



A JOURNAL OF THE LAKE CHRISTOPHER HOMES ASSOCIATION

AUGUST - SEPTEMBER 1997

ANOTHER GREAT 4TH !!!

Too bad for anyone who missed the 4th of July Barbecue at the Landing. It was another triumph for Karen Cagni and her crew on the social committee. The day was a little warm but the cool water, shade and beach music provided by Astro DJ's made for the perfect atmosphere.

The 250 partygoers consumed 1 whole roast pig, 3 pans of fried chicken, 2+ pans each of pork barbecue, potatoes salad, pasta salad, beans and coleslaw, 25 gallons of cold drinks, 20 liters of wine, 2 kegs of beer and 2 full sheet cakes. They danced to the Electric Slide, Macharena and tests of trivia knowledge.

Karen works very hard to make these events a success and the whole community owes her a huge thank you for her efforts. Thanks also go out to Sandy Leubeccke and Louella London for taking reservations; Andrea Koob, Sarah Reich, and Mary Wick for chick-in and greeting; Toni, Angie and Carl Cagni and Don Leubeccke for doing all the set up and general running around at the last minute; Joan McKoy and Donna Christensen for arranging for music and cake duty.

1997 NATIONAL NIGHT OUT

On Tuesday, August 5th, from 7:00 p.m. to 10:00 p.m., neighborhoods throughout Virginia Beach are joining force with thousands of communities nationwide for the "14th Annual National Night Out" crime/drug prevention event. National Night Out is sponsored by the National Association of Town Watch and co-sponsored locally by the Virginia Beach Police Department and the Virginia Beach Crime Prevention Steering Committee. National Night Out will involve over 8,800 communities from all 50 states, U.S. Territories, Canadian cities and military bases around the world. In all, over 28 million people are expected to participate in "America's Night Out Against Crime".

National Night Out is held annually to: (1) heighten crime and drug prevention awareness, (2) generate support and participation in local anti-crime efforts, (3) strengthen neighborhood spirit and police community relations, and (4) send a message to criminals letting them know local communities are organized and fighting back.

Residents in neighborhoods throughout Virginia Beach will attend a city-wide National Night Out celebration to reinforce community against crime. This event will take place on Sunday, August 3rd, from 3:00 p.m. to 6:00 p.m. at Hangar #122, Naval Air Station Oceana. There will be participation from law enforcement, military and business organizations throughout the city in an effort to strengthen the police-community partnership. Entertainment, live demonstrations and displays are being planned to make this an exciting family event for our city.

The Lake Christopher Homeowner Association Architectural Guidelines have been revised and updated. A copy of the Guidelines as approved by the Board of Directors is included in this newsletter.

Lake Christopher



Homes Association

ARCHITECTURAL GUIDELINES

(Revised June, 1997)

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 to be followed by homeowners when making repairs and improvements. The Architectural Control Committee serves as the source of information and advice on matters concerning these guidelines.

A. STRUCTURAL CHANGES, MODIFICATIONS, AND ADDITIONS TO HOMES

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 Architectural Control Committee before any work is undertaken. Examples of such projects include decks, fences, roof replacements, new windows or doors, docks, bulkheads, home additions, exterior painting, etc. 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.

2. Homeowners are to submit an Architectural Request Form in writing to the Lake Christopher Property Manager or the ACC Chairman for each project. This form can be found in the "Legacy" newsletter or obtained from the ACC. No oral requests will be considered and no oral approval will be granted. Each request should contain sufficient drawings, samples, specifications, and details for the Committee 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 Committee may ask for more specific details to be submitted. The Architectural Committee meets monthly (currently 2nd Tuesday) and residents are asked to submit their requests at least 30 days in advance of the anticipated work start.

B. STRUCTURAL MAINTENANCE

1. General - 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 be 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. House Painting - In general, the community policy is that all houses must be a two-color paint scheme: a primary color for the siding, and a second complimentary color for the trim including doors and windows. Only the areas that are painted may be repainted; unpainted surfaces such as brick shall remain unpainted. Mailboxes and posts, rain gutters, and fencing used to conceal tanks and trash cans must be painted to match the siding or trim colors. No change in the exterior colors of any house or structure shall be made without the express written authorization of the Architectural Committee. White vinyl windows are not permitted.

3. Only FLAT finish paint is authorized for outside house siding surfaces, including garage and entrance doors. Either satin, semi-gloss or flat paint may be used on trim.

4. Paint colors traditionally have leaned toward earth tone colors. Architectural requests for colors will be considered on a case by case basis. However, the color range for siding should fall within the following: browns, grays, beiges, taupes, 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.

5. When an architectural request is submitted for painting, samples of the colors must be applied side by side directly on the home to an area measuring at least three feet square.

C. VINYL SIDING

With ACC approval, installation of vinyl siding is permitted on all homes. This includes vinyl or aluminum material covering the trim and under-eave soffit areas.

1. **Texture and finish:** Vinyl siding material must have a flat (non-glossy) finish and a wood grain texture. Dutch Lap style siding is not permitted.

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

3. **Colors:** Color combinations will be considered case by case. In general, the same color guidelines apply as for paint colors. Vinyl siding which simulates natural wood siding is acceptable within the color guidelines and is recommended for existing cedar sided homes. Paint colors must coordinate with roof and brick colors and must be different from adjacent homes.

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

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.

D. MAINTENANCE OF CEDAR-SIDED HOUSES

1. 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, or solid color stain - or a wood preservative may be applied. Stain colors are subject to approval by the ACC for color compliance. A change to vinyl siding should be addressed via an architectural request meeting the guidelines in paragraph C.

E. FENCING

1. All fencing installations must be approved by the Architectural Committee. 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. 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 which would obscure the view of the lake from the street or adjacent homes. Only wood fencing is authorized. Stockade, board on board, post and rail, and types similar to existing fencing are the generally accepted types. Metal chain link or metal panel fencing is not permitted. All fencing must be maintained in good repair.

a. 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. 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.

b. Screen wire may be used on split rail fencing, but it must not extend higher than the top of the vertical fence posts.

F. MISCELLANEOUS

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.

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 1 meter (39.3 inches) in diameter.

b. The location of any such antennas must be approved by the Architectural Committee. The guideline is that the antenna 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.

3. Basketball Backboards - 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 the backboard 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 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 yard of any property, in the street, or in driveways.

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.

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.

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 Architectural Committee for approval of color, style and appearance. White roofs are not acceptable.

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.

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.

9. Garage Doors - Replacement metal or fiberglass garage doors are allowed but are subject to Committee 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.

G. GENERAL PROPERTY MAINTENANCE

1. 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 Architectural Committee. Dead trees and tree stumps must be removed completely.

a. 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.

b. Motor vehicles parked in driveways must be properly licensed and inspected. No RV's, trailers, or commercial or business machinery shall be stored in any driveway or lot except in a garage. In accordance with

city codes and zoning regulations, boats and trailers cannot be parked in the street or driveway for more than three hours while being loaded/unloaded. At all other times they shall be kept in backyards or in side yards behind the front edge of the house.

H. 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 T-SHIRTS

If you missed them at the 4th of July Party, T-shirts and tank tops are still available.
Contact Donna Christensen
at 495-3996

\$7.00 for S, L and XL \$8.00 for XXL

*Lake Christopher Garden Club
to sponsor a
Room Addition Tour
of selected homes in Lake Christopher
on Sunday, September 21, 1997
from 2:00 p.m. 5:00 p.m.*



*Tickets will cost \$5.00 per person and will be available at any of the
homes on the tour.*

*A flyer with more information will be distributed two weeks before the tour.
All proceeds go toward the upkeep and beautification of the Common Areas.*



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Atlantic Building & Marine Construction Co.

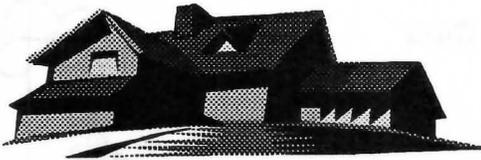
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Shorts.....

YARD TIPS BY GLENN KODANSKI

We're into summer now. What I would recommend is an inspection of your trees/shrubs and home for termites/aphids/bag worms, etc.. Usually July is a good time to spray trees for Japanese Beetles. I expect a bad year for pest due to a lack of rainfall. Don't forget to water early (before 7 a.m.), or at 5 p.m. If you do water, try not to run water along your house, this creates fungus/disease.

I have one request for all of us, let's try to let nature do it's thing. It's been brought to my attention that wildlife has been killed at the lake. Whoever you are "it's a felony", keep our community clean. If you walk your animals, clean up after them. There is a "leash law" for cats/dogs.



This dry weather that we are having, brings a lot of stress to trees and shrubs. By fertilizing and giving the plants hormones, it releases the stress and strengthens the plant. Any garden center sells hormone medicine. As we get into summer months think about coration/aeriation to your lawn. If you have flooding problems chances are your need a coration, which will strengthen your grass. Seeding your lawn is usually done in September. Remember to pick up after your dogs, and pick up trash/cigarette butts, etc.. Until I next month, thanks to all for bettering our community.

Thanks,
Glenn

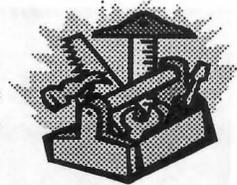
JAPANESE BEETLE CONTROL

Be sure to place beetle traps away from your plants. The order not only attracts the beetles to the trap but to your plants as well. In the fall, every homeowner should apply "Milky Spore" powder over the lawn. This kills the larvae stage of the insects and also kill grubs, caterpillars and gypsy moths. It is important

that neighbors do this as well, so talk it up. As always, when working with chemicals, follow directions carefully and use precautionary measures with children and small animals.

MAINTENANCE COMMITTEE

Here's a summary of most of the major things that have been done so far in 1997:



- The dock at Christopher Narrows was rebuilt again and raised several inches to keep it out of the water.
- The beach at Chris Landing was graded to make it a little flatter and sand was added.
- Sand was added under the playground set, and a couple of the swings were raised.
- Dead branches were removed from some of the park trees.
- A series of terraces was built to the right of the boat ramp to end the severe erosion problem.
- Timbers were also added between the road to the boat ramp and the beach.
- The lower parking lot's edges were timbered to end the erosion and accumulation of debris in the lot, and the bulkhead to the left of the boat ramp was repaired.
- Another third of all park furniture was replaced with recycled plastic furniture. The replacement of the remaining furniture is scheduled for next year.
- Enclosures were built for Chris Landing so that we could use the city trash containers in them.
- Security lights were installed at Chris Beach and Chris Narrows. All the parks now have them.
- The shabby looking junipers on the west side of Sand Pebbles were removed and replaced with clears bushes. (These have subsequently died off during the June heat wave, but will be replaced at no cost by our Landscaper this fall.)
- A new contract with Waterscapes, our landscaper, was negotiated. Changes include three, vice two pruning of the red tips and other bushes; spreading of sand at the main beach, and more positive identification and treatment of diseased shrubs.

- The volleyball court was graded and sand added.
- The spring-action toys (the frog and turtle) will hopefully have been reinstalled at Chris Beach by this printing.

Thanks!!

KUDOS!!!

The grading of the volleyball court and spreading of the sand was done by Todd Savitsky of Parklake Ct.. He had called to volunteer his Bobcat, time and energy to help us whenever we need it.

We have Gary Butterbaugh on Shorecrest Ct. to thank for refurbishing the spring action children's toys at Chris Beach.

All the erosion control, rebuilding of docks, and the beautiful enclosures around the trash containers at Chris Landing were done by Marty Higginis of Long Beach Ct.

Lynn Sidle, of Waterscapes, our Landscaper, graded the main Beach and spread the sand for free! He also used his tractor to clean up all the erosion debris from the parking lots and roads.

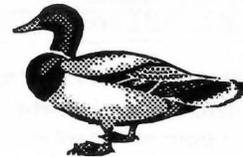
Hope we didn't leave anyone out! If you have any ideas for future projects at the common areas, contact Ken Jaskolski at 495-3800, or any member of the Board of Directors. We would appreciate any inputs no later than October, so they can be budgeted for next year, if approved by the Board.



LAKE MAINTENANCE

During the month of March, trees, brush and shrubs were sunk at each of the parks to provide cover for the spring hatchlings. Where small fish congregate, large fish are bound to follow! The fish cover is located at either side of the parks (away from docks and beaches), 20 to 35 feet out, in 13 to 15 feet of water. **Caution!** This fish cover loves to snag and collect crankbaits! **PLEASE**, RELEASE all largemouth bass caught. **PLEASE** do not return other predator fish, such as pickerel, to the lake. Our lake has never been properly stocked. The pattern is that the largemouth bass feed off the few shad minnows first, then they eat their own, then they have no food source till the next spring. Then there are a couple of well meaning, but unthinking people, who have caught fish elsewhere and put them in our lake. Some of these may have been diseased, and some of them were the last thing our lake

needed: predators like pickerel and white bass, which just add to the problem of the fish population being out of balance. The Board of Directors will be discussing the feasibility of stocking fathead minnows in the fall and then bluegills in the spring. The lack of small fish, the clear water, and the lack of weeds is the reason the fishing has deteriorated over the last three years. Our kids used the fish in the lake an awful lot, but the enthusiasm is slowing down. It's the old good news/bad news scenario. The triploid carp are doing their job of eating the weeds; twice a year we spread copper sulfate around the perimeter to kill off the filamentous algae (scum!), giving us a wonderful, clear water facility for swimming and boating. The bad news is that the fish population has been decimated. That's why it's so important to add more cover for the fish, so that they are not dependent on weeds for cover. It would really help if all lakeside residents would continuously add brush and trees (think XMAS!) to the lake. **WE CAN SUCCEED IN HAVING A FIRST RATE RECREATIONAL LAKE IN ALL RESPECTS.**



DUCKS! If you really want to stink up the lake, spread fecal contamination, and kill off all the fish during the summer months, just feed the ducks - attract and encourage them! If you really want to be more effective in this, always throw your food in the water - that will kill off the ducks and other creatures even faster! But they're so cute, aren't they??? And it's so much fun showing the small children how to do this....Wow - they might even be drinking it! Are some of you thinking parents, or what?! And we won't even address those of who think you have the inalienable right to bring your dogs into the parks!

A KUDO! None of the fish cover sunk in the lake would have been possible without the effort of Steve Rogovich, who scoured around and trucked in the large number of commercial grade masonry blocks which were used as ballast to sink all the trees and brush.

copi-ez

VICKIE SMITH
ASSISTANT MANAGER OPERATIONS

420-1643 FAX 420-2760

KEMPS RIVER CENTER
5386 Kemps River Dr., Ste 107 ■ Virginia Beach, VA 23464
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Classified.....

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 Kristi Stadum 467-3254
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 Cherry Cope 467-1389

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 Monica Buchner495-4137
 Jenny Cope467-1389
 Pamela Edward495-3551
 David Faithful479-4504
 Nicole Hannans.....467-3607
 Becky Havey467-9752
 Austin Hayes467-5976
 Travis Hayes467-5976
 Erin Logan467-9427
 Jenny Logan.....467-9427
 Aaron Smithers.....467-0084
 Shelley Stewart.....467-4796
 Laura Zimmermann.....495-2052

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RECYCLING CENTERS

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Rec Center, 800 Monmouth Ln.
 Landfill II . 1989 Jake Sears Rd.
 (Mon.-Sat. 7-4:30)

Stumpy Lake Fire Station,
 4196 Pleasant Valley Rd.

BATTERIES:

Mount Trashmore, 300 Edwin Dr.

NEWSPAPERS, MAGAZINES, CARDBOARD:

All Virginia Beach Public Schools
HAZARDOUS WASTE (OIL, BATTERIES, HOUSEHOLD CHEMICALS):
 S.P.S.A. OCEANA, 2025 VIRGINIA BEACH BLVD.,
 491-2265, FIRST 2 SATURDAYS OF EACH MONTH, 9-NOON.

S.P.S.A. LANDSTOWN, 1925 TRANSFER RD, 468-3382, THIRD WEDNESDAY OF EACH MONTH, 9-NOON.



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Bruce Given
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COMMITTEE CHAIRMEN

Architecture - Joe Doudera, Steve Rogovich
Maintenance - Ken Jaskolski, Greg Byrd
Neighborhood Watch/Hospitality - Brett Vadeboncoeur
Newsletter - Donna Christensen, David Faithful
Litter Removal - Linda Hayes
Park Security - Dave Hebert
Lake Maintenance - Ken Jaskolski
Bruce Given and Duncan Bell
Social - Karen Cagni/ Andrea Koob

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

NEW IN THE NEIGHBORHOOD?

Call Brett Vadeboncoeur at 495-2122
He will arrange for a Hospitality packet to be delivered to you.
CALL TODAY

NEWSLETTER DEADLINE

Deadline for articles for the October issue of the Legacy is September 19, 1997.
Place all ads and articles with Donna Christensen, 495-3996, David Faithful, 479-4504,
or with the Property Manager, Don Newell at 583-1801.

BOARD MEETING

Board meetings are held on the third Monday of every month at 7:30 p.m.
Please call the Property Manager at 583-1801 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
c/o GIFFORD REALTY
P.O. BOX 14399
NORFOLK, VA 23518
PHONE: 757-583-1801

LAKE CHRISTOPHER ARCHITECTURAL REQUEST

From: _____
Name Address

City, State, ZIP Phone

To: LAKE CHRISTOPHER HOMES ASSOCIATION
c/o Don Newell, Gifford Realty
P.O. 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. *******

Signature