

# The Legacy



July/August 2008

## Security Services at the Parks

As many of you are aware, the association hired a private security company, City-Wide Services, to monitor activity at the parks after hours. While we close the gates to the parking lot at sunset, the parks remain open to residents who would enjoy the beauty and tranquility of the lake after dark. Unfortunately, we have had a number of incidences where both residents and non-residents have abused this privilege to the point where the safety and security of the neighborhood has been placed in jeopardy.

At the June 16<sup>th</sup> Board meeting, it was resolved to limit the use of the parks for persons under the age of 18. Such persons 17 and younger are required to be accompanied by a parent or legal guardian when in the parks after sunset. Signs will be posted. Violators will be charged with trespass, could lose all privilege to use of the parks and for owners, loss of voting rights in the association. The alternative is to close the parks to all residents after sunset.

Please be advised that this rule as well as the others will be strictly enforced this summer with the hope that a more secure and tranquil environment will be enjoyed by all residents.

**Recently, the Virginia Beach Police Dept. has been making adult residents leave the parks after dusk mistakenly assuming that our parks are Virginia Beach City Parks. After consulting the City Attorney's office, with phone calls by them to the 4th precinct Commander of the police department that our parks are indeed private, this problem is being corrected. For adult residents, use of the park remains 24 hours a day. It may take a while for this to filter down to all police officers that patrol this area but it will be monitored.**

The following is a summary of the incidences occurring in June.

**6/9/08**

Four young persons, two females and two males were confronted at the Landing at Midnight by the security service and were given notices of trespass, barring them from the park in the future. Virginia Beach City Police gave each person a summons for trespassing with court dates set for next month. One of the females was underage and a resident of Lake Christopher. The other three persons were non-residents of Lake Christopher. Parents for the underage person were called and she was released into their custody.

**6/11/08**

Two persons, a male and female, both non-residents, were confronted at the Landing about 12:30 AM and given notices of trespass, barring them from the park in the future.

**6/12/08**

At about 10 PM two non-residents, one male and one female, were confronted in the Landing and given notices of trespass, barring them from the park in the future. The female was underage and her parents were called and she was released in their custody.

**6/14/08**

At approximately 12:30 AM, two females and two males were confronted at the Landing. The females were underage and after their parents were called were released into their custody. A VBCP officer was called onsite. All four were given notices of trespass, barring them from the park in the future. One of the females is a resident of Lake Christopher, the other three persons are non-residents.

**6/15/08**

At approximately 9:30 PM a male and female were observed drinking alcohol at the Landing. They were confronted and the female was underage at which time the VBCP were called and the office gave each person a summons for trespassing with a court date in July. They were also given notices of trespass, barring them from the park in the future. Both are non-residents.

**6/15/08**

At 10:30 PM, a man was confronted in the park with a dog that was not on a leash. He was given a notice of trespass, barring him from the park in the future.

**6/16/08**

A male and female were confronted at the Landing at midnight. Both are non-residents and were given notices of trespass. After demonstrating an attitude, the VBCP were called and the officer gave each person a summons for trespassing with a court date in July

**6/20/08**

At 8:30 PM, three young men were questioned by security. One assaulted both officers, was subdued and police were called. He was arrested and charged. The parents of the other two were called and released to the parents' custody. All three were non-residents.

## Garden Club News Summer 2008

By Patty Rapp

The Lake Christopher Garden Club concluded our year On June 8 with a wonderful potluck supper for members and spouses at the home of Sally Parson's. My duties as President of the Garden Club conclude in September at which time Sue Edwards will be taking over as President.

I want to take this opportunity to thank all of the members of the board who did an outstanding job this past year: Geri Linneball & Anne Cazares, Co-Program Chairs; Donna Christensen, Secretary & Sunshine Committee; Mary Ann Kincaid, Treasurer; and Sharon White, Communications Committee Chair. Thanks also to our members who judge and give out the Yard-of-the-Month awards.

Hopefully you have noticed the lovely roses and other plantings at the entrances to Captains Run and Quarry Lane. Although the Garden Club is not responsible for the installation of the planters and the plantings, nineteen members of the Garden Club have volunteered their time and energy to water these plants from April through September. I wish to express my gratitude to these dedicated members of what has been lovingly named the "Bucket Brigade." If you see them out watering, please remember to thank them for volunteering their time and energy. Good neighbors such as these make me proud to be a resident of Lake Christopher. Enjoy the rest of your summer and please consider joining the club next year. Our activities begin September 8 with an Ice Cream Social at the Rapp residence, 1752 Lake Christopher Drive.



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## YARD OF THE MONTH

Keep up the good work, not only for your own satisfaction but for the benefit of all who live in the neighborhood. Signs will be posted on the winner and runner up's lawn. Judging criteria include, but not limited to:

- Use of color
- Creativity with landscape design
- Interesting/notable/unusual plants
- Cohesiveness with the yard—does it all flow or is it a bunch of stuff planted?
- Well groomed lawn, trees, shrubs
- Attention to preserving water and/or mindfulness of the runoff—protecting the lake through plantings at the street, gutters, driveways, etc.

### Yard of the Month- May

**5417 Brookfield Drive  
Henry and Carol Mitchell**

### Honorable Mention

**5216 Shorebreeze Court  
Don and Sondra Hill**

### Yard of the Month- June

**1717 Lake Christopher Dr  
Karen Custer**

### Honorable Mention

**1508 Lake Christopher Dr  
Bunny and Sharon White**

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## Lake Christopher Homes Win Awards

Each year the Virginia Beach Beautification Commission recognizes outstanding landscapes in one of Virginia Beach's voting districts. This year the awards were given in the Centerville District.

Two Lake Christopher homes were recognized by the Virginia Beach Beautification Commission for outstanding residential landscaping in the Centerville District.

The list of winners includes:

### *Residential*

- 1<sup>st</sup> place Andrea Jimenez, 5401 Dalrymple (Brigadoon)
- 2<sup>nd</sup> place Dick and Cheryl Montgomery, 1724 Lake Christopher Drive
- 3<sup>rd</sup> place Jim and Mary Ann Kincaid, 1549 Beechwood Cove

### *Institutional*

- 1<sup>st</sup> place Regent University, Regent University Drive
- 2<sup>nd</sup> place Honey Bee Golf Course, South Independence

### *Commercial*

- 1<sup>st</sup> place Centerville Commerce Center, 1612 Centerville Turnpike
- 2<sup>nd</sup> place Athens Pizza, 1929 Centerville Turnpike
- 3<sup>rd</sup> place Linxx Martial Arts, 1320 Kempsville Road

We are fortunate here in Virginia Beach that lots of folks already go well beyond the call of duty to make the world a little more beautiful. You'd be surprised at how many people do notice and take pleasure in such efforts; as the VBBC motto says, "**Beauty is good business.**" ...from *City Manager's Update* [www.vb.gov](http://www.vb.gov)

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## *Little Builders Exhibit Opens*

Even the youngest visitors will become movers and shakers in the **Virginia Aquarium's** newest changing exhibit, **Little Builders**. This summer season's exhibit runs May 24 - September 14. Donning child-size hard hats and construction vests, young children will create, play and learn as they explore the concepts of construction, motion and simple machines. **Little Builders** is also a learning laboratory for parents, teachers and childcare providers.

Five themed areas in the **Little Builders** exhibit include the Construction Site, Structures, Aerodynamics, Cranes and Simple Machines. In addition to the hands-on elements of the exhibit, the Virginia Aquarium has added live animals that demonstrate unique and superior building skills. **Beavers, alligators, finches and corals** will reveal how they change the terrain by building dams, nests or reefs.

**Little Builders** was created by and is on loan from the **Oregon Museum of Science and Industry, Portland, Oregon**. The **Virginia Aquarium Foundation** exhibit is sponsored by the **Helen G. Gifford Foundation**.

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## The Fourth of July....

saw yet another great gathering of the community to celebrate our country's birth, enjoy wonderful food (especially the hot dogs), great entertainment and of course, the glories of our lake itself.

Mitch Stevens and his lovely wife Leigh, and the merry band of volunteers worked their magic ensuring a good time for all. Crew members included Sally Parsons and Donna Christensen who took reservations and sold tickets. Sally, Jack Koob, Dick Schwarz and Stephanie Haen put up the large tents and set up tables and chairs. They also did all the decorating and helped take down everything after the party. Jenny Pfeiffer handled the registration table and handed out all those little green bracelets. Jean Hoecker and daughter Nona did the honors with the cake. And for all the people who helped clean up afterwards, Thank You and hope you can help again next year.

And what would a Lake Christopher picnic be without the food provided by Price's Catering. Price's has served up our 4th of July since 1991 when we had our first "pig roast".



**Astro DJs** did another bang-up job entertaining kids of all ages and providing lots of party music and games.

We would also like to thank **Starbucks, Sam Short from Chili's, Amanda Brown from Dirty Dicks and The Select Group** (our property managers) for sponsoring this event.

Mayor Meyera Oberndorf chats with Patrick from Astro DJ's during Lake Christopher's annual 4<sup>th</sup> of July picnic. Looking on are from left to right, Bob Dyer, resident and City Councilman, Sally Parsons, president of LCHA and Mitch Stevens, chairman of the event.

Next year, July 2009, Lake Christopher will celebrate 35 years as one of Virginia Beach's finest communities. We hope to provide some special entertainment and memories for all residents, those who have been here from the beginning and our newest arrivals. If you would like to be a part of the planning for this special event, please contact Mitch Stevens at 222-0743 or Donna Christensen, 495-3996. We would especially like our young families to be involved so if you have some ideas please contact us.

## How Convenient...

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## LAKE CHRISTOPHER T-SHIRTS

You'll be seeing the Lake Christopher T-shirts on people walking and biking around the Lake this summer. If you'd like one, there are a few left. And if enough people want them, they can be ordered. The T-shirts are \$10 each.

Call Mary Ann Kincaid, 467-6782, to pick up your Lake Christopher T-shirt.

## **REAL ESTATE NEWS**

**Sharon White, ABR, GRI William E. Wood  
& Assoc.**

**your Neighbor, your Real Estate  
Professional**

**How to Say "Welcome Buyer" !**

**by: Sharon White, ABR, GRI, Realtor  
your Neighbor, your Real Estate Professional**

It's time to sell your house. There is an old adage in Real Estate that you live in your home one way, but you sell it another. All of a sudden Home Sweet Home becomes a PRODUCT that you need to market and sell for the highest possible price.

Here are six simple ideas to help you achieve that:

1. Say No to Clutter! This is the number one complaint of buyers when viewing homes. Removing clutter makes your house look larger. You are going to move anyway, so start packing. Clear the surfaces, clean out the closets and garage! Store excess items in a rental storage unit if necessary.

2. Scour Power! Clean, clean, clean. No one wants to buy another persons mess. If you can't manage alone, hire a cleaning service. Steam clean carpets, polish floors, repaint dingy nicked walls and doors. Clean those bathrooms til they shine!

3. Phew! Eliminate any odors from pets, smoking, mildew, etc. Have a friend come in and give you an honest opinion. Keep fido clean, empty litter boxes daily, don't smoke in the house. Odors are a big turnoff to potential buyers

4. Make it Homey! Put out clean fluffy towels, add vases of fresh flowers, buy a new Welcome Mat. One Professional Stager suggests leaving a book open on the coffe table or night table with reading glasses on top.

5. Let There be Light! Elimiate heavy drapes, open blinds, let the sun shine in. Make sure windows are sparkling. Light and Bright Sell!

For more information, contact:

Sharon White, ABR, GRI

William E. Wood & Associates

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PLACE AN AD IN THE LEGACY

|  |   |
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| <p><b>COMMUNITY SERVICES</b></p> <p><b>EVENT PLANNING</b><br/>Susan Martin ....467-3952</p> <p><b>TAI CHI</b><br/>Weekly classes with<br/>Gloria Bersi ....467-0689</p> <p><b>PET CARE</b><br/>Heather Harrison....963-2529<br/>(cell) 373-7687<br/>Morgan Pate 962-9519<br/>Joshua Shivaee 495-1995</p> | <p><b>BABYSITTERS</b><br/>Ashley Gonse 486-2999<br/>Allison Lindgren495-6133<br/>Rebecca Lindgren495-6133<br/>Morgan Pate 962-9519</p> <p><b>LAWN / YARD CARE</b><br/>Joshua Shivaee 495-1995<br/>Ryan Pate... 962-9519</p> |
|--|---|

Want ads, For Sales, Lost and Founds, and small service ads are **free** to Lake Christopher Residents. Business ads are \$15 per issue or \$75 for six issues for a Business Card size ad. Other sizes are available. Call Donna Christensen for more information. **Deadline for the September 2008 issue is August 21.**

**ATTEND THE MONTHLY BOARD MEETING**

Board meetings are held on the third Monday of every month at 7:30 P.M. **HOMEOWNERS' FORUM** is held at the beginning of each meeting. Have a gripe? Make a suggestion? Give a "warm fuzzy"? Please call our Property Manager, Gayle Piñero, at 486-6000 for the meeting location. Manager's Address: Gayle Piñero, Select Group, Inc., 2224 Virginia Beach Blvd, Suite 201, Virginia Beach, VA 23454. Email: [gayle.pinero@theselectgroup.us](mailto:gayle.pinero@theselectgroup.us)

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On the Lake Christopher Website:

<http://lakechristopherhomes.com/>

**Attention New Residents!**



If your name and address are not in the 2008 Lake Christopher Directory, please fill out this form and drop it off to: Richard Schwarz, 1505 Lake Christopher Dr. 495-3650 or Steve Azar, 5188 Shorecrest Ct. 467-4166. [dickjack@verizon.net](mailto:dickjack@verizon.net) or [biazar@cox.net](mailto:biazar@cox.net)

so you can be included in the next one.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_



**Lake Christopher Homes Association**  
**Private Group Permit Application**

Name of Resident Sponsor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Nature of function: \_\_\_\_\_

Date of function: \_\_\_\_\_

Time period requested: \_\_\_\_\_

Maximum number attending: \_\_\_\_\_

Desired location (*circle one*):    Landing (big park)    Narrows    Beach

Alcoholic Beverages Served (*circle one*):    YES    NO

Port-a-potty (*check one*):     Additional Rented     \$20 paid

\$35 Deposit Included:     Yes Check no. \_\_\_\_\_     No

Additional Comments or questions: \_\_\_\_\_

\_\_\_\_\_

*I understand the regulations and rules for the use of Community Parks in Lake Christopher. I agree to comply with all these rules should I receive a permit for my requested party.*

Signature: \_\_\_\_\_

You will be mailed a permit for the party once it has been approved for your party.

If you have any questions feel free to contact **Gloria Koernke**, [Mkoernke@cox.net](mailto:Mkoernke@cox.net) or **757-467-6423**

Rev. May 2008



**Lake Christopher Homes Association**  
**Regulations for Private Group Function**

**NEW AS OF 2008 for Parties May - October:**

There are some new policies regarding Parties at Lake Christopher. A party will require two things: a deposit and port-a-potty requirements.

- Party over 100 guests to rent additional Port-a-Potty
- Party under 100 guests to pay \$20 Fee for cleaning of the Port-a-Potty
- Party Deposits are \$35 made out to LCHA, refundable after all regulations have been met (trash removed, area cleaned, port-a-potty rental or cleaning verified). Evidence of port-a-potty rental or fee must be provided PRIOR to scheduled party.
- *PORT-A-POTTY Rental information:*  
*Spivey Rentals, 757-485-8888 – contact – Bobby Spurlock*  
*Additional Potty Rental = \$70*

**General Regulations:**

- The sponsor (resident) hosting the function must be in attendance of the function and must be in good standing with the association ie: dues paid and no violations).
- No alcoholic beverages are allowed unless specifically approved of.
- No electronically amplified music or public address systems allowed.
- No animals (including ponies and petting zoo animals).
- All function to be concluded by 10pm.
- The sponsor is responsible for cleanup of all utilized areas.
- Trash used by the party must be removed by the sponsor. Park trash cans CANNOT be used for parties.

I, \_\_\_\_\_ (print name) understand and accept the regulations set forth by the *Lake Christopher Homes Association*.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Please submit this page along with the application for permit to:** Gloria Koernke, 1481 Lake Christopher Dr,  
[Mkoernke@cox.net](mailto:Mkoernke@cox.net)

Rev. May 2008

**Lake Christopher Homes Association  
ARCHITECTURAL GUIDELINES**

*(Revised March 2006)*

**General:** The intent of the Architectural Guidelines is to establish standards for

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

1.1 General: 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 AC before any work is undertaken. Examples of these projects shall include, but not limited to decks, fences, siding replacement, storage sheds, driveways, sidewalks, roof replacements, new windows or doors, 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 neighborhood. Each alteration must be specifically approved 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 REQUEST FORM: Homeowners are to submit an Architectural Request Form in writing to the Lake Christopher Property Manager or the AC Chairman for each project. This form can be found in the "Legacy" newsletter or obtained from the AC. No oral requests will be considered and no oral approval will be granted. Each request form should contain sufficient drawings, samples, specifications, and details for the AC to make an adequate evaluation. In general, each request should include 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 (currently the first Tuesday) 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 missing or damaged wood or vinyl siding and trim, and replacing broken, missing or deteriorated roof material, etc.

**2. PAINTING 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 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 CRITERIA above.

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 to be followed by homeowners when

2.2 UNPAINTED SURFACES: Only the areas that are described may be painted. Unpainted surfaces such as brick 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, taupes, tans and gray-greens. Colors strictly prohibited

making repairs and improvements. The Architecture Committee (AC) serves as the source of information and advice on matters concerning these guidelines.

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

3.5 Approval Procedure: When submitting an Architectural Request for vinyl siding and vinyl or aluminum trim, include 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.

**4. MAINTENANCE OF CEDAR-SIDED HOUSES:**

| <b><u>PAINTING / STAINING CRITERIA</u></b> |                      |              |                   |                    |                    |             |                  |
|--------------------------------------------|----------------------|--------------|-------------------|--------------------|--------------------|-------------|------------------|
|                                            | <u>TYPE of PAINT</u> |              |                   | <u>WOOD FINISH</u> | <u>MATCH COLOR</u> |             |                  |
|                                            | <u>FLAT</u>          | <u>SATIN</u> | <u>SEMI GLOSS</u> |                    | <u>SIDING</u>      | <u>TRIM</u> | <u>3RD COLOR</u> |
| SIDING                                     | X                    |              |                   | X                  | X                  |             |                  |
| TRIM                                       | X                    | X            | X                 | X                  |                    | X           |                  |
| MAIN ENTR. DR.                             | X                    | X            | X                 | X                  | X                  | X           | X                |
| GARAGE DOOR                                | X                    | X            | X                 |                    | X                  | X           |                  |
| OTHER DOOR                                 | 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 FENCE                              | X                    | X            | X                 | X                  | X                  | X           |                  |
| PROPERTY FENCE                             | X                    | X            | X                 | X                  | X                  | X           |                  |

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 request is submitted for painting, samples must be applied side by side directly on the home to an area measuring at least one foot by three feet for each color. If the third accent color is utilized a sample shall be submitted along with samples of the siding and trim colors.

**3. VINYL SIDING**

3.1 General: With AC approval, installation of vinyl siding is permitted on all homes. This includes vinyl or aluminum material covering the trim and under-eave soffit areas. Texture and finish: Vinyl siding material must have a flat (non-glossy) finish and a wood grain texture.

3.2 Dimensions: The siding must have a minimum exposed width of 4 1/2 inches and a maximum exposed width of 6 inches.

3.3 Colors: 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 cedar 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 white vinyl color for the windows is not.

4.1. General: Excessively discolored and deteriorated cedar siding should be restored to its natural state by power washing and/or bleaching. The 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 VA Beach City Codes regarding placement on corner and interior lots and fence height restrictions. In no case may fencing in Lake Christopher exceed six feet in height, and a height of less than six feet is encouraged. The submittal for approval shall show elevation, cross section, and plan views indicating support members, dimensions, locations of the fence and any gates or openings.

5.2 LOCATION: Fences are normally 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. Any fence visible to a roadway or common area of Lake Christopher must be constructed with the finished side facing the exterior of the property.

5.3 TYPE: Only wood fencing is authorized. Stockade, board on board, post and rail, and types similar to existing fencing are the generally accepted types. Stockade fencing must be installed with the points down. The top edge must be even, preferably with some type of trim cap to give a more finished appearance.

Metal chain link or metal panel fencing is not permitted. All fencing must be maintained in good repair. Screen wire may be used on split rail fencing, but it must not extend higher than the top of the vertical fence posts.

5.4 COLOR: In most cases fences should be painted, stained, or treated to match the house siding or trim color. Exceptions are granted based on the type and characteristics of the wood used.

## 6. STORAGE SHEDS

6.1 Small storage shed structures are permitted on Lake Christopher 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 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 location 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 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 the shed by underground cable is permitted provided the appropriate permits are obtained from the City of Virginia Beach and City Code officials inspect the installation.

6.11. Building permits (if required by the city) must be obtained prior to the start of construction. Shed placement may require city zoning (setback) approval

## 7. MISCELLANEOUS

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

7.2 Antennas - Satellite TV receiving dishes and over-the-air TV receiving antennas are permitted under the guidance of Federal legislation. Certain restrictions apply:

a. Satellite TV receiving dishes cannot exceed one (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 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 can be installed on the roof above the garage door, mounted on a portable pole in driveways or mounted on a pole not visible from the street. They must meet commercial standards and appearance. Backboards mounted on garage roofs must be painted the same as the existing house siding or trim color in order to blend in and not stand out from the general appearance of the house. All backboards, nets and poles must be kept in good condition and not be allowed to rust or deteriorate. Basketball poles are not to be kept in the street.

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

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

7.7. Signs - Contractor 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 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 within painting guidelines.

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. No healthy tree of six inches or more in diameter (as measured to a point two feet from the ground) shall be cut down without the written authorization of the AC. 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. Likewise, 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. 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. 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, including a prolonged vacation or business trips. Owners who rent their property shall inform the Association Property Manager of the name of their Realtor or Rental Agent in case they need to be contacted on any matter concerning their property. Owners should ensure that tenants possess a copy of the guidelines and are briefed on what is expected of them in matters that they will routinely be handling.



Lake Christopher Homes Association  
c/o The Select Group  
2224 Virginia Beach Blvd., Suite 201  
Virginia Beach, VA 23454

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