ARCHITECTURAL CONTROL COMMITTEE

El Dorado Architecture Control Committee Members
Chairman - Mike Simms 903-860-3138
Ann Fitzgerald 903-860-2711, Don Hartmann 903-860-3867 903-860-3242, Norm Horn 903-860-2949, Pirk Walton 903-860-3584, Sue Ward 903-860-2261, Dan Schmeling 903-860-2345.
To prevent construction delays submit a PERMIT FOR PERMISSION TO BUILD at the earliest possible time. If you do not have all of the necessary information together, a preliminary discussion of your project may be helpful. The chairman is a full time resident (well, almost) and is usually available. If not, contact Norm Horn.

HOMES

The Architectural Control Committee is charged with reviewing the application and drawings to be sure that the structure is in harmony with the location, the topography, and the surrounding structures, as well as being in conformance with the El Dorado covenants. The typical home in El Dorado is made primarily of wood and is painted or stained in wood or earth tone colors. They range in size from modest to quite large. What is important to the committee is how they fit on their particular lot. Do they interfere with adjoining homes, does the style and color harmonize with the wooded surroundings, what impact will the construction have on neighboring homes. These considerations are what make El Dorado a unique development. The drawings furnished with the application must include all four elevations and plan views of all structures. The road and lakeside must be indicated. In order to determine that the proper set back is provided and we ask that stakes be placed at all four corners of the home placement. The stakes should be accurate to within a couple of feet. A drawing of the lot showing overall dimensions and the house location should also be furnished for future reference. This is required so that we can confirm that the structure does not interfere with your neighbor's lake view. No pier, boathouse or other structure may obstruct any other homeowner's view of the lake. A floor plan will often help justify a feature in the exterior or otherwise help the committee to understand the proposed structure. Except for that purpose, the committee has no interest in the home interior.

GENERAL

The description of external materials used is important to the committee in considering any structure application. It should list the type of materials, color, and texture of any siding, trim, glass, decking material, chimney treatment etc. It is helpful to note the materials by name or by numbering on the elevation plans. The roof pitch should also be included on the elevation drawings. This description may be combined with the roof description and external paint colors. In order to accurately evaluate the color we do require a paint chip or sample. If the external paint colors are not known at the time of submission of the application, conditional approval may be granted by the Committee. We strongly recommend that you do not purchase paint or stain until color chips are approved. Every home must have an address sign.

GARAGE, SHEDS AND OTHER STRUCTURES

No freestanding structures are permitted. By this we mean structures that are not connected to the house walls or roof. Boathouses are the only exception. A garage or other structure may be considered connected to the house if it is joined to the house with a roof using the same roofing materials and style as the house. All garages must have electric garage door openers and no storage doors may be open to the road.

BOAT HOUSES

The Committee can not approve a boathouse application until the applicant has first received the Water District approval. The object of these regulations is to provide a boathouse with the minimum obstruction of the lake view. Enclosed boathouses are not permitted. Visible deck storage is limited to a cabinet not to exceed four feet in height. Where applicable (pitched boathouse roof), a folding stairway in the boat house ceiling may be used to access a storage area in the roof. Flat boathouse roofs are acceptable and may have a permanent stairway for the roof area. Railing designs should consider safety, but also minimum obstruction of view.

FENCES- GAZEBOES- DOG RUNS - EXTERIOR RE-PAINTING

All of the above require the attention of the Architecture Control Committee. Any outside items or remodeling of any kind, with the exception of landscaping, must be approved. Usually items such as these are dispatched in short order,

THE GRANDFATHER CLAUSE

Homes and structures that were built before the El Dorado Homeowners Association came into existence do not require changes to bring them into compliance. Any subsequent construction however must be in compliance.