

# **Architectural Review Committee Rules**

(Amended by Board of Directors 12/02/2013)

Architectural Control – Criteria for Issuance of Building Permit

## **Building Permits, Covenant Article VIII, Section 1, Pg. #12 & 13**

A 911 address is required prior to issuance of a building permit and must be properly posted prior to sewer hook-up.

Building permits will be required for new construction, addition to, or exterior modification of existing buildings. A permit will also be required for piers, seawalls, in ground storm shelters, fences, signs and certain types of lot landscaping.

An Application for Building Permit, Attachment #1, must be completed by the property owner and submitted to the ARC for approval. Information and drawings as required by the application must be attached and returned to the Lake Eddins office.

Construction drawings shall be defined as a drawing sufficient in detail, including location of electrical outlets and plumbing, to be used by a contractor to build the structures, and will show the nature, kind, shape, exterior color, height, and position on lot, to include setbacks.

Failure by the property owner to furnish all required information and drawings would result in the application being put on hold until such time as the correct information is provided. Upon review by the ARC, the application and one copy of drawings, marked appropriately will be returned to the property owner.

Construction must begin within 6 months and be complete within 30 days of completion date shown on permit, not to exceed 24 months. Property owner is responsible for notifying an ARC member upon completion of construction.

Construction hours will be as per the permit, normally being 7 am until 10 pm.

Building permits will be issued by the LEOA Office and must be approved by two ARC members and one member of the Board of Directors. At least one of those approving the permit must make a site visit and discuss the project with the property owner. If there are questionable areas concerning possible rules violation in the permit request, all three approving members must review the project with the owner. Any exceptions to the following rules that are approved by the ARC will be detailed in the Comment Section of the Permit.

All Applications for Building Permits, permits, drawings and associated records are maintained in the LEOA Office.

**Residential Housing Criteria, Covenant Article VIII, Section 2, Pg. #13, 14 & 16**

1. Phase 1 Property – A one-story house must contain a minimum of 900 sq. ft. of living area. A two-story house must contain a minimum of 1400 sq. ft. with at least 900 sq. ft. of living area on the ground floor. (COV)
2. Phase 2 Property – A one-story house must contain a minimum of 1300 sq. ft. of living area. A two-story house must have a minimum of 1300 sq. ft. on the ground floor. (PER DEED)
3. The house must not be constructed over the main sewer line. In the event that the sewer line is rerouted at the property owner's request, said owner will be required to pay the actual cost of the relocation plus \$1000.00 to cover future costs of problems caused by the relocation. (ARC)
4. Building site property line set-backs are as follows:
  - a) 10 ft. from side property lines (COV)
  - b) 35 ft. from front property line (COV)
  - c) 50 ft. from natural water line for lake front lots (COV)
  - d) 35 ft. from back property line for off-water lots (ARC)
5. No pre-existing structure, house, or building shall be moved upon the property. (COV) This shall include prefabricated, modular, and houseboats. (ARC)
6. Only residential houses shall be constructed on lots. No buildings intended solely for car or boat storage or for any use, other than, as a living area will be approved. (ARC) (See "Boat Houses" for exception to this article.)
7. Crawl spaces are to be enclosed with same materials as main house or material approved by the ARC.
8. Scaffolds shall be removed immediately following expiration date on building permit and removed from property or stored out of sight.
9. Sewer hook-up will not be allowed until exterior of house has been completed and construction was done according to plans/drawings submitted. Upon verification that structure was built according to plans submitted the Lake Manager or an ARC member will fill out a sewer hook-up form and notify maintenance personnel that structure is ready for sewer hook-up. (ARC).
10. All metal siding must be approved by Architectural Review Committee prior to installation. (ARC).

### **Carports and Storage Building Criteria, Covenant Not Applicable**

1. All structures not an integral part of the main house must be attached via a covered and floored breezeway not to exceed 20 ft. in length. (ARC)
2. These structures must be constructed in the same style and appearance as the main house and sided in similar materials. (ARC)
3. Prefabricated metal carports will not be approved. (ARC)
4. No detached structures will be allowed – only one residence and one boathouse allowed per lot. (ARC)
5. These structures must meet the boundary criteria as previously stated. (ARC)

### **Boat House Criteria, Covenant Article IX, Section 2, Pg.16**

1. The boathouse must be of the indented boat slip type. (COV) The boat slip may be under the structure floor if a minimum of 24-inch clearance is provided, with an access area and should have bumpers on each side. (ARC)
2. The structure must not extend over the water more than 32 ft. from the natural shoreline. (COV)
3. The structure must not extend over land more than 32 ft. from the natural shoreline. (ARC)
4. Maximum allowable width of boathouses will be based on the following formula:  
Width of platted lot at water line less setback requirements of 10 ft. for each side.  
The maximum boathouse width to be one half of the resulting footage figure.  
Example: 100 ft. lot width at water line less right side setback 10 ft. less left side setback 10 ft. equals 80 ft. times one half equals 40 ft. maximum boathouse width.  
If maximum allowable width is less than 30 ft. based on the formula (lot waterline of 80 ft. or less) maximum allowable width will be 30 ft.  
If combined lots are involved, the maximum boathouse width will be based on the largest of the original platted lots prior to being combined and the allowable width formula. (ARC)
5. The boathouse must not be constructed over the main sewer line. Movement of sewer line at owners request will result in costs previously listed in the Residential Housing Criteria. (ARC)
6. The side property line setbacks of 10 ft. must be met. (ARC),
7. The footprint of pilings installed to support boathouses must not exceed a 5 ft. spacing by a 10 ft. spacing. (ARC)
8. Floor level of all enclosed areas must be a minimum of 36 inch above mean lake level. (ARC)
9. Piers shall not be covered. Shall not extend more than 60 ft. from the existing natural water line and shall remain within extended property side lines (COV)

10. Docks and piers must be L or T or I shaped.  
(Amended by Board of Directors 09/14/09)
11. All metal siding must be approved by Architectural Review Committee prior to installation. (ARC)

**NOTE:** Two story boathouses are not recommended due to a history of structural problems.

**In Ground Storm Shelter Criteria, Covenant Not Applicable  
(Included by Board of Directors 07-05-11)**

1. Must be of all steel construction.
2. Must be vented.
3. Must be totally underground with exception of quick lock heavy-duty door.
4. Must be installed by licensed contractor.
5. Must be installed above normal lake level
6. Must meet or exceed FEMA/MEMA standards.
7. Must meet the boundary criteria as previously stated.

**Fence Criteria, Covenant Article XI, Section 2, Pg. 18**

1. Fences shall not exceed 5 ft. in height. (ARC)
2. Decorative wrought iron, steel, vinyl or wooden fence may be used to enclose the entire lot. (ARC)
3. Fence may be installed on property line only with written approval of adjoining property owners. (ARC)
4. All vertical wooden fences are required to be constructed with a vertical board not to exceed (6) six inches in width and must maintain a (2) two inch opening between boards. (ARC)
5. Chain link will be allowed only in the rear of a house for the purpose of child or pet containment or for garden protection. Chain link must be black in color. (ARC)
6. Chain link fences that extend beyond the side boundaries of the main house must have a decorative fence placed in front of extended chain link fence. All fences must be approved by the ARC.
7. The appearance of all fences must be attractive. They must not block the view of the lake for adjoining property owners. (This will be a major consideration when approving permits for fence construction) (ARC)
8. Electric fences are to be no more than two wires and used in conjunction with an approved fence or attached to trees using black, brown or green insulators. (Stand-alone electric fences enclosing a large area will not normally be approved.)(ARC)

9. The use of welded wire fencing or other agricultural type fencing is limited to “baskets” of four feet in diameter or less to enclose flowers and shrubs that may be damaged by wildlife. (No Permit Required)(COV)

#### **Sign Criteria, Covenant Article XI, Section 3, Pg. 18 & 19**

1. Signs must be placed a minimum of 20 ft. from the roadway and be a maximum of 6 sq. ft. in size. (ARC)
2. Only one For Sale sign may be placed on a lot facing the roadway and one sign facing the lake on waterfront lots. (ARC)
3. One (1) open house sign may be placed next to or on existing “for sale” sign in front of house (2) two days prior to open house. Sign must show day/time and must be removed immediately following open house. (ARC)
4. No signs may be placed on common areas, on trees, utility poles, etc. (COV)
5. No political signs allowed on properties. (COV)
6. A property owner may have one sign identifying his property. This sign must be in good taste and be well maintained. (ARC)
7. No signs advertising items for sale or any type of business will be allowed on property. (COV)

#### **Tree Removal Criteria, Covenant Article VIII, Section 4, Pg. 14**

1. Clear cutting of lots will not be allowed. (ARC)
2. Clear cutting within the building floor plan plus 10 ft. on all sides will be approved if a 10 ft. buffer zone can be maintained between the building site and adjoining property. (COV)
3. Tree removal will not be allowed if doing so substantially decreases the beauty of the property. (COV)

#### **Topography and Vegetation Removal Criteria, Covenant Article VIII, Section 3, Pg.14**

1. Topography and vegetation characteristics of the property shall not be altered by removal, reduction, cutting, excavation or other means without a plan designed to protect the property from pollution resulting from erosion, pesticides, or seepage of fertilizer or other materials has been submitted and accepted by the ARC. (COV)
2. Plan submitted for approval must be based on the minimum amount of earth movement and vegetation reduction required to meet plan. (COV)
3. The natural flow of water runoff shall not be redirected onto adjacent lots Without written permission from owner of lot affected. (ARC)

### **Shoreline Stabilization Criteria, Covenant Article IX, Section 3, Pg.16 & 17**

1. Owners of waterfront lots shall establish a stabilized shoreline within three years of receiving deed. (COV)
2. Shoreline will be deemed to require stabilization if visible erosion is taking place. (ARC)
3. Shoreline stabilization methods shall include but not be limited to seawalls constructed of treated wood, rustproof metals, concrete or rubble consisting of concrete or rock. (ARC)
4. Shoreline stabilization method approved shall extend from one property sideline to the other sideline. (ARC)

### **Self-contained Sewage Lift Stations, Covenant Not Applicable**

1.

All lots approved for self-contained sewage lift stations shall have these stations installed a minimum of 6 ft from residential buildings. (ARC)

2. Self-contained sewage lift stations shall be purchased from and installed by the LEOA. These Stations will be warranted for a period of 12 months by the LEOA to include parts and labor. At the expiration of this warranty period the lot owner becomes responsible for maintaining these stations in proper working order.
3. Any modification made to the original configuration of these stations must be submitted for approval prior to being made.
4. Owner must furnish a 220v, 20 amp service to the outside wall of building at a point not less than 36 inches and not more than 60 inches above natural ground level. This service shall also be located within 6 ft of pump installation location. (Added 03/30/07)

Architectural Review Committee (ARC), approval of plans and specification, and no publication or architectural standards bulletins shall ever be construed as representing or implying that such plans, specifications or standards, if followed, result in a properly designed residence. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence will be built in a good, workmanlike manner.

**APPLICATION FOR BUILDING PERMIT**

NAME: \_\_\_\_\_ SUBMITTED \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LAKE EDDINS UNIT# \_\_\_\_\_ LOT# \_\_\_\_\_ 911 ADDRESS \_\_\_\_\_

911 ADDRESS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT

PERMIT REQUESTED FOR:	NEW HOUSE _____	#1, #2
	BOAT HOUSE _____	#1. #2. #3
	DOCK/PIER _____	#1. #2. #4
	FENCE _____	#1. #2. #5
	OTHER _____	

(IF OTHER SPECIFY BELOW)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE FOLLOWING MUST BE SUBMITTED WITH THIS APPLICATION FOR APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION:

1. TWO SETS OF CONSTRUCTION DRAWINGS SHOWING EXTERIOR DIMENSIONS, TYPE OF SIDING AND ROOF MATERIALS.
2. LOT DRAWING THAT SHOWS DIMENSIONS OF PROPOSED STRUCTURE AS IT SITS ON THE LOT, THIS SHALL INCLUDE DISTANCES FROM LAKE SHORE LINE, ADJACENT LOT LINES, AND FRONT LOT LINE.
3. BOATHOUSE DRAWINGS SHALL SHOW STRUCTURE DIMENSIONS, BOAT SLIP, PILING ARRANGEMENT AND MATERIAL LIST.
4. DRAWINGS FOR DOCKS AND PIERS SHALL SHOW STRUCTURE DIMENSIONS, PILING ARRANGEMENT AND MATERIAL LIST.
5. FENCE DRAWINGS SHALL SHOW HEIGHT, TYPE OF MATERIAL, AND DISTANCE OFFSET FROM PROPERTY LINE OR IF DECORATIVE TYPE THE LOCATION ON LOT WITH THE DIMENSIONS TO CLOSEST STRUCTURE.
6. WATER CONNECTIONS MAY BE MADE TO THE LEOA WATER SYSTEM PRIOR TO OR DURING CONSTRUCTION BUT SEWER CONNECTIONS WILL NOT BE ALLOWED UNTIL A MEMBER OF THE A.R.C. HAS VERIFIED THAT CONSTRUCTION WAS DONE ACCORDING TO THE SUBMITTED PLANS/DRAWINGS.

I HAVE READ THE ARCHITECTURAL REVIEW COMMITTEE RULES.

SIGN AND RETURN THIS APPLICATION TO THE LAKE EDDINS OFFICE.

SIGNATURE: \_\_\_\_\_

DAY PHONE: \_\_\_\_\_ NIGHT PHONE: \_\_\_\_\_