EL DORADO BAY ARCHITECTURAL GUIDELINES

The purpose of these guidelines is to provide a general overview and answer some common questions about the ACC approval process which will hopefully make your application submittal easier. This is not all-inclusive, so when in doubt, please contact the ACC Chairman at myacc@lakecypressspringsorg or refer to the ACC web page, http://www.lakecypressspringsorg/eldorado/architecture.htm. You may also refer to the Covenants and ACC Policy/Rules documents for more detail. To prevent construction delays, please submit your application (available on the website) at least 2 weeks prior to the start of your project. If you do not have all of the necessary information available, a preliminary discussion of your project with the ACC chairman might be helpful. For FCWD rules concerning construction on Water District property, please visit http://www.fcwd.com/resources/rules-regulations#xiv.

General

A description of external materials to be used is very important to the committee when considering any ACC application. You should list the types of materials, color and texture of any siding, stone, trim, roofing, decking material, etc. It is helpful to note the materials by name and/or number on your drawings. The pitch of each roof surface should also be included on the elevation[1] views. In order to evaluate paint, the ACC needs a manufacturer's paint chip, an actual paint sample, or the paint manufacturer's website showing the paint color. Since photos often don't depict the true color, they are generally less useful. If the external paint colors are not known when the application is submitted, only conditional approval can be granted by the Committee. **It is strongly recommended that you do not purchase paint or stain until your color samples are approved.** Due to issues with regard to reflectivity and spectral gloss, actual metal roofing samples must always be provided.

The ACC understands that it is often difficult to make all material and color decisions before construction begins and that often selections change as the project progresses. Still, the more choices that you can finalize before submitting your application, the less often the ACC must convene to give approval and the less chance for impact on your schedule.

If the project requires a permit from FCWD (homes, boat houses, retaining walls, etc.), the Committee cannot approve an ACC application until it has a copy of the FCWD permit.

Architectural Styling

The Architectural Control Committee is charged with reviewing each application and its associated drawings to ensure that the proposed structure is in harmony with its location, topography, and surrounding structures, as well as being in conformance with the El Dorado Covenants. The homes in El Dorado are usually rustic in appearance and use wood or simulated wood siding and/or stone on the exterior. The siding is typically cedar, redwood or painted/stained fiber cement plank. Brick is specifically excluded by our Covenants. The typical boat house uses wood that is either treated, painted, stained and/or sealed. Some of the key factors that the ACC considers when reviewing an application include, but are not limited to:

1. What materials will be used (type and color)?
2. Do the style and color harmonize with the wooded surroundings?
3. Location of new structure on the lot:
    a. Does the structure have minimal impact on any neighbor's view of the lake?
    b. Is the structure more than five feet from any property lines?
4. If any part of the roof is to be metal, are reflections and glare unlikely to be a problem for neighbors?

Attention to these details is just part of what makes El Dorado such a desirable development.

The drawings furnished with the application for a new structure should include all four elevation views[1] and a plan view[1] as well as a site plan[2] showing location on the lot. An add-on structure may require fewer views. In order to determine that the proper setback is provided, the ACC requires that stakes be placed to outline the footprint of the structure including any attached decks. The stakes should be accurate to within one foot. This also is required so that the ACC can confirm that the structure does not unnecessarily interfere with any neighbor's lake view. No pier, boathouse or other structure may unnecessarily impact any other homeowner's view of the lake. A floor plan will often help justify a feature of the exterior or otherwise help the committee to understand the proposed structure.

Freestanding Structures

"No freestanding buildings of any kind (other than ACC approved boat houses) shall be permitted". This is interpreted to mean that structures that are not connected to the house by walls or roof are not allowed. This includes, but is not limited to, a trailer, tent, shack, garage, barn, tool shed, tree house, elevated walkway or deck. Boathouses are the only exception. A garage or other structure may be considered connected to the house if it is joined with a roof using the same roofing materials and style as the house.

Boat Houses

"No enclosed boat houses will be allowed". Deck storage is allowed but limited to a cabinet not to exceed four feet in height. A folding stairway in the boat house ceiling may be used to access a storage area in the boathouse attic. Flat boathouse roofs are acceptable and may have a permanent stairway for the roof area. Railing designs should consider safety and minimum obstruction of lake view.

Miscellaneous

Fences, decks, dog-runs, gazebos, exterior repainting, driveway location all must be approved by the Architecture Control Committee. Any outside items or exterior remodeling of any kind, with the exception of landscaping, must be approved. No fencing (including shrubs and trees) that block a neighbor's view will be allowed.

Grandfather Clause and Precedence

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. No prior ACC decision or example of a current non-compliance shall justify a variance to the current ACC practice.

The Bottom Line

The ACC is made up of property owners just like you trying to do the right thing for our community. Its members are always willing to meet with an applicant to discuss their project and resolve any issues that might arise. Our goal is to help you as much as possible as you endeavor to improve your property and the quality of our development. If we succeed with that, we all can benefit.

1. The elevation views depict the front, back and sides of the structure. The plan view shows the foot print of the structure. A detailed floor plan is not required, but often helps in understanding the overall design.

2. The site plan shows the lot and the location of the structure on the lot relative to the water, the street, and adjacent property lines.