 1 = Cottages 1-2-3-13-14-15		
Color overview Section 3 = Cottages 7-8-9-19-20-21		
FACADE	JOTUN Trebitt 9075 Smokey Grey	https://www.jotun.com/se/se/decorative/exterior/colours/trebitt-9075-roykgraa-exterior-stain
WINDOW	RAL 7040	Aluminum window (insulating glass)
ROOF	RR23	https://www.ruukki.com/lva/par-ruukki/home-page/28-07-2022-jaunums-antracita-krasas-(rr2h3)-lietus-udensnoteku-sistema
ROOF GUTTERS & DOWNPIPES	RR23	Dark grey, see link under "ROOF"
WINDOW PLATE	RR23	Dark grey, see link under "ROOF"

SÖDRA STUGBYN (SECTION 2+4)		
Color overview Section 2 = Cottages 4-5-6-16-17-18		
Color overview Section 4 = Cottages 10-11-12-22-23-24		
FACADE	JOTUN Trebitt 0675 Saddle Brown	https://www.jotun.com/se/se/decorative/search?freeText=0675%20s%C3%A4terbrun
WINDOW	RAL 7016	Aluminum window (insulating glass)

ROOF	RR23	https://www.ruukki.com/lva/par-ruukki/home-page/28-07-2022-jaunums-antracita-krasas-(rr2h3)-lietus-udensnoteku-sistema
ROOF GUTTERS & DOWNPIPES	RR23	Dark grey, see link under "ROOF"
WINDOW PLATE	RR23	Dark grey, see link under "ROOF"

AIR HEAT PUMP

The cottage must be equipped with an air heat pump similar to the model in our model cottage S13 and must be mounted in the same place as S13 on the south gable.

MAINTENANCE

When you have renovated your cottage, it will last for many years to come without major maintenance expenses. Your monthly fees already include a lot of things that LCS takes responsibility for in terms of maintenance. But there are also some things that you as the owner are responsible for. It then mostly involves things like painting the facade, oiling the terrace, cleaning the roof, etc. You can read more information in "[Appendix G - Maintenance](#)".

STORAGE

When you stay in your cottage, you will have your own personal things with you that you want to be able to use when you stay in your cottage. Even when you take some personal things home with you, there are additional things that you would like to leave in the cottage and/or outside the cottage, so that you can use them the next time you stay in your cottage.

INDOOR STORAGE

You would like to be able to store some of your personal items indoors, without guests having access to these items. It could be kitchen equipment, personal items such as books, toys, etc.

When renovating your cottage, you can plan an extra storage in your new floor plan that only you as the owner have access to. But even in the existing situation you can put some sort of storage space in your cottage in order to store personal belongings.

OUTDOOR STORAGE

Some things can be stored outdoors. It's mostly about things that don't have too much value because outdoor storage always entails a certain risk of theft. This outdoor storage must be fixed to the cottage, so that it cannot be taken or moved.

As we want a uniform and neat look for your cottage, as well as for all cottages together, only one specific outdoor storage will be allowed, one that will be supplied by LCS. It will be built on site, fixed to your cottage, with the same wood as the cottage exterior panel and in the same color, so that it blends in with the cottage itself. This outdoor storage will allow the storage of smaller sized items, such as charcoal, grilling tools, firewood, outdoor toys, folding garden chairs, etc.

FIXED DEVICES

In order to get a nice and uniform look for the entire holiday village, fixed devices will not be allowed, which means that it is not allowed to have a fixed fence around the terrace or around the cottage. It is also not permitted to screw things onto the cottage facade. This means, for example, that no permanent washing line may be mounted on the cottage (every cottage already gets a standard laundry rack that is included in the monthly costs), or other types of permanent things. When you are unsure or something is allowed or not, you should contact LCS.

The only exceptions to fixed devices that will be allowed are:

1: Outdoor storage: See information above under "STORAGE".

2: A terrace awning on the lake side of the cottage according to the information below under "TERRACE AWNINGS".

TERRACE AWNINGS

When you are interested in installing a terrace awning on your cottage, you can contact LCS. We want all owners who have a desire for a terrace awning to buy their awning from the same supplier, so that we have a single point of contact regarding the awnings on all cottages. We will then negotiate a discounted price with this supplier. Working with the same supplier also means that we will have the same quality of awnings at all cottages. It will also be easier for LCS staff to take care of minor adjustments or repairs because all cottages have the same awning, which all work the same way. In today's situation, there is no contact yet with an awning supplier, but when the first cottage owner contacts us and indicates that they want to install a terrace awning, LCS will contact some awning suppliers, ask for a quote, and choose a main supplier. It is possible that we will install a terrace awning on our model cabin S13. In that case we will update this text with more detailed information.

LIST OF APPROVED CONSTRUCTION COMPANIES

In the list below you will find some local construction companies that are approved by us to carry out exterior and interior renovations:

KORSLIDEN BYGG & FÖRVALTNING AB - <https://korsliden.se/>

Korsliden is our primary partner regarding construction projects and renovations at Långsjönäs Camping & Stugby. They have carried out many construction projects with us over the years and deliver good quality at a good price. Some of the construction projects carried out by Korsliden with us are:

- New service building in the southern part of the camping
- Renovation of cottage S13
- Renovation of the interior of the reception, as well as replacement of the roof covering (metal roof)
- Terrace cottage N01

We therefore recommend that you hire Korsliden when you want to renovate your cabin.

Other construction companies approved by us are:

BLEKINGE BYGG AB - <https://blekingebygg.se/>

MÖRRUMS BYGG AB - <https://morrumsbygg.se/>

SÖDRA BYGG AB - <http://www.sodrabbyggab.se/>

OLLE SVENSSONS BYGG AB - <https://www.osvenssonbygg.se/>

When you wish to hire a construction company other than the ones mentioned above, you can enter the name of your preferred construction company in your application form "[Appendix E - Remodeling & Renovation](#)".

INDOOR RENOVATION

INTRODUCTION

You have a lot of freedom in terms of the layout and interior design of your cottage. We understand that each family may have different wishes regarding the layout of their cottage. A family with children probably prefers a different layout than an older couple without children.

Under "[Appendix F - Drawings](#)" we will post various examples of layouts of the interior of the cottage. You can use these layouts/floor plans or simply use them as inspiration.

To see an example of a renovated cottage, you can look at our model cottage S13, which is completely newly renovated. The outdoor renovation was done in 2023 and the indoor renovation is done in 2024 and is scheduled to be completed in May 2024.

INDOOR RENOVATION

GENERAL INFORMATION

It is permitted to renovate the interior of your cottage yourself. However, we recommend that a renovation be carried out by a construction company or professional craftsman, for the following reasons:

1. With the help of a professional construction company, quality is guaranteed, as well as having a guarantee on work done, something that we at LCS consider important.
2. You get a 30% ROT deduction on all working hours that the construction company or craftsman works on the renovation (Swedish citizens/taxpayers only).
3. You do not need to use your 60 vacation days to do renovation work. You can save them for your vacation weeks and days*.
4. When the renovation is complete, we make a new valuation of your cottage, with a new rental price. It is therefore important that the renovation is done professionally and properly, so that we can set a higher rental price, which therefore results in higher rental income for you. Only if the interior renovation is fully approved by LCS will we increase the rental income for the owner from 50% to 60%.

** When a construction company or craftsman carries out renovation work in your cottage, you do not need to use any of your 60 vacation days. You can save them until you want to use them during a weekend or vacation week. You can simply ask us to block your cottage during the period the construction company or craftsman is working in or on your cottage (on the condition that you do not stay in the cottage during this blocked time). If, on the other hand, you choose to carry out the renovation work yourself and/or hire someone who is not approved by us, you cannot block your cottage, but you need to book it in the usual way using your 60 free days.*

INDOOR RENOVATION

SPECIFIK INFORMATION

As a cottage owner, you get a great deal of freedom to customize your cottage according to your wishes. But since your cottage will also be part of the LCS rental business, there are a number of basic rules that you must take into account when renovating and/or refurbishing your ca cottage:

RENOVATION SHOULD BE DONE OUTSIDE THE HIGH SEASON PERIOD

Renovation is in principle not permitted during high season (01.06 – 31.08), due to inconvenience it may cause for other guests staying with us during this period. The same applies to red days/holidays, such as Easter weekend, Ascension Day weekend and Pentecost weekend. Exceptions are possible if it can be guaranteed that no noise or disturbances will occur. You must fill in the form "[Appendix E - Remodeling & Renovation](#)" for us, where you describe your project in more detail.

RENOVATION SHOULD BE DONE AS NEUTRALLY AND PRACTICALLY AS POSSIBLE

Since your cottage will be part of the LCS rental business, it is important to keep the decor in your cottage as neutral and practical as possible. Preferably choose neutral colors that match the natural environment in which the cottage is located. Preferably light colors, which make the cottage feel larger, compared to darker colors. Preferably use furnishings that maintain a certain quality and last longer. Otherwise, you are free to choose your furniture according to your own style and taste, with new or used furniture, modern or classic.

INDOOR RENOVATION		
Color overview (suggestions) & Material overview (suggestions).		
WALLS / MATERIALS	Free choice between: 1: plaster walls or wooden paneling 2: wallpaper or fiberglass fabric	Example on wooden paneling: NORRLANDS WOOD: https://norrandstra.com/produkt/finsagad-slatspont/?attribute_pa_ytbehandling=malad-vit-s0502-y&attribute_pa_traslag=furu&attribute_pa_fuktkvot=8&attribute_pa_dimension=15-x-93-mm
WALLS/ COLOR	Free choice	Our recommendation is the color NCS S 0502 when choosing a wooden panel or plastered wall with fiberglass fabric.
CEILING	Free choice	Our recommendation is the color NCS S 0502
FLOOR *	Free choice	Many flooring suppliers are found online. Example: go to https://www.pricerunner.se/ and search for "floor".
BATHROOM	Free choice	Many flooring suppliers are found online. Example: go to https://www.pricerunner.se/ and search for "tiles & clinkers".
KITCHEN	Free choice	There are many suppliers of kitchens. Just google "buy kitchens" to see which suppliers are available.

** With the idea that the cottage is part of the rental business, the smartest choice is to choose a laminate floor or vinyl floor. Both are practical floors, easy to clean and extra durable for wear. The floor lasts a long time, and the cottage is just as fresh for many years to come. Both laminate and vinyl flooring are available in many different colors. Laminate floors can be experienced as warmer and cozier. Vinyl floors are a little softer and quieter to walk on. Otherwise, both floors are basically equally good to use.*

DECORATION & PLANTS

Of course, it is desirable that the interior is cozy and homely, but be careful with too many things in the cottage. The more things, the greater the risk of something breaking, but also more work for our cleaning team.

Plants give your cottage a cozy and homely feeling, and we therefore recommend having several artificial plants in your cottage, as it gives a homely feeling. Real plants are not allowed, as these are

not practical in a rental business. In addition, our cleaning staff cannot be expected to water your plants.

Today, the range of artificial flowers is very large, and it is almost impossible to distinguish them from real flowers (when buying good quality). They can be bought online, but a good selection is also available in the EKO hall in Fjälkinge (east of Kristianstad along the E22) at good prices. Then IKEA also has a good and large assortment. JYSK and RUSTA also sell artificial plants. If you want to have real plants in your cabin when you stay in your cottage, there is of course no problem with that, but they must be taken back home when you check out.

REGISTER YOUR RENOVATION IN GOOD TIME

When you plan to renovate or rebuild your cottage, you must submit "[Appendix E - Remodeling & Renovation](#)" where you describe what needs to be done, and when and above all which disturbing activities (loud noise, sawing, etc.) may occur during this time. The basic rule is that renovation work that can be perceived as disturbing for nearby guests must be avoided. For this reason, it is best to plan this type of work during the late fall, winter, or early spring when you will not disturb other guests in the same way. When we know about your renovation work in good time, we can also try to avoid bookings in nearby cottages.

NO PERSONAL, DISTURBING OR OFFENSIVE ITEMS

When you furnish your cottage, you should consider that guests staying in your cottage should not be disturbed by the interior of your cottage. The interior should be as neutral and practical as possible. This also means that you should not have any objects in your cottage that may be perceived as disturbing by a certain part of the guests. For example:

- 1: Religiously oriented paintings, sculptures, etc.
- 2: Sensual or sexually oriented objects, paintings, statues, etc.
- 3: Family photos

If you are unsure whether certain items may be perceived as unpleasant by certain guests, please contact LCS staff so that a joint assessment can be made.