

JULY 1993

*****NOTICE*****

**ADDITION TO THE RULES AND REGULATIONS
OF THE COMMON AREAS.**

The Board of Directors has approved an addition to the Rules. The number of guests of residents under the age of 18 will be limited to four, unless prior approval of the Park Security chair is obtained in advance.

The Board has unfortunately found this regulation necessary to maintain safety and promote a more pleasant atmosphere for the majority of the residents who use the parks. Please advise your children of this new rule.

SUMMER PARK ATTENDANTS

Summer's here. Residents be advised that for your safety and security, the Board has approved attendant service to be provided beginning in May through Labor Day weekend. The guards will monitor all common areas from 10am to 10 pm daily.

The guards will:

- check with all users of the park areas to see if they are up-to-date dues paying members and escorted guests.
- pick up debris daily from the beach, docks and adjacent water.
- take party reservations.
- assist boaters, windsurfers with launching and landing boats, and issue bumper stickers as needed.
- need your assistance and cooperation while they become familiar with all the residents. In the meantime, they will be asking you to identify yourself.

HEALTH EXCHANGE

The Health Exchange will resume monthly meetings in September. Mark your calendars for Thursday, September 23rd. If you want more information, please contact Linda Riddle at 495-4569.

SOCIAL COMMITTEE NOTES

Tanya Pate, the committee chairman for the last 4 years, will be resigning as chair. If anyone is interested in organizing some fun activities for the coming year, contact one of the Board members or Tanya at 467-5424. The whole community owes Tanya a big THANK YOU! for all the work she has put into the parties and activities for the past years.

THE PROPERTY MANAGER

State law requires that persons selling their homes must provide a disclosure packet from the Homes Association concerning the property to the person purchasing the home (Chapter 26, Section 55-511 of the Property Owners Association Act). Our Association's disclosure packets comply with state law and are available upon request from the Property manager's office.

The packet contains information as to outstanding fees and/or dues, and any architectural violations. Failure to disclose can result in the buyer voiding the transaction. Call Doug Stewart at 583-1801 for further information.

**ATTENTION ALL FENCE LINE
PERIMETER RESIDENTS**

If you live along the fence lines of Kempsville, Indian River or Sand Pebbles Dr, please spare a little water for the plantings outside the fence during the hot, dry spells. We'll all appreciate your contribution to the beauty and maintenance of our community.

NEIGHBORHOOD WATCH

Anyone interested in participating in this new committee should contact Doug Stewart at the Property Manager's office, 583-1801.

MAINTENANCE UPDATE

The committee (Frank Lawler and Rick Sears mostly_) have been very busy getting the parks ready for summer. The benches and tables at all the parks have been repaired and painted, the playground equipment has been repaired, the sand replaced at the Landing, and ropes replaced at the swimming area. Electricity is to be available at the Landing very soon now, thanks to the efforts of the Board, especially Gary Butterbaugh. Some exciting projects for the Landing can now be pursued, a sprinkler system for example and maybe some lighting. The basketball pole needs to be reset and a new backboard will be purchased. It should be noted, however, that if abuse of the backboard and hoop in the form of hanging and swinging from the hoop continues, the Board will be very reluctant to replace it again. A new storage locker is to be constructed at the Landing, housing the park attendants equipment plus recreational supplies, ie. volleyball net and ball, horseshoes, etc. The attendants will sign out equipment on request.

NO PARKING ZONE

The Park Attendants Supervisor would like to remind all residents that the boat turn around area near the boat ramp at Christopher Landing is a **NO PARKING** zone. It is solely for the use of those launching or retrieving sail boats. Trailers and cars are to be removed and parked in the street after launching.

PRESERVE THE LAKE!!

The most important asset owned by the Lake Christopher Homes Association is our lake. The Board of Directors has asked that we bring to the attention on residents, new and old, the fact that all storm drains servicing the streets in Lake Christopher empty into the lake, thus making pollution of the lake a constant possibility.

We ask that biodegradable detergents be used when washing cars; oil, paint, turpentine, anti-freeze, etc. must not be dumped into the streets or drains. Take care when using fertilizers, especially in the warm weather. Gather and properly dispose of grass clippings.

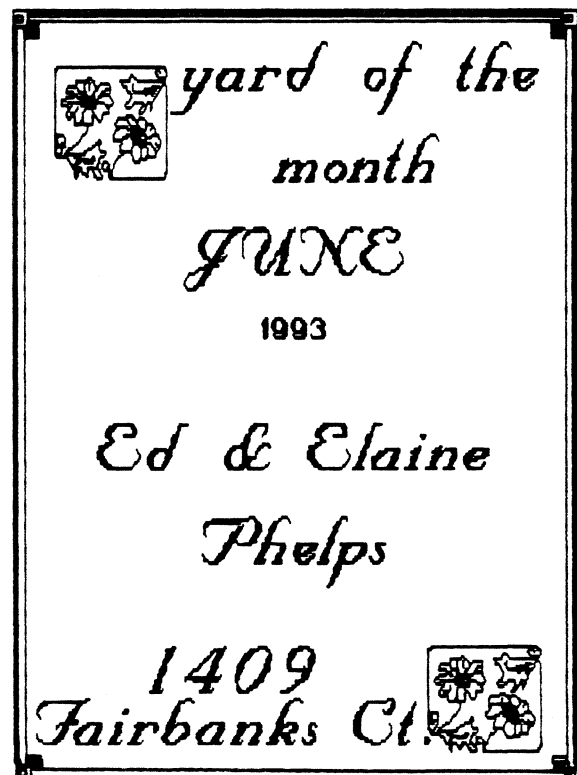
Please help us keep Lake Christopher clean by doing your part and by encouraging your neighbors to do the same.

WATER QUALITY

As most of you know, the Association purchased additional triploid grass carp this season to help control the spread of the pond weed growing in the lake. At this writing, the weed seems to be winning in certain areas of the lake, but the war is not lost. There is evidence that the fish are doing their job but it's not going to happen overnight.

Some of the Board members are looking into some ecologically safe treatments with the Game and Fisheries people, such as sand/salt applications. Some of our divers have been down physically pulling the weeds, but this is hard on their equipment. No one wants to apply herbicide as this will cause the shut down of all lake activities for some period of time. Most of the lakeside homeowners are using thatching rakes to remove the weeds from their immediate areas. We can all help clear the parks areas with a thatching or regular garden rake. It apparently can be scooped up easily. Leave it on the docks or ramps to dry and the litter removal people will remove it to the trash cans. Call Dave Hebert if you can help with this chore.

It is also imperative that all of us refrain from overusing fertilizers during the hot weather. Thick green lawns are great but they also cause a thick green lake.



RULES AND REGULATIONS OF THE COMMON AREAS (Rev. 1993)

1. The Common Areas are for the sole use of the Residents and their guests and invitees when accompanied by the Resident.
2. Residents and their guests and invitees shall be responsible for their own safety and shall use the Common Areas "At their own risk".
3. No motorized boat or other craft shall be allowed in the Lake other than a boat or other craft powered by an electric motor with a horsepower rating of 3 or less.
4. Boats shall be launched and removed from the Lake at the designated launching ramps except that individual Residents, where possible, may launch and remove boat from the waterfront directly abutting their lot.
5. No pets are permitted in the Common Area(s).
6. The playground equipment is intended for and its use shall be restricted to children 12 years of age and under.
7. Children under the age of 12 must be accompanied and supervised by a Resident 16 years of age or older.
8. Each Resident shall remove his or her own trash or other debris upon leaving the Common Area(s).
9. No alcoholic beverages shall be permitted in the Common Area(s) unless advance written approval is obtained from the Board.
10. No glass Containers of any type are permitted in the Common Area(s).
11. The Common Area Parking Lots shall be closed between the hours of 10:00PM and 6:00AM unless advance written approval is obtained from the Board.
12. Parks and Common Areas are closed at sunset to anyone under the age of 18, without a sponsor at least 18 years of age or older, said sponsor being a Lake Christopher Resident.
13. No open fires shall be permitted in the Common Areas unless advance written approval is obtained from the Board.
14. All individuals using the Common Areas shall conduct themselves in such a manner as to not infringe on, or disrupt any other individual using the Common Area(s).
15. Any act or failure to act which, at sole discretion of the Board, shall be determined to be dangerous or inappropriate, shall be considered a violation of these Rules and Regulations.
16. The number of guests of residents under the age of 18 shall be limited to four, unless prior approval of the Park Security chair is obtained.

NOTICE TO PARENTS OF TEENS AND PRETEENS

Please have a word with your kids about maintaining decorum while at the Common Areas. Keep voices down and do not use profanity. Remind them that they are on Private Property and failure to comport in an acceptable manner can result in the loss of privileges to the parks.

LAKE CHRISTOPHER HOMES ASSOCIATION
ARCHITECTURAL GUIDELINES
(Rev. 1993)

1. GENERAL

A) No building, fence, wall, bulkhead, deck, dock, dog run, or other structure may be erected until plans and specifications have been approved by the Architecture Committee.

B) No change in the exterior appearance of a home may be made without approval of the Architectural Committee. This includes repainting with any original or existing color numbers.

C) Homeowners are required to maintain the appearance and structural integrity of the property in order to sustain the value of the Community. Maintenance shall include, but not be limited to repainting or staining where the paint and/or stain has deteriorated resulting in fading, flaking, blistering, discoloration, mildew, etc.

D) Homeowners are required to maintain the appearance of their yards through regular grass cutting, trimming, edging, and cleaning of gutters on their property. Wood piles, compost heaps, fishing equipment, and miscellaneous items must be stored out of view from adjacent homes and the street. Trash cans are required to be hidden from view when not out for trash collection (currently on Fridays).

E) Owners who rent their property shall inform the Association Manager of the name of their Realtor or Rental Agent in case the Architectural Committee needs to contact the owners concerning the upkeep and maintenance of their property.

2. REFINISHING OF CEDAR SIDED HOMES

A) Restore the siding to its natural state/color by power washing and/or bleaching.

B) In order to preserve and prevent the return of mold or mildew, the siding must be stained with a transparent, semi-transparent, or solid stain or wood preservative as soon as possible after cleaning.

C) When changing the color of siding or trim from the present color, you must submit a request to the Architecture Committee. A sample of the new color(s) must be applied to the siding adjacent to

the trim covering an area measuring three feet square and allowed to dry. Prior to approval members of the Committee must view the requested color(s).

D) One contrasting color must be used to paint the trim, gutters, and all doors, including the garage door. Mailbox posts and wooden mailboxes must match the house or trim color.

3. VINYL SIDING GUIDELINES

A) COLOR CONFORMITY

- Must be earth tone (contain beige or brown).

- Must coordinate with roof and brick colors.

- Must be different from adjacent homes.

B) FINISH

- Must have flat (non-glossy) finish.

- Must have wood grain texture with flat finish.

- Must not reflect light.

C) WIDTH CONFORMITY

- Minimum width 4 1/2 inches.

- Maximum width 6 inches.

- Vinyl must duplicate the appearance of the original material.

D) DESIGN

- Vertical hanging of siding will not be approved.

- Houses that now have vertical siding may apply for conversion to horizontal siding, but all approvals will be on a case-by-case basis.

- Vinyl siding will not be approved at this time for cedar sided homes.

E) MATERIAL

- A sample of the actual siding being considered at least six inches long and showing the actual width must be submitted for approval. The sample must be large enough to show: gauge, texture, color, and width.

4. PAINTED HOUSE COLORS

A) The following color ranges will be considered:

- For the siding on wood and brick homes - browns, grays, dark beige, tans, and subdued gray-greens. Only flat colors may be used.

- For the trim on wood and brick homes - colors complimentary to the siding color in low to

moderate contrast. Only flat colors may be used.

- Colors considered unacceptable include yellow, mustard, gold, red, blue, white, orange, and pink.

- Eventually, all wood and brick painted homes must comply with these color guidelines. Homes which currently fall outside these guidelines and cannot show prior approval by the Architectural Committee, may remain so only until the next required painting or staining at which time they must be brought within these guidelines.

B) One contrasting color must be used for the trim, gutters, and all doors, including the garage door. Mailbox posts and mailboxes must match the house or trim color and must be kept in good repair.

5. WINDOWS

Color restrictions and requirements also apply to windows. Refer to paragraph 4 A for unacceptable colors.

6. BASKETBALL HOOPS

A) CONSTRUCTION: Backboards must meet commercial standards and appearance.

B) COLOR: The backboard, hoops, and nets must be maintained and painted to always give a good appearance. The color is to be the same color as the house, making it blend, not stand out from the general appearance of the house.

C) LOCATION: Basketball hoops are to be affixed to the roof above the garage door or located on a pole not visible from the street.

- No basketball hoop on a pole will be allowed in the front of any property.

7. CLOTHESLINES

- Clotheslines are not allowed, except as stated in Section 13 of Article VII of the Covenants.

8. ANTENNAS

- No external antennas, including TV antennas, are authorized.

9. FENCING

A) Only wood fencing is approved for use within Lake Christopher.

B) Stockade fencing should be installed with points facing downward so as to present a smooth,

uniform appearance at the top of the fencing. In addition, some type of trim is required to give the fence a more finished look. In most cases, fencing should be stained or painted to match the owners' home. Exceptions are granted based on the type characteristics of the wood used. If wire is used on a split rail fence, the wire should extend no higher than the top of the vertical posts.

C) The City of Virginia Beach limits fencing heights within 15 feet of a public street to 4 feet in height. Fencing within 20 feet of a street may not exceed 6 feet and in no case, at Lake Christopher may fencing exceed 6 feet. In this regard, fencing of a height less than 6 feet is encouraged by the Committee. Fencing is normally limited to extend from the rear line of an owner's property to the forward edge of the home. In no case may fencing be constructed on waterfront lots which would impair the view of the lake from the street.

10. WATER AND GAS TANKS

- Exposed water or gas tanks view of the street or lake should be concealed with fencing similar to that which conforms to the appearance of the siding on the residence or the fencing on the property.

11. SWING SETS

- Swing sets shall be subject to approval by the Architectural Committee. These structures are generally discouraged as Lake Christopher has two common areas for the children's enjoyment. Should such structures be considered for an addition to your home, they should be made of wood and painted the colors of the house siding or trim. For those who already have them erected, they should be painted the color of your house trim or siding.

12. GARAGE DOORS

A) Replacement metal or fiberglass garage doors will be approved as long as they are paneled similar to the original garage doors and are painted to match the house colors.

B) To prolong the life of the original wooden garage doors, paint the inside and install a rain gutter at the edge of the roof over the door.

C) Severely rotted and unsightly garage doors must be replaced.

13. DOCKS

A) Docks can extend no higher than ground level.

B) Docks can extend no further than 10 feet into the water.

C) Docks can be as wide as the property lines will allow.

14. ROOF REPLACEMENT

- Samples of roof material intended for roof replacement must be provided to the Committee for approval of color and appearance.

15. FLAG POLES

A flag pole may be installed no taller than 16 feet in height. If request is made for front yard installation, only the National Ensign may be displayed in an appropriate manner and at the appropriate times. Lakefront flag poles may not exceed 12 feet in height. All permanently installed flag poles must be approved by the ACC. Pole color must match trim or main color of the house.

The 1993 revised edition of Architectural Committee Guidelines have been reviewed and approved by the Board of Directors.

AVON

TANYA PATE
Independent Avon Representative
 1461 Lake Christopher Dr.
 Virginia Beach, VA 23464
 467-5424

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TIME AND TALENT SHEET

As you know, members of the Board of Directors are volunteers and provide guidance and management for our homes association. However, it is the work of all the other volunteers, who serve on the various committees, in addition to the Board, who make Lake Christopher Homes Association rise above all the other homes associations in the area. This is due to the total involvement of the community.

We need volunteers to serve on nearly all of our committees. If there are some owners who can find some time in their busy schedules to donate to the neighborhood, LCHA will continue to be a dominant force in Kempsville, if not the entire city. Even if you can only help "occasionally", please indicate which committee you would have most interest in:

COMMITTEES:

- | | | |
|-----------------------|--------------------------------|---------------------|
| ARCHITECTURAL CONTROL | HOSPITALITY | RECREATION (SOCIAL) |
| NEWSLETTER | LAKE MAINTENANCE/WATER QUALITY | NEIGHBORHOOD WATCH |
| PARK MAINTENANCE | PARK SECURITY | |

_____, I AM AVAILABLE TO HELP MY NEIGHBORHOOD BY SERVING ON THE _____ COMMITTEE. PLEASE CALL ME AND LET ME KNOW WHAT I CAN DO TO HELP.

 (NAME)

 (PHONE)

LAKE CHRISTOPHER ARCHITECTURAL REQUEST

From: _____
Name Address

City, State, ZIP Phone

To: LAKE CHRISTOPHER HOMES ASSOCIATION
DOUG STEWART, MANAGER
PO BOX 14399
NORFOLK VA 23518

Subj: Architectural Request

1. I would like to have the following request considered for approval by the Lake Christopher Architectural Committee:

2. The following have been enclosed to aid the committee in the approval of my request. (Check as applicable)

- Conceptual drawing. (Fence, dock, deck, addition, etc.)
- Color sample (Staining of siding or trim)
- Vinyl sample (siding)
- Vinyl trim sample
- Plans (additions)
- Plot map showing boundaries (Fence, dock, deck, etc.)
- Windows

*****Contractor signs for work currently underway must not exceed 2 square feet and must be removed upon completion of work. *****

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420-1643 FAX 420-2760
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Signature

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CHILD CARE

IN MY HOME. CHERRY COPE, 467-1389.

BABYSITTERS

- Doug Bateman467-3603
- Jenny Cope.....467-1389
- Crystal Joseph.....467-6787
- Keisha Joseph.....467-6787
- Tricia Livsey.....467-2579
- Jennie Logan.....495-7932
- Stephanie Smith.....495-2871
- Aaron Smithers.....467-0084
- Jennifer Whalen.....467-5636
- Priscilla Witwer.....479-4306
- Karen Yang.....474-0260
- Laura Zimmermann.....495-2052

LAWN CARE

- Bill Amin.....467-2966
- Thomas Bateman.....467-3603
- Sean Cope.....467-5942
- Billy Edwards.....495-3551
- Byron Mitchell.....479-0566
- Gerel Moore.....474-9580
- Conrad Stock.....495-3384

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CHILD CARE

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 6538.

LOST

A set of keys with a San
 Francisco souvenir tag attached;
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 Landing. Call Donna at 495-3996.

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|--|--|

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 President

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| RICK SEARS | |
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COMMITTEE CHAIRMEN

| | |
|-----------------------|----------------|
| Architecture | C. Spraberry |
| Maintenance | Frank Lawler |
| | Rick Sears |
| Neighborhood Watch | Dave Hebert |
| | G. Butterbaugh |
| Hospitality | H. McLaughlin |
| Newsletter | D. Christensen |
| Litter Removal | Linda Riddle |
| Park Security | John Mirra |
| Sailing | Duncan Bell |
| Social | Tanya Pate |
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PLACE AN AD IN THE LEGACY!

Business card size ads are \$10.00
per issue or \$50.00 for six issues.
Call Donna Christensen for more
information. 495-3996.

NEWSLETTER DEADLINE

The deadline for articles for the
next issue of the Legacy is August
16, 1993 Place all ads and
articles with Donna Christensen,
495-3996 or with the Property
Manager, 583-1801.

BOARD MEETINGS

Board meetings are held on the
third Monday of every month at 7:30
pm. Please call the Property
Manager at 583-1801 or any of the
Board members for location of the
meetings. Interested homeowners
are invited and encouraged to
attend.

PROPERTY MANAGER

**ALL CORRESPONDENCE PERTAINING TO
LAKE CHRISTOPHER HOMES ASSOCIATION
SHOULD BE MAILED TO:**

**LAKE CHRISTOPHER HOMES ASSOCIATION
DOUG STEWART, ASSOCIATION MANAGER
PO BOX 14399
NORFOLK, VA 23518**

PHONE: 804-583-1801
