

ARCHITECTURAL GUIDELINES

Everything you need to know (but may be afraid to ask) about Architectural Control in El Dorado Bay can be found at <http://www.lakecypresssprings.org/eldorado/architecture.htm>.

To prevent construction delays please 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 with the ACC chairman might be helpful.

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 uses wood or simulated wood siding and/or stone. The siding is typically natural (cedar or redwood), painted or stained in wood or earth tone colors. Some of the key factors that the ACC considers when reviewing an application include, but are not limited to:

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

These considerations are just part of what makes El Dorado a unique development.

The drawings furnished with the application for a new structure should include all four elevation views¹ and a plan view¹ as well as a site plan² showing location on the lot. An add-on structure may require fewer views. In order to determine that the proper set back is provided, we ask that stakes be placed at all four corners of the home placement. The stakes should be accurate to within one foot. 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 of the exterior or otherwise help the committee to understand the proposed structure.

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, stone, trim, roofing, 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. In order to evaluate paint, we will need a paint chip, sample or paint manufacturer's website showing the paint color. 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.

The ACC understands that it is often difficult to make all material and color samples before construction begins, and that often selections change as the project progresses. On the other hand, to the extent that you can make your choices before submitting your application, the less often the ACC must convene to give approval.

Garages, Sheds and Other Structures

No freestanding structures are permitted. This is interpreted to mean no structures that are not connected to the house by 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. 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. No fencing (including shrubs and trees) that block a neighbor's view will be allowed.

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.

Notes:

1. The elevation views depict the front, back and sides of the structure. The plan view shows the foot print of the structure. The 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.