



# Lake Christopher Homes Association

## **ARCHITECTURAL GUIDELINES**

*(Revised June 2020)*

**GENERAL:** The intent of the Architectural Guidelines is to establish standards for maintaining the overall appearance of our community in order to preserve the value and amenities of Lake Christopher as a quality place to live. The Guidelines also outline approval procedures required to be followed by homeowners when making repairs, modifications or improvements. The Architecture Committee (AC) serves as the source of information and advice on matters concerning these guidelines.

### **1. STRUCTURAL CHANGES, MODIFICATIONS, AND ADDITIONS TO HOMES:**

1.1 GENERAL: 1. Any additions, exterior alterations, modifications, or changes to the external appearance of an existing home or any detached structure must have written approval granted by the Architecture Committee (AC) before any work is undertaken. Examples include decks, fences, siding replacement, storage sheds, driveways and sidewalks, roof replacement, replacement windows or doors, mailboxes, docks, bulkheads, home additions, and exterior painting. Any addition, exterior alteration, modification, or change in external appearance must be compatible with the design character and style of the community. Each alteration must be specifically approved in writing prior to installation even though the intended alteration or improvement conforms to the adopted guidelines or a similar or substantially identical alteration has been previously approved on another home.

1.2. ARCHITECTURAL REVIEW REQUEST FORM: Homeowners are required to submit an Architectural Review Request Form in writing to the Lake Christopher Association Manager or the AC for each project. This form can be found on the Lake Christopher Homes Association Internet website ([www.lakechristopherhomes.com](http://www.lakechristopherhomes.com)) or obtained from the AC. No requests by telephone with Board of Directors or AC members will be considered. Requests can be sent by e-mail which must include an Architectural Review Request Form and any applicable supporting information. Each request form should contain sufficient drawings, samples, specifications, pictures and details as needed to allow the AC to make an adequate evaluation. In general, each request should include a description, dimensions, materials, colors, location, and specifications. In the event insufficient information has been provided, the AC may ask for more specific details. The AC meets monthly and residents are asked to submit their requests at least 30 days in advance of the anticipated start of the work.

1.3. MAINTAIN: Homeowners are required to maintain the appearance and structural integrity of their property in order to sustain the quality and value of the community. Structural

maintenance shall include, but not limited to repainting or staining where the paint/stain has deteriorated, cleaning off mildew or other discoloration, replacing or repairing missing or damaged wood or vinyl siding and trim, deteriorated roof material, fencing, sheds, mailboxes, driveways or sidewalks, etc.

**2. PAINING AND STAINING:**

2.1 GENERAL: The community policy for house painting is that all houses must have a two-color paint scheme: a primary color for the siding, and a second complimentary color for the trim. However, a third accent color may be added to the color scheme for only the main entrance door (the moving part of the door only) to accent this feature of the home. This third accent color must compliment the siding and trim colors and be approved by the AC. The type of paint and color to match is indicated in the PAINTING/STAINING REQUIREMENTS below.

**PAINTING / STAINING REQUIREMENTS**

	TYPE OF PAINT *				MATCH COLOR		
	FLAT	SATIN	SEMI GLOSS	WOOD FINISH	SIDING	TRIM	3 <sup>RD</sup> COLOR
SIDING	X			X	X		
TRIM	X	X	X	X		X	
MAIN ENTRANCE DOOR	X	X	X	X	X	X	X
GARAGE DOOR	X				X		
OTHER EXTERIOR DOORS	X	X	X	X	X	X	
WINDOWS	X	X	X	X	X	X	
MAILBOX & POST	X	X	X		X	X	
RAIN GUTTERS	X	X	X	X	X	X	
CONCEAL FENCING	X	X	X	X	X	X	
PROPERTY FENCING	X	X	X	X	X	X	

\* Stain may be applied in place of paint

2.2 UNPAINTED SURFACES: Only the areas that are described may be painted. Unpainted surfaces such as brick or concrete shall remain unpainted. No painting of the exterior of a home or structure except to restore original appearance after minor repairs shall be made without the express written authorization of the AC.

2.3 COLORS: Paint colors traditionally have leaned toward earth tone colors. The color range for siding should fall within the following: browns, grays, beiges, tans and gray-greens. Colors strictly prohibited include yellow, gold, red, blue, black, white, orange, purple, and pink. Trim colors must be complimentary to the basic siding color and must also be in low to moderate contrast. The approval of paint colors will include consideration of the existing colors of adjacent homes.

2.4 SAMPLE: When an Architectural Review Request is submitted for painting, samples must be submitted or be applied side by side directly on the home to an area measuring at least one foot by one foot for each color. If a third accent color is utilized a sample shall be submitted along with samples of the siding and trim colors.

### **3. SIDING**

3.1 GENERAL: With AC approval, installation of vinyl, wood, fiber cement or composite siding is permitted on all homes. This includes vinyl or aluminum material covering the trim and under-eave soffit areas. Texture and finish: Siding material must have a flat (non-glossy) finish and a wood grain texture. Any existing or new sheds or out-buildings must have the same siding and trim material installed as the house.

3.2 DIMENSIONS: Lap-type siding material must have a minimum exposed width of 4 1/2 inches and a maximum exposed width of 6 inches.

3.3 COLORS: Siding and trim color combinations will be considered case by case. In general, the same color guidelines apply as for paint colors. Vinyl siding that simulates natural wood siding is acceptable within the color guidelines and is recommended for existing wood sided homes. Siding and trim colors must coordinate with roof and brick colors and must be different from adjacent homes. While vinyl windows are permitted, the color white for replacement windows and doors is not.

3.4 INSTALLATION: Vertical installation of vinyl/aluminum siding is not permitted. Application designs will be evaluated case by case.

3.5 APPROVAL PROCEDURE: When submitting an application for replacement siding and trim material, please provide at least a six inch long sample in the actual color, material and width requested. If trim is to be painted, an adequately sized paint sample must be included along with the name of the color.

### **4. MAINTENANCE OF WOOD-SIDED HOUSES:**

4.1. GENERAL: Excessively discolored and deteriorated wood siding should be restored by power washing, repairing and re-preserving. Wood siding must be preserved with a

transparent/semi-transparent stain, solid color paint, or a wood preservative. Stain and paint colors are subject to approval by the AC for color compliance.

## **5. PROPERTY FENCING:**

5.1 GENERAL: The AC must approve all fencing installations. Fencing must meet Virginia Beach City Codes regarding permitting and placement restrictions on corner and interior lots and fence height requirements. In no case may fencing in Lake Christopher exceed six feet in height and fencing between waterfront properties is not to exceed five feet in height. Fencing parallel to lake front bulkheads cannot exceed 3 feet in height and must have a minimum of 70% open area. Architectural Review Applications for fencing shall show elevation, cross section, and plan views indicating support members, material dimensions, locations of the fence on the property and any gates or openings.

5.2 LOCATION: Fences are limited to extend only from the rear property line to the forward corner of a house. No fencing is to be constructed on waterfront lots that would obscure the view of the lake from the street or adjacent homes. Fences must be constructed with the finished side facing the exterior of the property and have plantings installed to screen the fence from the street view on corner lots.

5.3 TYPE: Fencing may be constructed of wood or other approved materials. Stockade, board on board, post and rail, and styles similar to existing approved fencing are the generally accepted types. Pointed-top stockade style, metal chain link or metal panel fencing is not permitted. The top edge of all fencing must be even, preferably with some type of trim cap to give a more finished appearance. Metal screen may be used on post and rail style fencing, but it must not extend higher than the top of the vertical fence posts. All fencing must be maintained in good repair and appearance.

5.4 COLOR: The guidelines for house exterior paint colors also apply to all fencing. Exceptions are granted based on the type and characteristics of the fencing material used. Wood fencing may be left unpainted.

## **6. STORAGE SHEDS**

6.1 Small storage shed structures are permitted on properties provided that they are well constructed and architecturally compatible with the home. Sheds will not be placed in such a manner that blocks the lake view or is in plain sight from the street. Additionally, all requests for storage sheds must meet the following guidelines:

6.2 The shed must be a square or rectangular structure with a floor area not exceeding 150 square feet. The floor must be constructed of wood decking over a post and beam foundation. Alternate permissible floors are concrete slabs or a wood pallet firmly anchored to the ground.

6.3 The total height measured from ground level to the peak of the roof may not exceed 11 feet.

6.4 The shed structure shall be located in an area of the property that is as unobtrusive as possible. In situations where the planned location is close to property lines, full consideration shall be given to the desires of the affected neighbor(s). On lakefront homes, sheds will not obstruct views of the lake from any direction. In all cases, final shed locations will be approved by the AC.

6.5 The shed shall be single wall construction and sided, trimmed and gable roofed (approximately 5 on 12 pitch) to match the architectural style of the main house structure. All established architectural guidelines apply. Specifically, no mansard, gambrel, shed or flat roof styles are permitted.

6.6 Commercially purchased shed kits and pre assembled sheds will be considered provided they are installed and modified (if necessary) to meet these and all other existing Lake Christopher architectural guidelines.

6.7 The shed must be painted (or sided) to match the existing colors of the house and trimmed to match the main house structure style. Roof shingles must match the color and style of the main house.

6.8 A Lake Christopher Architectural Review Request form must be submitted with the planned location clearly marked on a plat or scaled property map with conceptual views of the floor plan and elevation. Additional information must include siding and roofing material samples, window/door catalog cuts (or samples) and/or paint samples.

6.9 Plastic snap-together storage containers produced by manufacturers such as Rubbermaid are not considered sheds for the purpose of these guidelines.

6.10 Electrical service to a shed by underground cable is allowed provided the appropriate permits are obtained from the City of Virginia Beach.

6.11 Building permits (if required by the City of Virginia Beach) must be obtained prior to the start of construction. Shed placement may require city zoning approval for any applicable property line setback requirements.

## **7. MISCELLANEOUS**

7.1 Exterior Lighting - Exterior lighting does not normally require approval. However, no permanent exterior lighting shall be installed or directed so as to create an annoyance to adjacent neighbors. Security lighting should be directed or shielded so that it is contained on the homeowner's own property and does not pose a blinding hazard to vehicles on the street.

7.2 Television Antennas – Outdoor satellite TV signal receiving dishes and over-the-air (OTA) TV receiving antennas are permitted under the guidance of Federal legislation (The Telecommunications Act of 1996). Certain restrictions apply:

a) Satellite TV receiving dishes cannot exceed 1 meter (39.3 inches) in diameter.

b) The location of any such antennas must be approved by the AC. The guideline is that the antenna or satellite receiving dish must be placed in an as visually unobtrusive a location as possible, while still allowing reception of signals. Any exterior wires for antennas or cable TV service must be kept neatly secured in place. Wires must not be laid across roof surfaces.

7.3 Basketball Poles/Backboards - Basketball backboards must meet commercial standards and appearance. The backboard and its supporting structure must be maintained and painted to give a good appearance. Hoops and nets must be maintained in good condition. The color of a backboard attached to a house is to be the same as the existing house siding or trim color making it blend in and not stand out from the general appearance of the house. Basketball backboards are to be affixed to the roof above the garage door or located on a pole not visible from the street. No basketball poles will be allowed in the front yard of any property or in the street. Portable poles are allowed in driveways.

7.4 Clotheslines - Outside clotheslines are not allowed except umbrella-type or retractable lines which are to be stored out of sight when not in use.

#### 7.5. Bulkheads, Docks and Piers

7.5.1. Background: When the Lake Christopher community was developed, lakefront properties had natural shorelines. The only original bulkheads, docks or piers were in the three common area lakefront parks. Over the years, homeowners installed bulkheads, docks and piers at their own expense to address erosion and to improve access to the lake. These bulkheads were often constructed without permits and many were installed outside of property lines and encroached into LCHA common area (the lake).

7.5.2. Purpose: The purpose of this Architectural Guideline is to:

7.5.2.1. Help ensure homeowners are aware of required government permits and approvals for waterfront installations, as well as LCHA policy concerning placement of bulkheads, docks and piers.

7.5.2.2. Establish maintenance responsibility for bulkheads, docks and piers built by homeowners on lakefront properties.

7.5.2.3. Limit encroachment of bulkheads, docks and piers into the common area (the lake).

7.5.3. Permits and approvals: Sections 1.1 and 1.2 of these guidelines also apply to bulkheads, docks and piers. However, due to their proximity to water, these structures also require special permits issued from federal, state and local authorities. Homeowners are responsible for obtaining all permits in order to receive LCHA approval prior to start of any work.

7.5.4. Maintenance responsibility: The LCHA does not construct or maintain bulkheads, docks or piers for individual homeowners. Only those shoreline structures at Christopher Landing, Christopher Beach, and Christopher Narrows are maintained by the LCHA. Lakefront homeowners wishing to install, replace or modify a bulkhead, dock or pier must sign an

easement agreement prepared by the LCHA attorney. The purpose of the easement agreement is to legally establish the homeowner as the responsible party for maintenance and upkeep of their bulkhead, dock or pier, even though it may adjoin or extend into LCHA common area (the lake).

7.5.4.1. Without a signed easement agreement, the LCHA will not approve bulkhead, dock or pier construction that extends beyond property lines into the common area (the lake). In such a scenario, approval for any shoreline structure would be conditioned on its construction entirely within the homeowner's property lines.

7.5.4.2. Without a signed easement agreement, the LCHA reserves the right to remove visibly damaged or deteriorated bulkheads, docks or piers in the common area that are not being maintained by the homeowner. In such situations the removed structures would not be replaced by the LCHA, resulting in a natural shoreline on the property line.

7.5.5. Encroachment: New bulkheads shall not be constructed more than 2 feet beyond the existing bulkhead. This is permitted to accommodate common engineering and construction practices.

7.5.6. Docks and Piers: A dock or pier can rise no higher than ground (bulkhead) level, and extend no further than 10 feet beyond the bulkhead into the lake. Docks and piers can be as wide as the property lines allow.

7.6 Roof Shingle Replacement – Roof shingle colors are to be complimentary to the house trim and siding colors. One consistent color is to be used on the entire roof and on the roof of any detached structures. Samples of material intended for roof replacement must be provided to the AC for approval of color, style and appearance. White color roofs are not acceptable.

7.7 Signs – Contractor advertising signs can only be displayed while work on a home is in progress and should not exceed 2 sq. ft in size. Garage sale signs must be removed promptly at the completion of the sale.

7.8 Flag Poles - A flag pole may be installed no taller than 16 feet in height. Lakefront flag poles may not exceed 12 feet in height.

7.9 Garage Doors – Replacement wood, metal or fiberglass garage doors are allowed but are subject to AC approval. Doors should be paneled similar to the original doors and must be painted to match the house siding color. Deteriorated, split, warped, or dented doors must be replaced or repaired.

## **8. GENERAL PROPERTY MAINTENANCE**

8.1 Maintain: Homeowners are required to maintain the overall neat and orderly appearance of their property and yards. This shall include keeping lawns, shrubs, hedges, trees or any other plantings trimmed/cut/pruned and weeds eliminated. Shrubs and trees may not be allowed to become an obstacle to pedestrians on sidewalks or to create blind spots for vehicles on streets. Dead trees and tree stumps must be removed completely.

8.2 Yard Appearance: Miscellaneous items left strewn about which give the appearance of an unkempt property are prohibited. Firewood is to be neatly stacked behind the front edge of the house. No lumber, metals, bulk materials, refuse, trash, yard maintenance equipment, etc. shall be allowed to accumulate on any lot, except while in conjunction with an approved construction project in progress. Propane gas, water, or similar tanks must be concealed with fencing similar in appearance to the siding or existing fences on the property. Miscellaneous equipment, yard tools, and materials, etc. must be stored out of view from adjacent homes and the street. trash and recycling containers are to be kept out of public view. They are not to be put out on the street until the night before trash collection day (currently Fridays), and are to be returned to their out-of-sight storage areas by the evening of collection day.

8.3 Parking and Storage of Vehicles, Boats and Trailers: Motor vehicles must be parked only on the street, on paved driveway surfaces or in garages. No motor vehicles are to be parked on any common areas, lawns, landscaping, flowerbeds or sidewalks including the front, sides and rear of any home. Vehicles which are disabled, not currently licensed or registered, or are otherwise inoperable, may not be stored on any property in view or in the street.

No RV's, campers, utility trailers or commercial or business machinery shall be stored in any driveway or lot except in a garage or behind a 6 foot high solid fence. Boats and associated trailers shall be kept in backyards or side yards behind the front edge of the house. No mobile home, camper, RV or trailer shall be utilized as a residence on any portion of the lot at any time either temporarily or permanently.

## 9. **EXTERIOR HOLIDAY LIGHTS AND DECORATION GUIDELINES**

Approval for seasonal or holiday exterior house decorations is not required as long as such decorations meet the following criteria:

- a) Holiday decorations may be displayed on properties starting 30 days before the holiday and must be removed completely 30 days after the holiday they commemorate. Decorations must not extend beyond a property's legal boundaries.
- b) No decorations shall be placed in common areas except by the LCHA
- c) Non-holiday decorations such as alma mater/university items, seasonal and sports team flags, and religious statues are not included in these guidelines but must be reasonable in size and in good taste. Large sports team flags may only be displayed on game day.

## 10. **HOMEOWNER RESPONSIBILITY**

Homeowners are responsible for complying with all architectural guidelines. They should make arrangements for someone to comply with any and all of the above guidelines in their absence. Owners who rent their property shall inform the Association Property Manager of the name of their rental agent or representative in case they need to be contacted on any matter concerning their property. Owners should ensure that tenants possess a copy of these guidelines and are briefed on what is expected of them in matters that they will routinely be handling.