

Clear Lake Riviera Community Association GUIDELINES TO BUILDING

Listed here are the basic restrictions and guidelines that apply to building any type of structure in the Clear Lake Riviera Community Subdivision, Units 1 through 13. Also listed are restrictions and guidelines for a major addition/remodel, installation of a deck, porch, patio, or other improvements such as: installation of solar panels/pool/spa/etc., or construction of a fence/retaining wall/storage shed, etc.

As a lot owner, by acceptance of a deed conveying title to your property, you have accepted the Covenants, Conditions, and Restrictions, listed in the paragraphs below and as detailed in Amended and Restated Declaration of Covenants, Conditions, and Restrictions. The restrictions stated below are excerpted from the Declaration of Restrictions established by Clear Lake Riviera, Inc., owner/developer of Clear Lake Riviera subdivision and shown completely on a map recorded in the Lake County Recorder's Office.

Any member not in good standing, or any parcel delinquent in its annual assessments or fines will be denied processing of the application until all monies are paid in full and the member is in good standing.

Deposits and Fees

Plan Check /Performance Review Fee: A \$300.00 Plan Check Fee is charged each time a set of plans are submitted for a given lot to the A.C.P. Committee and is non-refundable even if the plans are disapproved or not used. The fee covers **plan approval for a period not to exceed twelve (12) months**. If construction has not begun during that period, and the owner/builder has not requested an extension, approval will be voided. A new plan submission, and performance review fee will be required. If and when an additional structure is to be erected on such lot, an additional non-refundable performance review fee of \$300.00 is to be charged when plans are submitted. For **minor construction projects** requiring plans and a county permit, a non-refundable performance review fee of **\$85.00** is to be charged when plans are submitted. Fees are not charged for decks, retaining walls, and small storage shed plans that do not require a county permit.

Performance Deposit: A **POSTAL MONEY ORDER** in the amount of **\$2,000.00** made payable to Clear Lake Riviera Community Association (**CLRCA**) shall be tendered with plans as a guarantee of prompt completion. An extension for "just cause" may be granted upon proper application. The Deposit is forfeited if construction is not completed within the allotted time frame, which is normally twelve (12) months.

Refund of this deposit is contingent upon the following requirements.

- (1) The builder or owner must supply the Association with a copy of the County of Lake final inspection card with inspectors' signoff on the FINAL block and Certificate of Completion.
- (2) The ACP Committee must first inspect the property to make sure that all construction materials, etc. have been properly removed, and that the property is clean before they give their final approval.

The ACP final approval will be done within two (2) weeks of receiving a copy of the County of Lake "Inspection Record Card". **Performance Deposits** will be refunded within 30 days of the ACP Committee's final approval.

The Process

Plan Submission: Owner must be in good standing. Please submit the \$300.00 Performance Review Fee, a separate \$2,000.00 Postal Money Order (made payable to CLRCA), the **Completed Application for major construction** and four (4) sets of building plans. Applications must be filled out completely and **MUST include paint chips and roofing samples** where indicated on the application. Without the samples we will not be able to approve the application. Approval will be issued within thirty (30) working days if all requirements are met and all information required has been correctly provided. Upon approval you will be notified. One set of building plans will remain on file with the Association. **You must bring back a complete set of plans with county approval stamp in exchange for the set we have kept.**

If there are any problems with the application, the ACP committee will notify owner/builder upon discovery and a new 30 day working period will begin upon receipt of the requested information. Plans not approved within 30 days will be deemed to have been disapproved.

Start of Construction: The date the Footings are signed off is the "Start Date" of construction. Start of construction must commence within 12 months of the ACP plan approval date. You **MUST** provide the ACP committee with a copy of the "Inspection Record Card" after the Building Inspector signs off on "Footings and Forms".

Completion of Construction and submission of the Lake County "Inspection Record Card" and certificate of completion (copies) **must be provided within 12 months of the Starting Date.** Once the Inspection Card is submitted to the ACP Committee, the final inspection is conducted by the ACP Committee. If all requirements have been met and the construction complies with the approved plans, the performance bond refund will be issued.

If at any time you realize that you will not meet the time frame schedule, **you must contact** the ACP Committee in writing requesting an extension of time, stating reason for the extension and the additional time needed must be indicated on request.

*****NOTE: Extensions longer than 6 months are considered under extreme circumstances and may require an additional performance bond.**

Adherence to the Association policies, procedures and time frames is required to protect you from performance bond forfeiture.

Requirements For New Construction or Major Addition

Inspections: As a part of the application approval process, construction follow up, and the final sign-off for the bond refund, the ACP Committee may complete one or more inspections at the construction site to in-sure that the construction complies with the CLRCA guidelines. By submitting the construction application, the owner gives permission to Clear Lake Riviera Community Association to complete these reasonable inspections.

Lake County Building Code: In addition to getting approval from the ACP Committee, all plans must be submitted to the Lake County Building Department for their approval and the issuance of the appropriate permits including clearance of the septic system by the County Environmental Health Department.

Type of Structure: Except in specially designed business or multiple dwelling areas, only single-family dwellings may be constructed with garage facilities for at least two (2) automobiles. (Some 2-level side-hill structures can qualify within the building height formula of the established restrictions.)

Minimum Size: Each single-family unit or duplex shall have not less than one thousand (1000) square feet of fully enclosed main floor area (excluding exterior walls) devoted to living purposes. This must be exclusive of roofed or un-roofed porches, terraces, garages, or other non-living purpose areas, in or adjacent to the structure.

Car Parking Accommodations: The County of Lake requires off-street parking for at least two (2) cars. In addition, the County requires the garage to be fully enclosed and a minimum size of 20 feet X 20 feet.

Foundation and Siding: Buildings are required to have a permanent continuous perimeter foundation and siding in conformance with the County Building Code. Colors of the exterior are subject to ACP approval and all County regulations.

Roof Material: A conventional roof with a **minimum pitch of five (5) inches of rise to one (1) foot** of horizontal distance and a roof overhang of no less than eighteen (18) inches is required. Gutters and down spouts must be provided so

that water drains without damage to your own or your neighbors' lots. Due to the potential fire hazard, the use of shake shingles is not acceptable. Roofing of decks, porches, and patios must be of the same color and material as the main roof, unless specific variance is granted.

Structure Height: Maximum roof height must not exceed seventeen (17) feet above street level or control point for that lot. The main floor elevation and maximum roof height will be indicated on the plans, in relation to the control point.

Design and Color: Both the design of the structure and its exterior color schemes must be in harmony with the general surroundings of such lot, with adjacent buildings or structures in the subdivision. Construction plans, submitted to the ACP Committee for approval must detail design of the structure as well as its exterior color scheme (paint, trim & roof). **Color chips must be submitted for re-painting and re-roofing, even if using the same or similar color.**

Setbacks & Survey Makers: The side setbacks (setbacks from the side boundaries of the lot) shall be no less than 5 feet. The front and rear setbacks shall be a minimum of twenty (20) feet from the front and rear boundaries of the lot. Setbacks for lots with unusual shapes or orientations should be determined through consultation with the ACP Committee. The builder or owner will identify all lot corners or have them replaced by a licensed surveyor. Lots must be cleared before plans are submitted. The ACP Committee, if deemed necessary, may require the use of a string or other similar material to outline the perimeter of the lot for inspection.

Propane Tank: The location of the propane tank must be indicated on the plot plan submitted to the Association with the Major Construction application.

Lot Clearing: Lots are required to be maintained at all times according to the fire prevention standards of the Kelseyville Fire District and CLRCA. Prior to submission of plans the property must be cleared so that the committee can make a thorough and accurate inspection before approval.

Easements: For installation and maintenance of utilities and drainage, facilities are reserved as shown on lots on the recorded map. Within these areas no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with installation and maintenance of utility; or which may change the direction of flow of drainage chemicals in the easement; or which may obstruct or retard the flow of water through drainage channels in the easement. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The builder will take full responsibility for obtaining permission, whenever and wherever necessary, during the course of the work, from the appropriate authorities or agencies or owners with respect to performing any operations on adjoining properties in connection with the

work hereunder, or operating on the property involved in this agreement from such neighboring premises.

Temporary Buildings: Temporary buildings or shelters of any kind (RV, trailer, tent, or garage) for the purpose of residence during construction are not permitted. Temporary facilities for the storage of tools and materials may be erected if first approved by the ACP Committee. Such structures must present a neat appearance in keeping with the goals of the subdivision. Such structures will be dismantled and removed on completion and before final inspection.

Blue Houses/Porta-Potty: Owner is responsible for assuring that the contractor provides a porta-potty during construction off the road whenever physically possible. A porta potty must remain on site when the foundation has begun, and must remain on site until the county issues its Certificate of Completion, a copy of certificate and County of Lake "Inspection Record Card" signed by inspector will be provided to the ACP Committee prior to their final inspection. Upon approval of completion of project, the porta-potty must be removed. Failure to maintain the presence of a porta-potty may result in a fine.

Disposal Container/Dumpster/Covered Trailer: The property owner is responsible for insuring that the contractor provides a disposal container on site at all times during construction. The container used can be a construction dumpster, covered trailer, or any other appropriate container for maintaining a clean and safe job site.

The disposal container must remain on site as soon as the foundation has been started and remain on site until the inspector has signed the Final Approvals section of the County of lake "Inspection Record Card". Failure to maintain the presence of a dumpster or covered trailer will result in a fine.

Variations: The Board and its ACP Committee may grant reasonable variations and or adjustments of the basic restrictions and conditions provided such variance is not materially detrimental or injurious to other property or improvements in the neighborhood. The Board and its ACP Committee may also determine and allow in the respective classifications of lots additional uses, which are of the same character.

Prompt Completion: Work of construction, altering or remodeling any building on any lot or lots shall proceed diligently from start until completion. All building must be completed within twelve (12) months after the footings are poured. Extensions, if requested before deadline, may be granted. Owner/builder will keep the premises clean daily from all trash, clutter and refuse accumulated. All equipment, material and trash will be removed on completion of work.

Restrictions for Other Construction **No Fees or Deposits Required**

Any installation or construction that will change the outside appearance of your property or home such as re-painting, re-roofing, solar panels, removal of large trees, landscaping, garden enclosures, hot tubs, enclosing a deck, etc., needs to follow the approved guidelines and have prior approval from the ACP committee.

Fences/Dog Run: Must be of approved wood fencing, wood-framed wire or chain-link fencing. A top and bottom rail is required on any type of fence. While a top rail is required on chain-link fencing, a bottom tension wire will qualify as a bottom rail on a chain-link fence. No T-Post and wire fencing is allowed. Fence must not exceed four (4) feet in height in the front setback area of the lot (County ordinance, sec 42-11) and must not exceed six (6) feet in height on the rest of the lot. A plot plan showing location, height, any existing fences, and a materials list must be submitted for approval before fence building is started.

Retaining Walls: Must meet height restrictions stated above for fences. A plot plan also needs to be submitted with a materials list for approval before construction is started. Retaining walls over 4' (feet) from bottom of footing or any height holding up surcharge at an angle must be approved by the County of Lake Building Department prior to ACP Committee approval.

Signs: Signs of customary and reasonable dimensions (18"x24" maximum), approved by Committee shall be permitted to be displayed on any lot advertising the same for sale (1 per lot). All other signs, billboards, or advertising structures of any kind are prohibited except upon application to and written permission from the committee.

Water Service: Please contact Mt. Konocti Mutual Water Company. Phone (707) 277-7466.

Water, (both domestic and for fire protection), in the Clear Lake Riviera is supplied by the Mt. Konocti Mutual Water Company. The water company office is to be notified prior to beginning of construction.

Thank you for helping make Clear Lake Riviera's Community Association a better place to live!

For more information or questions, please call the office at (707) 277-7281 or email acp@clrca.com.