

Architectural Standards

and

General Maintenance

Guidelines

For

**Eagle Pointe Shores Subdivision
Located in Pittsville, VA
a Leesville Lake Community**

April 2019

**This document approved by the Board of Directors at an official
Board Meeting held on April 29, 2019**

***Eagle Pointe Shores
Homeowners Association, Inc.***

Introduction

This handbook will guide EAGLE POINTE SHORES property owners in planning new home construction, or exterior improvements to existing dwellings, that will harmonize with the immediate neighborhood and the entire community. It outlines architectural standards and general maintenance enforcement procedures, as well as parking restrictions and regulations and other issues important to the community.

A review of the handbook will:

1. Increase the property owner's awareness and understanding of the Protective Covenants and Architectural Review Standards in effect in EAGLE POINTE SHORES. This document does not replace the Declaration of Covenants, Conditions and Restrictions for Eagle Pointe Shores.
2. Identify other requirements and restrictions for the architectural improvement in EAGLE POINTE SHORES that may apply.
3. Explain the role of the Architectural Review Committee (ARC).
4. Assist property owners in preparing acceptable applications to the ARC.
5. Advise property owners what to expect in the review of their application to the ARC.

Property owners are encouraged to review all the governing documents before embarking on new construction projects and to adhere to the review and approval processes outlined herein BEFORE construction commences. Existing homeowners are encouraged to review all the governing documents and to adhere to the review and approval processes outlined herein BEFORE embarking on exterior maintenance, repair or additions, or when they have questions regarding other issues in the community.

Eagle Pointe Shores, and the Eagle Pointe Shores Homeowners Association, Inc., herein after known as EPSHOA, is subject to governing provisions of the Code of Virginia, Title 55, Section 508 et. seq., otherwise known as the Virginia Property Owners' Association Act (VPOAA), as amended. Nothing herein is knowingly stated in contradiction to the provisions of VPOAA. However, future amendments to VPOAA, or any successor act, may require changes herein to maintain consistency with the governing provisions of VPOAA, or any successor act.

Questions or comments may be addressed to the following address:

**EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025**

Section I. Objectives of Architectural Standards

All property owners benefit from the planning and design that has been an important part of the development of EAGLE POINTE SHORES.

Architectural standards and design controls serve to assure property owners that the design quality adhered to in EAGLE POINTE SHORES is maintained and consistent with the Community Vision. This, in turn, supports protection of property values and enhances the community's overall environment.

The standards addressed herein reflect the goals of the governing documents of the EPSHOA and the subsequent actions of the EPSHOA's Board of Directors. They are not intended to be all-inclusive, or exclusive, rather they serve as a guide to what may be done in preserving the following Community Vision for EAGLE POINTE SHORES.

Community Vision for EAGLE POINTE SHORES

EAGLE POINTE SHORES is a premier waterfront community in the State of Virginia, located on Leesville Lake, and features lake front, lake view, and lake access building sites. Nestled in the foothills of the Blue Ridge Mountains against a scenic backdrop of oaks, hickories, beech woods, dogwoods, and wild rhododendrons, EAGLE POINTE SHORES afford breathtaking lake and mountain vistas in a stunning natural environment. The custom-built homes in EAGLE POINTE SHORES are in harmony with nature and the natural environment on which they are situated. EAGLE POINTE SHORES embraces an Open Space concept which supports extending property lines visually into the environment.

EAGLE POINTE SHORES is a family-oriented community promoting a relaxed lifestyle among residents of all ages, including those in retirement, as well as those pursuing active careers and raising children. Maintaining the outstanding quality of the community amenities and environment in EAGLE POINTE SHORES brings satisfaction to both full-time and part-time residents, and sustains opportunity for property value enhancement for both developed, as well as undeveloped properties.

Section II. EAGLE POINTE SHORES Protective Covenants

The authority for maintaining the quality of design in the EAGLE POINTE SHORES community is found in the Declaration of Covenants, Conditions and Restrictions of EAGLE POINTE SHORES. This document has been recorded on the land records of Pittsylvania County, Virginia, and is a part of the deed to every property. This document is hereinafter referred to as the 'Covenants'. The Covenants establish both EPSHOA and the Architectural Review Committee (ARC).

One advantage of owning a home in EAGLE POINTE SHORES is its protective covenants. The provisions of the Covenants preserve the character of the community as it was envisioned when development of EAGLE POINTE SHORES began. When you purchased your property, you agreed to observe those same standards and to help maintain them. For this reason alone, **the Covenants should be reviewed periodically and fully understood by every property owner.**

Every EAGLE POINTE SHORES property owner should have received a copy of the Covenants before, or at the time of settlement. If you do not have a copy, please contact the EPSHOA to obtain your copy. A copy of the Covenants is available free of charge from the EPSHOA in electronic/pdf format via email. Be sure to state your home site and phase number when requesting a copy of the Covenants. In addition, EPSHOA has developed a website, <https://www.eaglepointeshoreshoa.com/> where homeowners can obtain a copy of the Covenants as well as view other documents related to the EPSHOA.

Pursuant to the Virginia Property Owners' Association Act (VPOAA), before closing on the sale of their home, homeowners must secure and issue to their settlement attorney a Disclosure Packet. A Disclosure Packet is available through the EPSHOA. Due to the scope of documentation required, a fee of (one hundred) \$100 may be charged for each Disclosure Packet.

Section III. Requirements Affecting EAGLE POINTE SHORES Improvements

There are four major types of requirements which come into play when a homeowner pursues a project to construct, add, alter, or change the external portion of his/her property and land in EAGLE POINTE SHORES. The requirements are:

1. Pittsylvania County Planning Department and Building Code requirements, as appropriate, for R1 residential neighborhoods. In addition, "Call Before You Dig (Miss Utility)" 1-800-552-7001.
2. EAGLE POINTE SHORES Covenants.
3. EPSHOA Architectural Standards (this document).
4. Smith Mountain Pumped Storage Hydro Project's shoreline Management Plan requirements administered by American Electric Power Company for any construction, or alteration of terrain below the six hundred twenty (620) foot elevation level on Leesville Lake.

County Code requirements may be obtained from the County Offices. The EAGLE POINTE SHORES Covenants should have been provided to you prior to, or during settlement on your home site or home. If you need a copy of them, please request them from the EPSHOA as outlined in the introduction. The document you are reading embodies the requirements of architectural standards established by the EAGLE POINTE SHORES Homeowners Association, Inc. The Smith Mountain Pumped Storage Hydro Project Shoreline Management Plan can be found on-line at <http://www.smithmtn.com/ShorelineManagement/Plan.aspx>.

Section IV. The Architectural Review Committee (ARC)

The purpose of the ARC is to assist in maintaining an aesthetically pleasing appearance to our community. Each of us has entered into a contractual agreement to support this endeavor, and we all benefit from the outcome of the ARC's work. The ARC performs a critical planning function in reviewing and assisting homeowners in developing their plans for construction and improvements so that they add value to the community and attempt to reduce the amount of impact the changes may have on neighbors. The other function that the ARC performs is the support of community standards by resolving compliance issues.

The EPSHOA Declaration of Covenants, Conditions and Restrictions establishes the ARC and provides its authority to:

1. Control design and location of the dwellings and any improvements to be constructed, erected, placed, or installed upon the home sites in the Subdivision, through reviewing, approving, suggesting changes to, and/or rejecting plans and specifications for such improvements.
2. Review, approve, suggest changes to, and/or reject exterior lighting, swimming pools, out buildings, boat houses, fences, ramps, piers, driveways, and mailbox design.
3. Control size, color, materials, and content of signs in the Subdivision.
4. Control landscape design and implementation within the subdivision to maintain natural balance and aesthetic appeal.
5. Approve or disapprove boats, boat trailers, travel trailers, motor homes, tractor trailer trucks, or any other such vehicle, that are kept or maintained or located upon any home site unless located within enclosed garages or in the designated Boat/RV storage home site.

Article V of the EAGLE POINTE SHORES Declaration of Covenants, Conditions, and Restrictions states that all improvements to properties within EAGLE POINTE SHORES, regardless of when such improvements are made, are to be reviewed, approved and/or rejected by the Architectural Review Committee. This means that exterior alterations, permanent or temporary, may not be done without the prior approval of the ARC, except as otherwise expressly provided in this document or the Declaration of Covenants, Conditions and Restrictions. NO external modification of residence, or construction of a fence, wall, or other structure, shall commence, be erected, maintained, improved, altered, or made on such property without the prior written approval of the ARC.

The ARC consists of a minimum of three persons, one of which shall be an elected member of the EPSHOA Board of Directors who will serve as chairperson, as well as other property owners who have volunteered to serve on the committee and have been confirmed for membership by the Board of Directors consistent with procedure defined in the Architectural Review Committee Charter. Additional design and/or construction consultants may assist the ARC as approved by the Board of Directors.

The ARC reviews New Home Construction requests as well as Existing Home Architectural Improvement requests. The ARC's review and approval of these requests assure the EPSHOA that proposed construction or exterior alterations comply with the objectives set forth in the Covenants.

Section V. EAGLE POINTE SHORES Architectural Standards

General

The design, location, and construction of all improvements on each home site (regardless of when such improvements are made) and the landscaping of each home site, as described herein, must be approved in advance by the ARC. Each project must be bonded per section VI: The ARC Application Process.

Part I. New Home Construction

This part addresses basic standards to consider when planning new home construction in EAGLE POINTE SHORES.

Basic Design Requirements

The following are basic design requirements for new home construction in EAGLE POINTE SHORES:

1. The home sites shall be used for residential purposes only.
2. No structure shall be erected, placed, altered or permitted to remain on any home site other than one detached, single-family dwelling and related structures incidental to the residential use of the home site, such as garages and boat houses.
3. The minimum total heated living space for each single-family dwelling shall be twelve hundred (1200) square feet for non-waterfront home sites and fifteen hundred (1500) square feet for waterfront home sites, exclusive of garages, decks, porches, etc. Up to 600 square feet of FINISHED WALK-OUT basement space can be used in these minimum criteria; however, designed basement square footage must be verified upon completion of the project including the walk-out basement.
4. No dwelling unit shall extend more than two (2) stories plus attic above the “at grade” (first-floor) level of the home (walk-out basements are excluded for the said two (2) story limit).
5. The predominant roof over the main structure facing the lakefront and/or the road shall have a pitch that is appropriate to the design style of the home and provide appropriately sized overhangs as required to support the design and protect the house. High slope roofs shall be clad in architectural shingles, metal (shingle, shake, or tabbed-seam vertical panel), tile (clay, slate, or concrete), or some other material as approved by the ARC. Low slope roofs shall be clad in an industry standard single ply membrane (EPDM, PVC, TPO, etc.) built-up asphalt, modified bitumen, or some other material as approved by the ARC.
6. Foundations and retaining walls must be solid brick or stone, seamless concrete, stone covered or stucco.
7. The following exterior materials are prohibited: asbestos shingles, aluminum siding, imitation brick or stone roll siding, and unfinished concrete block.
8. Exterior colors shall be of subtle earth tones, pastels or neutrals to enable the dwelling to blend harmoniously with the natural environment.
9. Only central air conditioning and heating units are approved. Window units mounted in windows or through a wall may be considered on a case-by-case basis.
10. Powered or un-powered attic ventilators are permitted as long as they are unobtrusively installed on the outside of the roof. Roof ridge ventilators are encouraged in addition to, or in lieu of, attic ventilators.
11. Solar panels are permitted, as long as the panels are unobtrusively installed.
12. Green roofs, if keeping with the design style of the house, will be considered on a case-by-case basis.

Site Plan

Before submitting a request for New Construction approval, the property owner should consult with the builder and develop a site plan showing location of house, driveway, walkways, well, septic field (and septic field repair area), with distances from nearest property lines to each aforementioned element shown on this plan.

Construction Access to Site

The property owner is responsible for placing and maintaining a stone driveway to facilitate the delivery and distribution of building materials at a centralized staging area on the subject home site. No materials of any nature are to be unloaded or stored in the road, road rights-of-way, or common areas of EPSHOA. This driveway is to be used before and during construction to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment, and trucks. The driveway will comply with all requirements of the Virginia Department of Transportation (VDOT) in abutting to a state-maintained road to enable us to pursue getting the roads turned over to VDOT control.

During construction and after completion of construction, an EPSHOA representative will inspect the roads and road shoulders near and in front of the subject property, and all property lines adjacent to the property. The owner will be responsible for any necessary repairs to roads, cleaning of roads, repairs to adjacent property, and/or to correct any material deviation from plans submitted and approved by the ARC. The property owner will be required to post a \$2,000 refundable bond to guarantee the ability to make these repairs in advance of construction approval.

Silt Fencing

Before construction begins, the property owner should become acquainted with County ordinances and other requirements regarding silt fencing. Generally, silt fencing must be installed at the edge of the pavement; the entire width of the home site bordering the roadway(s) by the home site in order to protect the road shoulders. Silt fencing must also be installed at the edge of the pavement on adjacent home sites. However, if an adjacent home site has a house on it, the property owner must be contacted to determine if the property owner wants silt fencing on his/her home site. The property owner may disallow the silt fencing on some or all of his/her home site. Where drainage could affect adjacent properties, silt fencing may be required to protect the adjacent properties along the property lines. On lake front home sites, silt fencing may also be required as necessary above the six hundred twenty (620) foot elevation line to protect water quality in Leesville Lake. Pittsylvania County will enforce silt fencing requirements, and may issue citations and/or stop-work orders until the violation is remedied.

Well and Septic Field Preparation

The property owner shall consult with the builder and insure the County Health Department is contacted prior to any clearing, earth moving, or construction of any nature that could damage the well site, or the approved septic field and repair area.

Landscaping Plan

No later than one (1) month prior to planned occupancy, the property owner will develop a landscaping plan denoting foundation plantings and specific areas of the home site that will be cleared and/or graded to permit plantings of installing landscape architectural features. The purpose of this plan is to resolve tree removal issues not incidental to home, septic, well, or driveway construction. This plan must be approved by the ARC prior to any additional tree removal, grading or earth removal. The landscape plan should be explained in sufficient detail so

that the overall aesthetic context of the proposed improvement may be assessed. The property owner shall have six (6) months to implement the landscape plan following the date the Certificate of Occupancy is issued. Petitions for extension based on sound justification will be considered by the ARC.

Driveways

New home construction plans should include provisions for a finished driveway. A finished driveway will be completed no later than six (6) months after the Certificate of Occupancy is granted. No dirt driveways are allowed. At least the first fifty (50) feet of the driveway from the road shall be finished in concrete, asphalt, pavers, or other approved material. The driveway will comply with all requirements of the Virginia Department of Transportation (VDOT) in abutting to a state-maintained road.

Mailboxes and 911 Emergency Address Identification

Mailboxes are in a visual location. The EAGLE POINTE SHORES Homeowners Association, Inc. requires a standard mailbox for those residences occupied on a full-time basis and receiving U.S. Postal Service mail delivery or a standard yard placard for those residents not receiving US Postal Service mail. The standard mailbox and yard placard may be purchased by contacting:

**EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025**

Standard mailboxes and yard placards must be maintained in proper condition and meet all requirements of regulations established by U.S. Postal Service and the Virginia Department of Transportation.

Non-resident home owners in EAGLE POINTE SHORES are encouraged to consider the value of a mailbox in theft deterrence, given that no mailbox signals an unoccupied house and potential target for theft, and in promoting overall visual consistency within the community. If a non-resident homeowner elects to install a mailbox, even though mail is not delivered therein, the mailbox must nevertheless be the standard mailbox adopted for EAGLE POINTE SHORES.

All residence in EAGLE POINTE SHORES shall display e911 (Emergency) address identification. The e911 (Enhanced 911) system uses GPS satellite data in conjunction with a standardized address scheme to expedite emergency equipment routing in rural areas. Addresses in EAGLE POINTE SHORES comply with the e911 address scheme.

Residences with mailboxes shall display the e911 (Emergency) address identification on the mailbox. Residences not having mailboxes shall display the e911 (Emergency) address identification on a standard yard placard to be placed at the road right-of-way line on the right side of the driveway as you face the residence from the roadway. In both cases, address numerals will be at least three (3) inches high, preferably of a reflective material, and place on a contrasting color background.

Part 2. Maintenance, Installation, Modification, and Alteration

This part presents standards regarding many situations that may motivate property owners to want to install, modify, or alter a dwelling after it has been constructed in EAGLE POINTE SHORES. Standards are also provided for general maintenance of existing dwellings in EAGLE POINTE SHORES.

This part is not all-inclusive. There may be other situations which will require ARC approval or assistance in interpreting compliance with existing standards. When in doubt, the homeowner should seek ARC assistance and/or approval **FIRST**.

Major Exterior Changes

Major alterations are those that substantially alter the existing structure either by reduction or by addition. However, other site changes such as driveway modifications are also included. Major building alterations include, but are not limited to, construction of driveways, garages, sidewalks, porches, attached greenhouses, rooms, fireplaces, chimneys, or other additions to a home.

The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent homes. The location of major alterations should not impair the view, the amount of sunlight, or the natural ventilation of adjacent properties. Roofs must be compatible with the architectural style of the roof on the applicant's house. New windows and doors should match the look used in the applicant's house and should be located in a manner that will relate well to the location of exterior opening in the existing house. If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess materials should immediately be removed after completion of construction. No debris may be allowed to accumulate during construction.

The proposed structure must be compatible with the original structure and in keeping with the existing home site size.

In addition to the general application requirements, an application should include exterior elevations, a set of architectural drawings, details on exterior materials, trim, lighting, etc. In all cases, the application must include a copy of the documentation that is to be submitted to Pittsylvania County for a building permit.

Animal Housing and Runs

No exterior housing of animals (ie: high occupancy kennels) or poultry is allowed within the EAGLE POINTE SHORES community. Animal runs may be permitted on a case-by-case basis, as long as the run serves only to exercise the animal, not house it. An application for an animal run will give attention to restrictions on fencing contained elsewhere herein.

Decks and Patios

Applications for decks and patios will be evaluated on their individual merits. Decks must be constructed within the buildable area of the home site. Your privacy and that of your neighbors must be considered in the placement and height of a deck.

The ARC will approve deck material, design and color to ensure that they are consistent with your house and the neighborhood. Wood decks may weather naturally or be stained or painted. When

patio or deck schemes include other exterior changes, such as fencing, lights, plantings, etc., you should refer to the appropriate sections of the standards for the specific requirements.

Indicate on the application if the area under the deck is to be used for storage. If so, include landscape/screening plans. In general, wood, concrete or composite materials are acceptable. In addition to general application requirements, deck and patio applications must include dimensions of railings, posts, stairs, steps, benches, lattice, privacy fencing and height of the deck.

Docks and Boathouses

Owners of lake front home sites in EAGLE POINTE SHORES understand that the vesting of rights relating to proposed piers, docks, boat access ramps, floats, boathouses or disturbance of the shoreline buffer is subject to the terms and conditions set out in the Smith Mountain Pumped Storage Hydro Project Shoreline Management Plan, and administered by the Project licensee. Currently, American Electric Power Company is the Federal Energy Regulatory Commissions (FERC) licensee for the Smith Mountain Project, and administers development and shoreline alteration projects below the six hundred twenty (620) foot elevation level of Leesville Lake. American Electric Power Company issues permits for dock construction. Zoning and building permits may also be required from Pittsylvania County.

Drainage

You must indicate on the ARC application any changes in grade or other conditions that will affect drainage. Approval will be denied if adjoining properties are adversely affected. If a patio is being considered, attention should be given to making ground level surfaces of porous materials or providing mulched beds that will absorb runoff from impervious deck or patio areas.

Erosion Control

Each resident is responsible to ensure that their home site area is protected from erosion and that storm drain culverts are not blocked, which will cause erosion problems and promote silt in the lake, ponds, ravines, and streams.

Exterior Appearance

Property owners are responsible for maintaining the exterior of their dwellings and any other structures on their home sites, such as decks, fences, sheds, and playground type equipment. While it is difficult to provide precise criteria for what the EPSHOA deems as unacceptable condition, the following cases represent some of the conditions considered to be in violation of the Covenants:

1. Peeling paint on exterior trim.
2. Non-standard mailboxes, dented mailboxes, or mailboxes and/or stands in need of cleaning, repair or replacing.
3. Playground equipment which is either broken or in need of repainting.
4. Fences with either broken or missing parts.
5. Outbuildings in disrepair.
6. Decks with missing or broken railings or parts, or parts in need of re-staining.
7. Open storage/accumulation of assorted personal use items such as seasonal recreational equipment (out of season), household furnishings, tools and equipment, etc., in areas visible to neighboring properties.

Most property owners, undoubtedly, would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their home sites in good condition. The EPSHOA expects that all property owners will do this necessary maintenance to prevent any of the cited

conditions from occurring in EAGLE POINTE SHORES (see Community Vision for Eagle Pointe Shores).

Exterior Repainting

Repainting an existing home in a different color requires ARC approval. Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior colors should relate to the color of the houses in immediate area. The homeowner's application should include a list of color on the existing structure and a color sample or chip of the new color to be used (see Sec. 1 Community Vision for Eagle Pointe Shores).

Fences

EAGLE POINTE SHORES OPEN SPACE CONCEPT

1. Perimeter property line fencing will not be allowed. Side yard fencing may be considered when conditions warrant, and fence enclosed animal runs will be considered on a case-by-case basis (see Animal Housing and Runs, page 8).
2. For fenced enclosures, fencing must be compatible with the materials and colors in the applicant's house. Fencing may be stained, painted, or left to weather naturally. Chain link fencing is not allowed.
3. Fastening material shall be made of stainless steel, galvanized metal, or made with a rust protective coating.

All applications of fencing in EAGLE POINTE SHORES must be reviewed and approved by the ARC prior to installation. Fencing must be properly maintained and kept in good condition. No alteration (i.e. change in materials or location) may be made to an existing fence without approval of the ARC.

Flagpoles and Flags

Flagpole staffs for display of the National Ensign or decorative flags do not need ARC approval if they are attached horizontally or at an incline to a wall or pillar of the house.

Freestanding flagpoles for display of the National Ensign must be approved by the ARC. They should not exceed twenty-five (25) feet in height and must be placed in such a manner as to minimize the impact on adjacent home sites.

The display of flags will be in good taste. For general information on how to properly display the National Ensign please enter "Federal Flag Code" as keywords for search on your Web browser.

Greenhouses

The homeowner's application for a greenhouse must include a site plan showing relation of the greenhouse to adjacent property lines, the greenhouse exterior elevations, a set of architectural drawings/photograph, and details on the exterior materials, trim, lighting, etc.

Hot Tubs and Jacuzzis

The homeowner's application for a Jacuzzi or hot tub requires a site plan showing relation of proposed hot tub or Jacuzzi to adjacent property lines, applicant's house and adjacent houses. The following should be included with the application: a photograph and/or sketch of proposed hot tub/Jacuzzi, details of color, material dimensions, and planned privacy screening and/or landscaping.

Landscaping and Vegetable Gardens

Property owners should exercise care in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. In addition, take into consideration the EAGLE POINTE SHORES Open Space Concept, as well as the view of neighboring houses and the shade patterns created by large trees in your landscape plans.

Vegetable gardens must be located unobtrusively on the property so as to minimize visual impact from the road, lake, or adjacent properties. Gardens must be neatly maintained throughout the growing season; this includes removal of unused stakes, trellises, and dead growth.

Rocks in rock gardens or rocks on the property must remain in their natural color.

Landscape water features will have provisions for avoiding stagnation, and will at all times be maintained to provide pest control and avoid unsightly algae buildup. The homeowner's application for ARC approval must include detailed drawings of the planned feature walkways, fences, landscaping plan, etc., and pertinent information concerning water supply system, drainage and water disposal system. Drainage will not adversely affect adjacent properties. A photo/rendering of the planned construction area will also be provided with the application.

Lighting

Exterior lighting shall be consistent with the community lighting theme. Up-lighting, indirect lighting and flood lighting is permitted if it can be controlled. Lighting on telephone poles is expressly prohibited to avoid impacts to neighboring properties.

Outbuildings

An outbuilding has an aesthetic impact on neighbors. The size, location, construction, and use of an outbuilding are critical to its acceptance by the neighbors, the community, and by the ARC. The outbuilding must be designed to respect the "visual rights" of neighboring properties and be located to minimize visual impact from the road or lake.

Outbuildings will not be constructed within ten (10) feet from a home site line, or within t w e n t y (2 0) feet along the rear lines of all home sites that do not adjoin other home sites or properties within EAGLE POINTE SHORES. Outbuildings will not be constructed over a septic field or repair area.

The number of outbuildings that will be permitted on a property will be determined on a case-by-case basis. In general, larger home sites with natural screening for adjacent properties will be deemed feasible for multiple outbuildings. But, no outbuilding will exceed seven hundred fifty (750) square feet of ground area (this is predicated on a three (3) car detached garage).

Each proposal for one or more outbuildings will be scrutinized closely for siting constraints and aesthetic blending with other environment of the property. The outbuilding construction and architecture must be fully compatible with the principal dwelling in terms of slope of the roof, siding or brick materials used, the roof overhang and adornments, the color and style of the roofing, windows and doors, its color scheme, etc.

Applications for one or more outbuildings will:

1. Include a plat plan showing a to-scale site placement proposal with distance to property and set-back lines.
2. Identify the purpose of each outbuilding including any unique characteristics such as whether it will serve as a home business office, and/or whether it will serve as adjunct living quarters for the principal dwelling.
3. Certify that all of the outbuildings on a property will not serve as rental spaces for living or storage.
4. Identify plans for septic connection, electrical distribution, and heating and cooling, as appropriate.

Permanent Grills

Grills built into a permanent structure require ARC approval and require an application showing their design and elevation, and how they are incorporated into the yard, patio, deck or other surroundings.

Pools

Only in-ground swimming pools will be considered for approval by the ARC. Pools are to be located on the side of the house opposite the roadway. A fence four (4) to five (5) feet in height and of the open type, compatible with the design style of the house may be required to enclose a pool used for swimming and for screening pool equipment. Approval of the fence is contingent upon completion of pool. Appropriate landscaping may be required to lessen the impact of the pool and fence. All Pittsylvania County pool construction and pool safety requirements must be met prior to final approval of the ARC.

The homeowner's application must include detailed drawings of the pool, pool deck area, lighting arrangements, walkways, fences, landscaping plan, etc., and pertinent information concerning water supply system, drainage and water disposal.

Recreation and Play Equipment

The following standards are an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment the homeowner plans to install.

Recreation and play equipment must be sited in an unobtrusive location minimizing visual impact from the road, lake, or adjacent properties. Consideration must be given to the placement of equipment based on home site size, equipment size, colors and design, the amount of visual screening available, etc.

Play equipment constructed of wood is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc.), should blend with the natural surroundings, or, if located adjacent to a dwelling, painted to match the background or screening structure. Other play equipment colors will be considered, contingent upon location and landscaping.

The homeowner's application for play equipment should include a home site drawing showing the relation of proposed play equipment to adjacent property lines, applicant's house and adjacent houses including open space. A photograph, picture, or sketch of proposed play equipment must also be included.

Screened Porches

Enclosed or screen porches must be architecturally consistent with any proposed deck, an existing deck, and the house or outbuilding. The proposed roof must be compatible with the design of the structure the porch will serve, and will match the color and construction of the principal structure.

Sheds

Sheds must be approved by the ARC. Freestanding sheds are considered outbuildings and should follow the guidance for that type structure. A shed may be proposed to attach to the home, a deck, or an outbuilding. However, a shed will not be used as a means to extend the maximum size of an outbuilding beyond seven hundred fifty (750) square feet of ground area authorized.

The architectural design of the shed must be compatible with the design of the structure to which it attaches. The finish material used for a shed attached to a house or outbuilding, including color scheme, doors, and roofing material, must be the same as, or compatible with the exterior finish of the house.

Windows and Shutters

It is important to remember that when replacing windows, to maintain balance throughout the house. For example, on a given side of the home, if the windows have grids (also called mullions and stiles), all the windows should have grids; if they are all solid pane windows, all the replacement windows should be solid pane. This would allow windows on the road side of the home to have grids, while on the lake or mountain view side of the home to have solid pane windows. The outside of the windows should match the trim of the house; if not, white or a neutral color that does not clash with the overall color scheme of the house is required.

If shutters were originally with the house, they must be maintained on the front of the house.

Section VI. The ARC Application Process and Requirements

New Home Construction

The application, *New Home Construction Plan Approval Request Form*, found starting on Attachment A-1 of this document, must be completed, submitted, and be approved in writing by the ARC prior to start of construction. The form, required attachments, and required fee payments as shown on Attachment A-1, shall be submitted in advance of the planned commencement of construction so that the Committee shall have thirty (30) days after physical receipt of the plans to accept or reject the same in whole or in part.

Existing Home Architectural Improvement

The form, *Existing Home Architectural Improvement Request Form*, found on Attachment B-1 of this document, must be completed, submitted, and be approved in writing by the ARC prior to start of construction. The application should include:

1. A full description of the exterior change or modification including, drawings, pictures, color swatches, catalog illustrations and lists of materials.
2. Start and completion dates.
3. A copy of the site plan that was provided to you when you purchased your home. That plan should include the dimensions and measured locations of all improvements, including those covered in the application. Contour lines should be included when drainage is affected.
4. The signature of the applicant.

An incomplete or ambiguous submission of required material will not constitute an application to the ARC. All applications, which do not meet their full requirements, will be returned to the homeowner. They are designated as non-applicants.

Submit the *Existing Home Architectural Improvement Request Form* to:

EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025

Application Review

The ARC will review all applications and determine if a neighbor review is required. If a neighbor review is conducted, the following procedure will apply:

1. An ARC member will personally contact residents on adjacent perimeter home sites to share the nature of the proposed project and answer questions.
2. The ARC will issue written notification to non-resident property owners of adjacent perimeter home sites of advising them how they may view plans for the proposed project.
3. The ARC will advise both resident and non-resident property owners how they may submit written comment for consideration in the application review process.

In making a decision on the application, the ARC weighs the merits of the application along with the neighbor comment and the EPSHOA's standards. Decision of the ARC will be given in writing to the applicant within thirty (30) days after receipt of a complete application. Notice of the ARC's decision will also be provided to neighbors consulted during the application process.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these architectural standards. A homeowner who wishes to construct a deck, for example that is identical to one already approved is still required to submit an application. What may be an acceptable design for one exterior may not be for another. In short, evaluation of the design proposal includes the close review and consideration of the home's architecture and the property site in total.

Judgments as to the acceptability of proposed new construction or modification are based on the following criteria:

1. **Relation to the EAGLE POINTE SHORES Open Space Concept.** Consideration must be given to the potential damaging effects of fencing, removal of trees, disruption of natural topography, and changes in storm water run-off.
2. **Validity of Concept.** The basic idea must be sound and appropriate to its surroundings.
3. **Design Compatibility.** Proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. They must be similar in style, quality of workmanship materials, color, and construction details.
4. **Location and Impact on Neighbors.** Proposed alterations must relate favorably to the landscape, existing structures and the neighborhood. Of primary concern are access, view, sunlight, ventilation, noise, odors, vehicular and pedestrian traffic, privacy and drainage.
5. **Scale.** The size (in three (3) dimensions) of the proposed alteration should relate well to adjacent structures and surroundings.
6. **Color.** (in three (3) dimensions) of the proposed alteration should relate well to adjacent structures and surroundings.
7. **Materials.** Continuity with the original house is established by using the same or compatible materials. For example, vertical wood siding on the original house should be reflected in an addition. The ARC realizes that the design and the materials of the original house may limit options the homeowner has in making modification or additions.
8. **Workmanship.** The quality of work shall be equal to or better than that of the surrounding area or original construction. Construction methods and materials are expected to comply with current industry standards. The EPSHOA assumes no responsibility for the safety of new construction by virtue of design or workmanship.

9. **Timing.** All applications must include a start and completion date inclusive of all phases of construction—site work, septic field, waterfront work, house construction, etc. Applicants shall indicate if projects will be completed in phases. Once house construction begins, the exterior envelope must be completed within six (6) months unless a specific time limit greater than that has been requested and approved by the ARC. Extensions of the originally approved construction time limit require reapplication to the ARC.

Appeal Procedure

An adverse decision made by the ARC may be appealed by the applicant to the EPSHOA Board of Directors.

Section VII. EAGLE POINTE SHORES Community Standards

The following are the rules that have been adopted to promote harmonious living within the EAGLE POINTE SHORES Community. They will be applicable to all EAGLE POINTE SHORES property owners.

Basketball Goals

Basketball goals must be properly maintained and located in such manner as to minimize the impact on adjacent home sites. Goals shall not be placed within common areas or on streets without prior EPSHOA Board approval.

Clotheslines

Clotheslines are not permitted outside the house.

Compost Piles

Compost piles, if maintained, must not exceed four (4) feet in height and will be located in an unobtrusive location on the property so as to minimize visibility from the road, lake, or adjacent home sites. Allowing a compost pile to become unsightly or a public nuisance will be a violation of these standards.

Firearms

Open-air discharge of firearms within the EAGLE POINTE SHORES Community is prohibited unless during an EPSHOA approved community-wide hunt for the purpose of managing wildlife in concert with the United States and/or Virginia Game Commission standards. The conduct of hunting or exterior firearm target-practice within EAGLE POINTE SHORES by any resident is prohibited. The boundaries of EAGLE POINTE SHORES are posted to warn non-residents that hunting within EAGLE POINTE SHORES is prohibited. Any EAGLE POINTE SHORES resident noting exceptions to any of these conditions are encouraged to provide a complete description of the circumstance immediately to the Pittsylvania County Sheriff's Department and/or US Game Commission, as appropriate.

Firewood

Firewood should be stacked no higher than four (4) feet, and located unobtrusively on property in such a manner as to minimize visual impact from the roadway, lake, or adjacent properties. The ARC may issue a variance from this restriction on a case-by-case basis. In certain cases, screening may be required.

Holiday Decorations

Holiday decorations may be displayed no earlier than thirty (30) calendar days prior to or thirty (30) calendar days after the holiday. The display of all holiday decorations in EAGLE POINTE SHORES shall be in good taste.

In-Home Business

Pittsylvania County regulates in-home businesses. In addition to County control, the EPSHOA is concerned about impact of in-home business on the residential character of the neighborhood and on adjacent neighbors.

The following special requirements must be met:

1. Obtain the appropriate permit from Pittsylvania County.
2. Copy of the permit must be on file with the EPSHOA's office.
3. No sign or other advertising device of any nature shall be placed upon any home site.

Off-Road Vehicle Operations

Virginia Motor Vehicle Code makes a distinction between golf carts and other off-road vehicles not authorized for operation on public roadways or public grounds.

Golf carts may be operated on the roadways and public grounds in EAGLE POINTE SHORES as long as they are being operated by a licensed driver and meet Virginia's minimum equipment requirements.

Snowmobiles, all-terrain vehicles (ATVs), off-road motorcycles, trail bikes, dune buggies, go carts, and any other motorized vehicle not authorized by Virginia law for operation on a public roadway or public grounds are not authorized for use on roadways or common grounds in EAGLE POINTE SHORES.

Open Air Burning

Open Air Burning is any fire set outside, other than on a small confined grill, while being used to cook food. Campfires, debris pile and construction site fires are examples of open air burning. The distance and response time from local fire protection services motivates strong caution to all EAGLE POINTE SHORES residents in conducting open air burning on their property. All EAGLE POINTE SHORES residents will familiarize themselves with, and adhere to State and County ordinances, as appropriate, governing times and conditions in which open air burning is allowed. In, addition, any EAGLE POINTE SHORES resident contemplating an open air burn will determine and adhere to any temporary Virginia Department of Forestry restrictions that may be in effect. In all cases, EAGLE POINTE SHORES residents conducting open air burns will remain on-site until visible flames have ceased and embers buried or extinguished to avoid flare-ups. EAGLE POINTE SHORES residents conducting open air burns are encouraged to advise neighbors of their intentions prior to commencing.

Parking

Definitions:

1. Commercial vehicle:

A Commercial Vehicle is as defined in Virginia Motor Vehicle Code and including any one of the following:

- a. A vehicle, which displays advertising, lettered thereon except small window decals.
- b. A vehicle with externally located or easily visible commercial equipment or materials.
- c. Commercial equipment shall include, but not be limited to: ladders, compressors, generators, pumps, and building trade tools.
- d. A stake body, box body, or other utility body mounted to a cab-chassis.
- e. A vehicle with dual rear axles.
- f. A public or private school bus or church bus.
- g. A vehicle licensed "for hire."
- h. A trailer or semi-trailer.
- i. Commercial snowplow equipment.
- j. Farm implement or construction equipment. Public vehicles assigned to officials who must respond to an emergency call will not be considered commercial vehicles.

2. Recreational Vehicle:

A Recreational Vehicle is defined as any one of the following:

- a. A boat or boat trailer.
- b. A vehicle whose external configuration conforms to the generally accepted definition of a motor home.
- c. A truck camper that is either wider or longer than the pickup truck bed on which it is loaded.
- d. A truck cap that is wider or longer than the pickup truck bed on which it is mounted. Truck caps may also be known as tops, toppers, shells, slip-ons, and by various other names.
- e. A mobile home, park trailer, travel trailer, or fifth wheel trailer regardless of interior configuration.
- f. A fold-down camping trailer.
- g. Any snowmobile, all-terrain vehicles (ATVs), dune buggy, trail bike, go cart or other self-propelled vehicle not licensed for operation on a public street.
- h. A motorized vehicle not legal for operation on the highways of Virginia.

3. Unserviceable Vehicle:

A vehicle is defined unserviceable if any of the following conditions exists:

- a. A vehicle, which is partially disassembled by removal of tires and/or wheels, engine or other essential part required for operation or is otherwise not in operable condition. This will include vehicles placed on jack or with flat tires.
- b. A vehicle not bearing a current registration plate.
- c. A vehicle not bearing a current County or City registration sticker if so required.
- d. A vehicle bearing a current inspection sticker, if required by the State of registration.
- e. Vehicle components or automotive equipment or accessories not installed in an operable vehicle.
- f. A vehicle with one or more flat tires.
- g. The Architectural Review Committee will resolve special situations not covered by these definitions.

Parking Restrictions

Once EAGLE POINTE SHORES has a Boat/RV Storage home site to accommodate resident storage requirements beyond those that can be accommodated in home garages, this policy will take effect. Except as noted below for General Contractor storage at the building site for new residences, at no time may residential lawns, yards, open space, general turf areas, and the area between the pavement and the home site line be used for parking, storage, or to support vehicles of any type. Overnight parking of commercial vehicles not supporting new residence construction, and any parking of unserviceable vehicles is prohibited on the homeowner's property and in the streets of EAGLE POINTE SHORES. To permit cleaning, loading or unloading, recreational vehicles and boats may be parked on the homeowner's property for temporary periods not to exceed forty-eight (48) hours. Private passenger vehicles must not be parked in adjoining streets on a regular basis, nor shall they be unattended or abandoned for periods exceeding thirty (30) days. Enforcement of this provision shall be as provided for under Violation Enforcement Procedures.

Due to the remote location of EAGLE POINTE SHORES, a General Contractor engaged in building a new residence may park one (1) storage trailer not to exceed twenty-four (24) feet in length, one (1) thirty (30) cubic yard refuse collection container, and no more than two (2) construction vehicles, including front-end loaders/back hoes, tractors, or bulldozers at the building site for the duration while engaged in the home construction. These vehicles must be removed from the site prior to the issuance of a Certificate of Occupancy.

Property Maintenance

Property ownership includes the responsibility for the maintenance of all structures and grounds, which are a part of the property. This includes, but is not limited to items such as mowing grass, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some case, safety. Violations of maintenance standards are violations of the Covenants.

Undeveloped lots, that is, lots without any construction currently taking place or having taken place, shall not be required to adhere to any mowing or maintenance procedures as these lots will

be considered to be “undeveloped” and in their natural state.

Any of the following conditions will be considered a violation of ARC standards:

1. Lawns in excess of six (6) inches in height, lawns with dead grass throughout, lawns that are predominately weeds, and grass not trimmed around structures, sidewalks, driveways, planted areas, and trees. (this item addresses “developed” lots)
2. Planted areas containing weeds or dead plants during the growing season.
3. Indiscriminate use of pesticides, fertilizers or herbicides that harm plant and animal life.
4. Accumulated trash or debris.
5. Conditions that cause erosion or flooding.
6. Dumping of organic debris (leaves, grass, clippings/cuttings, and branches) in sewer drains, on other home sites, in the lake, or on any common area.

Satellite Dishes

The installation of satellite dishes for the reception of general public broadcast from satellite communications is governed by Federal Communications Commission (FCC) regulations. Satellite dish antennas under one (1) meter in diameter, and customer-end antennas designed to receive and transmit fixed wireless signals that are installed in accordance FCC Rules and Regulations are permitted and do not require Architectural Committee approval for installation. Because the geographic location of EAGLE POINTE SHORES does not afford reliable over-the-air television signal reception, satellite antennae are recommended. Any installation of a transmitting antenna must be installed by professional personnel complying with FCC Radio Frequency (RF) exposure guidelines so as to minimize risk to the user and to the public of excessive RF exposure.

The EPSHOA suggests that satellite antennae be located in unobtrusive locations on the dwelling so as to permit acceptable signal reception. Generally, where practical from a signal reception standpoint, locating antennae on the sides of the dwelling not facing the road or the lake is preferred.

Signs

No billboards or signs of any description shall be displayed upon any home site in EAGLE POINTE SHORES except as follows:

1. During construction, modification or alteration of a residence, the General Contractor may display his business sign to facilitate material deliveries to the property. This sign will be no more than sixteen (16) square feet in size, and will be removed within thirty (30) days after a Certificate of Occupancy is issued.
2. A sign denoting the residence is covered under a security monitoring service, and providing contact information for that service.
3. Neighborhood watch signs.
4. A 911 Emergency Address identification sign for those completed residences not receiving regular mail delivery, and not displaying the standard EAGLE POINTE SHORES Mailbox.
5. A standard “for sale sign” when a property is listed for sale by the property owner(s).

No sign authorized above for display in EAGLE POINTE SHORES will be placed within the road right-of-way or on any common areas of the EPSHOA.

Tree Removal

Except within twenty (20) feet of the main dwelling, no live trees of any kind in excess of six (6) inches in diameter, measured three (3) feet above the ground, may be removed from any home site nor may more than fifty (50)% of the trees be removed from any home site, without prior written approval of the ARC. Where authorized, tree removal must comply with all County ordinances of tree cutting (consult Pittsylvania County Extension Office, as appropriate).

Residents may take action, as necessary and without ARC approval, to remove dead tree(s) on their property. Where possible, it is recommend that neighboring residents be advised of tree removal activity.

If a resident notes dead tree(s) on an adjacent non-resident property owner's home site which poses imminent danger to the resident's property, it is recommended that the resident notify the ARC in writing as soon as possible.

Normally, the ARC will investigate the circumstance, and if imminent danger to the resident's property is confirmed, will notify the non-resident property owner and request the tree be removed within thirty (30) days. If, at the completion of the thirty (30) days allowed the tree has not been removed, the ARC may seek Board approval to remove the tree at EPSHOA expense, and charge all actual costs to the non-resident property owner.

In emergency circumstances, the ARC may seek Board approval to remove the tree at EPSHOA expense without notifying the non-resident property owner, and charge all actual costs to removal to the non-resident property owner.

Utility Equipment Concealment

Property owners will make an effort to screen or conceal all air-conditioning units, heat pumps, and trash containers so that they are not visible from the roads or the lake. In addition, bottled gas containers and oil tanks, and any other vessel containing hazardous materials shall be screened from public view and protected from damage by a barrier. Use fencing and or shrubbery to provide the necessary screening, and bury the bottled gas containers and oil tanks, where feasible.

Visual Clutter

Do not leave bikes, toys, grills, lawn and garden equipment, etc., overnight in driveways or in the front and sides of homes. They must be stored out of sight when not in use.

Man-made piles of vegetation, such as leaves, limbs and sawn logs, should not be accumulated and remain on home sites in excess of thirty (30) days awaiting disposal. Where such conditions may exist beyond thirty (30) days, and where owners have failed to respond to EPSHOA notices of non-compliance, the EPSHOA may have such materials removed to minimize fire hazard, and may bill the owner all associated costs of removal.

ATTACHMENT A-1: EAGLE POINTE SHORES NEW HOME CONSTRUCTION PLAN APPROVAL REQUEST

Checklist:

1. _____ Complete this form initialing the checklist and include the following as attachments:

a. _____ Two (2) Complete Sets of Construction Plans. Plans must include elevations, floor plans, and show roof pitch. Plans are not returnable. They will be retained on file for future reference.

b. _____ Site Plan showing the house placement and distances from property lines, driveways, walkways, septic and well placement, including a superimposed Landscape Plan showing proposed planting areas, decks, and fencing.

c. _____ Photos of property and roads **before clearing and construction commences** (please mark each photo showing view submitted and date taken):

1. From the road centerline, right, left and center views showing condition of the road, adjacent road shoulders, and drainage ditches in front of the property.
2. From across the road, broad view showing condition of entire road fronting the property.
3. From road side, views along the right, left, and center property lines facing the road or lakeside of the home site, as appropriate, showing entire width of home site and its vegetation and trees.
4. From rear of home site or from lake side, as appropriate, views along the right, left, and center property lines looking toward the home site, showing entire width of home site and its vegetation and trees.

d. _____ \$250 Architectural Review Fee (nonrefundable)
CHECK#: _____ DATE _____ PAID BY _____

e. _____ \$2000 Construction Bond (refundable on completion, wholly or in part, conditioned on EPSHOA Board approval).
CHECK#: _____ DATE _____ PAID BY _____

f. _____ Homeowners Association Dues (if required)
CHECK#: _____ DATE _____ PAID BY _____

g. _____ Where practical, provide samples, color chips, manufacturer brochures to support exact nature of exterior materials planned.

INSTRUCTIONS:

1. No clearing, grading, or construction should commence before written approval is granted. Once house plans are approved, the foundation for the home should be staked out, an inspection ordered, and an approval given prior to construction beginning. Please call Eagle Pointe Shores HOA at 434-385-1025 for this inspection.
2. No clearing, grading, or construction of any nature should commence that could damage the approved septic and repair area until cleared by the County Health Department.
3. Allow at least thirty (30) days prior to planned start of construction. Send completed application, fees and attachments to:

EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025

HOME

SITE#: _____ PHASE# _____

DATE CONSTRUCTION PLANNED TO COMMENCE (APPROX.)

DATE CONSTRUCTION PLANNED TO COMPLETE (APPROX.)

OWNER (S):

CURRENT ADDRESS:

CITY/STATE/ZIP:

HOME PHONE:

WORK PHONE:

CELL PHONE OR PAGER:

FAX:

BUILDER:

ADDRESS:

CITY/STATE/ZIP:

CELL PHONE OR PAGER:

FAX:

PLAN NAME AND NUMBER:

ARCHITECT/DESIGNER:

HEATED SQ. FT:

1 ST FLOOR	
2 ND FLOOR	
BASEMENT	
OTHER	
TOTAL	

EXTERIOR FINISH: (circle all that apply) Brick Stone Stucco Siding Log
Other (specify)

FOUNDATION: (circle all that apply) Concrete Brick Stone Stucco Block
Other (specify)

EXTERIOR MATERIALS (Specify Manufacturer, Product Name, AND Color)

1. BRICK: COLOR

2. STONE: COLOR

3. SIDING: COLOR

4. ROOF: _____ COLOR _

5. TRIM: _____ COLOR _

6. DOORS/SHUTTERS: _____ COLOR _

7. DECK _____ COLOR _

8. DRIVEWAY AND WALKWAYS _____ COLOR _

9. CHIMNEY? (YES)(NO): QUANTITY _____ MATERIAL _

10. FIREPLACE?(YES)(NO): QUANTITY: _____ (Propane) (Wood) (Vented)(Unvented)
11. OPEN DECK? (YES)(NO): QUANTITY: _____ TOTAL SQ. FT: _

12. COVERED PORCH? (YES)(NO): QUANTITY: _____ TOTAL SQ. FT: _

13. GARAGE? (YES)(NO): # OF BAYS: _____ DETACHED? (YES)(NO)
(May not exceed one and a half (1½) stories and must match exterior of home)

**I HAVE READ AND UNDERSTAND THE EAGLE POINTE
SHORES ARCHITECTURAL STANDARDS**

Printed name of person submitting plans _____

Signature of person submitting plans _____

DATE PLANS SUBMITTED _____

PLANS RECEIVED BY: _____ DATE: _____

PLEASE ADDRESS ANY QUESTIONS REGARDING THE INFORMATION
CONTAINED HEREIN TO:

EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025

**ATTACHMENT B-1: EAGLE POINTE SHORES EXISTING HOME
ARCHITECTURAL IMPROVEMENT REQUEST FORM**
(Submit separate application for each modification or alteration planned)

WORK MAY NOT COMMENCE UNTIL APPROVAL IS RECEIVED

To: EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Home site: _____ Phase: _____

Telephone (H) _____ (W) _____

Proposed Improved Checklist:

1. Complete this form initialing the checklist and include the following as attachments:

- a. _____ Two (2) copies of Architectural plans/drawings for projects having proposed costs in excess of \$500.
- b. _____ A to-scale site plan showing size, shape, and location of improvement to residence and to adjoining properties (including specific dimensions of improvement distances to adjoining properties).
- c. _____ A grading plan, required with projects involving tree removal and/or earth movement.
- d. _____ Manufacturer's brochure, if available.
- e. _____ Color samples, if applicable.
- f. _____ \$1500 Construction Bond **(required only if a grading plan is submitted)**
CHECK#: _____ DATE: _____ PAID BY: _____
- g. _____ Detailed written description of improvement (If not provided application will be returned pending additional information).
- h. _____ Proposed project cost cited (or to be cited) for obtaining building permit.
- i. _____ Plan review and approval fee according to the following schedule:
 - \$10 if proposed project cost less than \$500
 - \$25 if proposed project cost between \$500 and \$3000
 - \$50 if proposed project cost great than \$3000

CHECK#: _____ DATE: _____ PAID BY: _____

Instructions:

1. No clearing, grading, or construction should commence before written approval is granted.
2. No clearing, grading, or construction of any nature should commence that could damage approved septic and repair area until cleared by the County Health Department.
3. Allow at least thirty (30) days prior to planned start of construction. Send completed application fees, and attachments to:

EAGLE POINTE SHORES HOA
c/o Brownstone Properties
3720 Old Lynchburg Road
Lynchburg, VA 24501
Ph: 434-385-1025

Applicant hereby warrants that he/she shall assume full responsibility for:

1. All landscaping, grading, and/or drainage issues relating to said improvements (including replacing bonds or escrows posted by Developer currently in place affecting the home site);
2. Obtaining all required County approvals relating to said improvements;
3. Complying with all applicable County ordinances;
4. Any damage to adjoining property (including common area) or injury to third persons associated with the improvement.
5. Applicant hereby states that they have read EAGLE POINTE SHORES HOMEOWNERS ASSOCIATION, INC. Architectural Standards and agree that all work performed will be in compliance with those guidelines.

Signature of Applicant

Date

ARCHITECTURAL REVIEW COMMITTEE RESPONSE

Date Application Received: _____

_____ Request approved as submitted.

_____ Request approved subject to: _____

_____ Response suspended pending submission of: _____

_____ Request disapproved because: _____

Signature-ARC Member

Date

Eagle Pointe Shores HOMEOWNERS ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Architecture Review Committee (ARC) No. 2019 - 2

Pertaining to: Architectural Standards and General Maintenance Guidelines

Duly adopted at a meeting of the Board of Directors of the Eagle Pointe Shores Homeowners Association held April 29, 2019.

Motion by: Gerald Denney Seconded by: Jim Riccione.

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Gerald Denney</u> , Member	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u>Cory Dine-Duguay</u> , Member	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u>Mike Figler</u> , Member	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
<u>Jim Riccione</u> , Member	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u>Susan Franklin-Smith</u> , Member	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:

Susan Franklin-Smith
Secretary

April 29, 2019
Date

Book of Minutes - 2019

Resolution effective: April 29, 2019.