

Lake Barcroft Architectural Guidelines

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Board of Directors,
Lake Barcroft Association (LBA)
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I. Objectives of Lake Barcroft Architectural Guidelines

This document's overall objective is to serve as a guide to aid members of the Architectural Review Committee and residents in enhancing and maintaining the quality of Lake Barcroft's environment. The guidelines described in this booklet address improvements for which homeowners most frequently submit applications to the Architectural Review Committee (ARC). They are not intended to be all inclusive, but rather to serve as a guide to what may be accomplished. The specific objectives of this article are:

- A. To increase resident awareness and understanding of the Protective Covenants.
- B. To describe the architectural review process established pursuant to the Covenants.
- C. To illustrate design principles which will aid residents in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
- C. To assist residents in preparing an acceptable application to the Architectural Review Committee.
- D. To provide uniform guidelines to be used by the Architectural Review Committee in reviewing applications in light of the goals set forth in the initial development of Lake Barcroft.

A. Protective Covenants

The basic authority for maintaining the quality of design in Lake Barcroft is founded in the Covenants which are a part of the deed to every property in Lake Barcroft. The intent of Covenant enforcement is to assure that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Since these Covenants "run with the land," they are binding on all owners whether or not they have been read. They should be periodically reviewed and fully understood. As set forth in Section II F. Enforcement Procedures, subpart 6, among the remedies available to the community for violations of the ARC Guidelines is the right of the LBA to initiate legal proceedings to enjoin a violation, including but not limited to, requiring the removal of any unapproved structure, if appropriate.

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B. Role Of Architectural Review Committee (ARC)

The Architectural Review Committee performs its task of insuring aesthetic quality of the homes and their environs by establishing and monitoring the architectural review process, on behalf of the Lake Barcroft Association (LBA) and Barcroft Beach, Inc. (BBI), the successor to the Grantor in the Lake Barcroft property deed Covenants (quoted below). The committee is generally chaired by a member of the Board of Directors of LBA, and is composed of members of the Lake Barcroft community.

The ARC insures that proposed construction, additions, exterior alternations, etc., comply with the objectives set forth in the Covenants. This involves review of all applications for exterior alterations submitted by residents.

In response to concerns about poorly maintained yards and property and improper use of common areas, the ARC also helps to ensure that property and yards are properly maintained. This involves notifying homeowners whose homes or yards have fallen into disrepair to take appropriate corrective action. In addition, the ARC helps to maintain common areas by notifying residents to keep common areas free of waste materials including animal wastes, leaves and debris.

C. What Changes Must Have Arc Approval?

Paragraph I of the Covenants states:

"The land hereby conveyed shall be used only for the purposes of a private single family residences and appropriate uses accessory thereto. No building shall be erected thereon except a single family private dwelling house and garage appurtenant thereto, and no such garage may be erected except simultaneously with or subsequent to erection of the residence. No building, fence or other structure shall be erected or altered unless the plans, specifications, including color scheme, and plot plan therefore, are submitted to and formally approved in writing by the Grantor, its successors or assigns, and a copy of such plans, specifications and plot plan, as so approved shall be permanently filed with the Grantor, its successors or assigns, before any work is begun. No outside toilet facilities shall be constructed or maintained on any lot. No sign of any description may be erected or placed on any portion of the land without the express written approval of Grantor, its successors or assigns. No tent, trailer or out building shall ever be erected or maintained on the trace, and no garage or basement shall at any time be used as a temporary or permanent residence."

This paragraph explicitly states that any change, permanent or temporary, to the exterior appearance of one's property must be approved. Further, once a plan is approved it must be followed or a modification must be approved in accordance with the property owners' covenants.

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Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in the Guidelines. For example, a homeowner who wishes to reconstruct a deck identical to one already approved by the ARC is still required to submit an application.

D. Amendments To The Architectural Guidelines

These guidelines may be amended. It is anticipated that the changes will involve clarification rather than substantive modification of the existing Guidelines. They may also be amended to reflect changed conditions or technology.

The ARC will conduct a yearly evaluation of the Guidelines to determine whether amendments are necessary. Owners should also submit to LBA requests for additions or changes to the Guidelines. The actual amendment proceedings will involve review by the ARC and adoption by LBA's Board of Directors.

II. ARC REVIEW CRITERIA AND PROCEDURES

The ARC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposed, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be for another.

Design decisions made by the ARC in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Protective Covenants.

Objections to construction plans will not necessarily cause them to be rejected, but they will permit a more informed and thorough review.

A. REVIEW CRITERIA

1. Relation To The Lake Barcroft Environment.
Fencing, in particular, can have damaging effects on open space. Other factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off can also have adverse effects.
2. Design Compatibility.
The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, use of materials, texture, color and construction details.
3. Location and Impact on Neighbors.

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The proposed construction or alteration should relate favorably to the landscape, the existing structure and the neighborhood. Among the factors that the ARC may examine are access, view, sunlight, ventilation and drainage.

4. Scale.

The dimensioned plans and elevations of the proposed construction or alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

5. Color.

Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house, such as roofs and trim, should be compatible in color.

6. Materials.

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.

7. Appropriate Timing of Completion.

Many alterations will be built or installed by the residents themselves rather than a contractor. However, projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. If such time period is considered unreasonable, the ARC may disapprove the application.

B. APPLICATION PROCEDURES

Under each of the following sections in this booklet, application content requirements are spelled out. The application forms call for information helpful to the ARC, including additional information which may be useful in determining the scope and detail of the proposal.

C. SITE PLAN PROCEDURES

A site plan is required as part of many applications. A site plan is a scaled drawing of your lot (site) which shows exact dimensions of the property boundaries and all improvements including those covered by the application. Contour lines may be required where drainage is a consideration. A site plan for a single application can be the plat plan provided when the property was purchased. More complex applications may require larger scale (1" = 20' or 1" = 10') blowups of the plat plan.

D. REVIEW PROCEDURES

Owners shall submit applications to the LBA office: P.O. Box 1085, Falls Church, Virginia 22041 or drop them off at the office located at 6425 Lakeview Drive, Falls Church, Virginia 22041. Telephone (703) 941-1927.

The ARC will notify affected neighbors of the application, and the ARC will not make a final decision regarding the application for a period of 10 days to allow for

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comment. Affected neighbors should notify the ARC of any comments as soon as possible within the 10 day period.

Conforming applications are those which conform to the Guidelines and include all the information required by the Guidelines (clear and concise drawings, explanation of style, color, etc.). Submitted applications are checked by a member of the ARC assigned on a rotating basis. Approved conforming applications are copied and sent back to the applicant. The entire process from time of submittal of application should not take longer than two weeks under normal conditions. The procedure provides for rapid processing of those applications which are filled out by residents who have carefully read the Guidelines and provided all information necessary for a rapid and fair decision.

Special applications are all those which do not meet the "conforming" requirements. These applications require extra processing time and may require full panel review.

All applications that are considered "Special" will be copied and sent to all ARC members for their review and a site visit. In such cases, applicants will be notified and may be asked to be present for the meeting concerning their case.

The decision of the Architectural Review Committee will be sent by letter to the address on the application, whether or not the applicant attends the meeting. An appeals procedure exists for those affected by an ARC decision who feel that any of the following problems exist:

- Proper procedures were not followed during the administration and review process.
- The applicant and any other affected residents were not given a fair hearing.
- The ARC decision was arbitrary or unreasonable.

To initiate the appeals procedure, applicants must submit to LBA a verbal request for an appeal within 7 days of receiving the ARC decision, followed up by a written request with five working days thereafter. Other affected residents must submit to LBA such verbal notice within 48 hours after the ARC has rendered its decision, again followed up with a written request within five working days thereafter. An Appeal meeting of LBA Board members will be established to review such cases.

E. DURATION OF APPROVALS

Projects must be completed within one year from the time of ARC approval. If not completed within one year, re-application must be made.

F. ENFORCEMENT PROCEDURES

The LBA Board requires the ARC to insure compliance of all lots with the Covenants standards. The following enforcement procedures have been adopted by the LBA Board of Directors.

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1. The sources for reporting violations will be as follows:
 - a. Concerned Residents
 - b. LBA Directors
 - c. WID Directors
 - d. ARC Members
2. All violations will be confirmed by a site visit by the ARC Director and/or ARC member.
3. An attempt will be made to contact by phone the resident in violation. If the resident cannot be reached, a postcard will be sent requesting that the resident call the ARC Director as soon as possible concerning the violation. (In those cases involving violations which are subject to worsening with the passage of time, a violation notice will be sent immediately by certified mail.)
4. If, within 15 days after the postcard has been sent, no contact has been made, a second notice will be sent (by certified mail) informing the resident of the time and place of a hearing by the ARC on the case.
5. If work on an unapproved structure is underway or about to commence, the ARC or LBA may suspend or modify the above-noted time frames to ensure expedited resolution of any dispute.
6. If the ARC is not able to resolve any disagreement, it will be turned over to the LBA Board of Directors with a recommendation for appropriate action. After providing for a hearing, the Board will decide on an appropriate action. Such action may include suspension of all lake privileges until compliance is obtained or, where the violation cannot otherwise be corrected, it may result in an action to remove the unapproved structure, and to assess damages and costs.

G. STATE AND COUNTY REQUIREMENTS

Where there are relevant State and County standards and requirements, these guidelines are no less than such standards or requirements.

Applicants should particularly check with the County Office of Comprehensive Planning - Zoning Administration Division regarding front, side and rear setback requirements, which may vary from section to section in Lake Barcroft.

Waterfront applicants should be aware of the restrictions of the Chesapeake Bay Preservation Ordinance as amended in 2003. All waterfront property are within the Resource Protection Area as defines by Fairfax County and as such, is subject to quite specific regulations regarding any changes to that property. Questions regarding this should be addressed to the ARC and/or Fairfax County.

III. NEW HOMES AND MAJOR ALTERATIONS

It is very important that anyone considering major construction items should contact the ARC during the very early stages of design. This will help to

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understand our objectives of maintaining and enhancing the Lake Barcroft environment. If this early involvement can be achieved, then a considerable amount of time and money can be saved.

A. NEW HOME CONSTRUCTION

The proposed structure must be compatible and in scale with the community, and in keeping with the existing lot size.

B. MAJOR ALTERATIONS

Major alterations are generally considered to be those which substantially modify the existing structure. However, other site changes are also included. Major building alterations include, but are not limited to, construction of attached garages, carports, porches, chimneys, other additions to a home, etc. The design of major alterations to an existing structure, including windows, doors, roof line and finish, should be compatible in scale, materials, and color with the applicant's house.

The proposed construction or alteration should relate favorably to the landscape, the existing structure and the neighborhood.

If changes in grade or other conditions which will affect drainage are anticipated, they must be carefully considered. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

No debris may be allowed to accumulate during construction.

C. APPLICATION CONTENTS

1. Site Plan showing location of proposed structure or alteration and relationship to property lines.
2. Detailed Drawings including floor plans of the addition, construction sections and exterior elevations with types of materials and accurate dimensions.
- 3 Description of Materials including type of siding on dwelling and proposed structure or alteration, color of proposed structure and trim, exterior lighting arrangements, yard and landscape, etc.
4. Landscape plans if applicable.

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IV. AUXILIARY STRUCTURES

Auxiliary structures are all those structures that are detached from the house. This category includes detached garages and carports, storage sheds, gazebos, detached greenhouses, detached solar collectors, etc. Docks and sea walls are covered separately.

An improperly placed or poorly designed auxiliary structure can visually and functionally negate an otherwise desirable residential area. This is an important point to be considered in choosing and locating an auxiliary structure.

A. TYPES OF AUXILIARY STRUCTURES

Below are the most common types of Auxiliary Structures. However, any auxiliary structure, whether listed below or not, requires ARC approval.

1. Detached Garages and Carports (Attached garages and carports are under Building Alterations and Additions.)
 - a. Design: It is strongly recommended that detached garages and carports be designed to follow the theme and color of the house. The roof, window treatment, exterior finishes, and building materials should be compatible with the architecture of the house.
 - b. Building Requirements: Garages and carports are required to have a county building permit. Front, rear and side setback requirements vary for each zoning district, so setbacks should be confirmed with the Fairfax County Zoning Department.
2. Storage Sheds
 - a. Design: As previously stated, it is suggested that the auxiliary structure be designed to appear as part of the house theme or of other outdoor improvements. In those cases where a prefab shed is to be used, the following suggestions are made as to how the shed can be made compatible with the previously stated criteria.
 - Roof: If the roof is visible, it should be compatible with the surroundings.
 - Shed Fencing: Where a low fence is used, it would be desirable to raise the height of the fence to help screen the shed.
 - Exterior Finish: When any part of the shed is visible from an adjacent neighboring lot, it is suggested that the shed exterior be finished to be compatible with the surrounding color of the fence.
 - b. Building Requirements.
 - * Sheds in the front yard will not be approved
 - * Sheds may not exceed 100 square feet in size

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* Sheds may not exceed 8 feet in height

c. Landscaping: All sheds must be landscaped to integrate into the environment.

3. Gazebos, Detached Greenhouses and Detached Solar Collectors.

Gazebos, detached greenhouses and detached solar collectors will be reviewed under the same criteria as storage sheds, with consideration for their specific requirements, such as sun orientation. Attached greenhouses or attached solar collectors will be reviewed as additions.

B. GENERAL DESIGN CRITERIA

The design of an auxiliary structure is directly related to its function and to its location. As this relationship between house and auxiliary structure changes so may the type and style change. It is suggested that the auxiliary structure be designed to appear as part of the house theme or of other outdoor improvements. The auxiliary structure must be designed to respect the "visual rights" and aesthetic interests of neighboring properties. Sheds shall not be placed to obscure the view of the lake from adjacent homeowners' property.

C. APPLICATION CONTENTS

An application is required for all auxiliary structures. All applications should include:

1. Site plan which shows the relationship of the auxiliary structure to the adjacent property lines.
2. Detailed drawings and/or picture of the auxiliary structure including dimensions.
3. Description of materials used.
4. Color description.

V. PATIOS AND DECKS

A. PATIO AND DECK LOCATION

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks.

Applicants should refer to the fence and shed design criteria with respect to visibility, privacy and materials.

Patios or decks should generally be located in rear yards. Front and side yard locations will be evaluated on their individual merits.

B. UNDER DECK STORAGE

Raised decks include an under-deck area which has a visual impact on neighbors in the surrounding area. When using an under-deck area for informal storage, the impact on neighbors should be kept in mind. Storage should be maintained so as to

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present a neat, uncluttered appearance. Special under deck storage screening or landscaping may be required. In addition, landscaping may be required to hide tall spindly deck supports.

C. DRAINAGE

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

In all cases in which a patio is contemplated, consideration must be given to making ground level surfaces of porous material or to provide mulching beds to offset run-off from additional impervious deck or patio area.

D. APPLICATION CONTENTS

An application is required for all patios and decks. Applications should contain the following information:

1. Site plan showing the size of the patio or deck, and location as it relates to the applicant's house, lot, and property lines.
2. Description of grading and drainage changes.
3. Drawings showing the size and style of deck or patio, and details - including dimensions - of railings, posts, stairs, steps, benches and other details, as required to clearly describe the proposal. Include height of deck off the ground. (Note: Fairfax County has a specific railing height requirement. The railing must be 36" in height if deck is more than 24" off the ground.)
4. Two building elevations (for elevated decks), to scale, showing vertical dimensions.
5. A description of materials to be used.
6. Color of deck. State whether the color of the deck matches the color of the house or the trim. If deck does not match house or trim, specify color of house, trim and proposed deck.
7. Details of changes to windows and doors, if applicable.
8. For all raised decks (above 4' off the ground), the ARC strongly recommends using 6" x 6" vertical deck supports and landscaping for those supports. Indicate whether or not under-deck area will be used for storage. If so, a landscaping or screening plan should be submitted.

VI. AUTOMOBILE PARKING AND DRIVEWAYS

- Caution shall be taken when driveways and parking areas are proposed within property lines.
- Breaking the street curbs or sidewalks requires a permit from the County or the State Department of Transportation and Highways.
- Locating parking within the street right-of-way is not permitted and violates code requirements.

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- Driveways located too near an adjacent street intersection are also in violation of County and State codes. Distance to the intersection is established by the County or State agencies.
- Materials used to construct the parking facilities shall conform to Fairfax County/State Highway Specifications.
- Grading will require a County permit.

APPLICATION CONTENTS

An application is required for all driveways and parking areas. All applications should include:

1. Site plan, with dimensions, setbacks and surface drainage flow.
2. Materials to be used, with respective thicknesses.
3. Landscaping plan to complement the parking and driveway areas.

VII. RECREATIONAL, VEHICLES, UNUSED CARS, TRAILERS

No property may be used for the repeated or continuous purposes of fixing or repairing vehicles or boats either on the street or in public view on driveways.

Recreational vehicles, boats, abandoned or non-working vehicles may be parked in public view or in the street on a temporary basis not to exceed two weeks over a period of a year.

VIII. FENCING

An application is required for all fences, including natural fences. Fences are restricted to rear and side yards, unless special exemption is made. Fences along or near the lake require special approval.

Gates should be compatible to fencing in design, material, height and color.

Fencing along the waterfront may be approved in limited circumstances. Invisible mesh fencing to protect against wildlife may be approved. Appropriate fences for small child safety may also be approved.

Use of chain link fencing is generally discouraged and, under special conditions, would be acceptable only in the rear yard (no further forward than the rear projection of the house). If chain link fencing is deemed to be necessary, it must be vinyl coated. The visual impact must be minimal and a specific need must be justified.

Fencing which is finished on one side only must be constructed with the finished side facing out.

Long lengths of continuous solid fencing will generally not be approved. "Long" is a

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function of the size of the property.

A. IMPACT ON NEIGHBORS AND NEIGHBORHOODS

Unquestionably, anyone's fence will be shared by neighbors even if the neighbors have only to look at the other side of it. An inappropriately placed fence can box a neighbor in or destroy his views.

B. HEIGHT AND PLANTING

Property line fencing may not exceed a height of 4'0" without special exemption. Cosmetic, screening planting should be considered an integral part of any fencing scheme.

C. FENCE TYPES

In selecting a fence it is important to remember that the homeowner's functional needs must also be related to prevailing fence styles in the neighborhood. Location, height, topography, materials and color are the primary factors which should be considered.

Proper fencing can enhance the visual and psychological harmony of a community. Cooperation among neighbors in this matter is essential. Fencing should be compatible with the applicant's house, but it should also be appropriate for its intended purpose. For example, a "privacy fence" has different design considerations than a fence which is used to define property boundaries. Listed below are suggestions which may be helpful in selecting a fence style related to the primary fencing needs.

Masonry may be an integral part of a fencing scheme, but requires a Fairfax County building permit. A suggestion is that masonry match the masonry used in the applicant's house whenever possible.

Wire mesh screening used to increase security as part of an "open fence" will be considered in special cases. The wire mesh will be attached on the inside of the fence, and will not extend above the top rail. Approval, however, may be contingent upon supplemental landscaping.

Property Separation - The location and type of fence should take into account the impact on the views, amount of sunlight and natural ventilation on adjacent properties. Where the homeowner's goal is property separation but not privacy, an "open" fence is appropriate. Open fences provide visual definition of property boundaries without obstructing views.

Security - Many homeowners wish to restrict children or pets to or from their property. Security fences where privacy is not a factor can be the "open" type. Some fencing is desired for safety reasons, such as around swimming pools, where vertical fencing of sufficient height would be more appropriate than

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horizontal fences, since the latter may easily be climbed by small children.

Privacy - The homeowner might choose from several fencing designs depending on the amount of privacy desired. A spaced board fence is "semi-open" and allows natural ventilation while affording varying degrees of privacy dependent on the size of the boards and spaces between them. Extending privacy fencing farther from the patio does not necessarily increase privacy but can adversely increase the impact on common open space. Therefore, the extension of privacy fencing from the face of the house and patio areas to be protected should be minimized.

D. APPLICATION CONTENTS

Applications should include the following information:

1. Fencing style and material.
2. Color of fence
3. Dimensions
4. Site plans which shows the relationship of the fence to the property lines and the applicant's house.
5. Landscaping plans to complement and/or screen the fence

IX. DOCKS AND SEAWALLS

The lake and lake bottom are owned by LBA through BBI, not by adjacent property owners. The adjacent property owners may receive approval by LBA, through the ARC, to construct docks and seawalls into the lake under the conditions described here. Such facilities remain there by the forbearance of LBA, and do not establish any rights. In addition to its other rights, LBA retains the right to require the removal, at the homeowner's expense, of any such facilities if they fall into a state of disrepair.

A prime criterion in considering dock and seawall projects is preservation of the lake for the benefit of all owners of the lake.

Dock and seawall projects tend to encroach on the lake. The review process should insure that such encroachments are minimized.

Other than docks and seawalls, no permanent structures are permitted in the lake or anchored to the lake bottom.

A. DOCKS

Docks (supported & cantilevered), may not project from the shore line more than 10 feet, nor exceed 200 square feet over the water. In certain locations a 10 foot dock may be excessive, for example if the dock obstructs access for a neighbor to his dock, or if the dock is constructed on a point where the dock interferes with travel along the shoreline. Approval for a dock extending more

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than 10 feet into the lake requires approval by the chairman and at least two thirds of the Architectural Review Committee.

Wooden docks should be constructed of chemical treated lumber. The use of treated lumber provides longer life, and less chance of unsightly early decay.

Docks in combination with other structures are not allowed without special approval.

B. SEAWALLS

New seawall construction should be accomplished in a manner that does not encroach upon the existing natural shoreline of the lake (elevation 209'), and should be constructed along the existing water line.

Replacement seawalls can be constructed adjacent to the existing seawall because of the difficulty in removing old seawalls. However, the new seawall must conform as closely as possible to the water line of the old seawall and must not encroach upon the lake.

Concrete-masonry units (cinder block) are not acceptable for seawall construction, in part because they tend to deteriorate due to expansion and contraction in freezing weather.

C. USE OF BEACHES

Use of the LBA common grounds by a contractor for loading and unloading of equipment and materials during non-swimming hours is subject to an approval process. The contractor must obtain approval for such use by submitting a "REQUEST FOR ACCESS TO BEACH" form to the Architectural Review Committee. Any damages to LBA property must be reimbursed by the homeowner.

D. APPLICATION CONTENTS

All applicants for dock or seawalls should include:

1. Site plans which show the relationship of the dock or seawall to the water line and the adjacent property lines
2. Picture and /or detailed drawing of the dock or seawall, showing dimensions.
3. Description of materials to be used
4. Color of the dock or seawall
5. Location and description of any above-ground utilities anticipated (e.g., electrical)

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X. OTHER ITEMS REQUIRING APPROVAL

The addition of the following or other items that might affect the aesthetic quality, view, or neighborhood physical compatibility require the review and approval of the ARC.

- Swimming pools
- Treehouses
- Over-size advertising signage
- Awnings/sun control devices
- Tennis courts, sport courts or any other recreational surfaces
- Retaining walls
- Landscape screening
- Dish-Type Antenna - A dish-type antenna exceeding 3' in diameter will generally not be approved. An antenna not exceeding 3' in diameter should be placed so as not to be visible from the street or the lake.
- Roof-Mounted Solar Panels - Roof-mounted solar panels must be architecturally integrated into the design of the house
- Playground and Basketball Hoops - Whenever possible, playground and basketball hoops should be placed in side or rear yards and properly screened. Basketball stands should not be placed in State or County rights of way
- Exterior Lighting - Should be designed to minimize interference with neighbors. Motion lighting is strongly recommended.