

Deck Replacement / Covered Deck-Patio (Fees required)

Name: _____
Address: _____
Lot #: _____ Phone number _____

Requirements: Decks Environmental Control Standards sections 3.04 Setbacks and 3.13 Underpinnings

Following information must be included:

- **Purpose letter** - Describing your project and materials, all bullet points addressed.
- **Plot map**, including placement with measurements, and location of propane tank.
- Replacement of existing deck? Y / N
- Elevation drawings, showing deck
- Drawing details, including materials
- Railing must be 42 inches high and meet county codes.
- Color of railing _____
- Height from ground _____, Materials to enclose under & sides of deck?
- Propane tank must be at least 10 feet from deck.
- Distance to side property line _____, must be at least 5 feet.
- Distance to rear property line _____, See setback section 3.04 EC standards
- Distance to front property line _____, See setback EC Standards 3.04
- Permits
- Roof? Open or Solid (please circle), if solid roof pitch _____
- Roofing materials
- Will structure be attached to house? Yes _____ No _____
- Dimensions of structure? _____

_____ ECC Fees	Plan check	\$100.00
	Performance deposit	\$100.00 (Refundable when completed)
	Road Impact	\$100.00
		\$300.00 TOTAL

_____ Right of Entry to review project location, and agree to allow EC and ECC to view site with prior notice (if necessary).

I/we have read and initialed the above and agree to abide by **ALL** requirements as stated.

_____ Date _____ Date _____

OFFICE USE ONLY --Variance required : Yes _____ No _____ Variance form completed? Yes _____ No _____
Meets Setbacks: Yes _____ No _____
Meets guidelines: Yes _____ No _____

Overview

The following items are required when submitting plans to the ECC. Failure to supply required information will delay the approval process. All plans must be submitted by the lot owner or have written authorization from the owner. **Please review and initial the Environmental Standards for detailed requirements for this specific project prior to submitting plans.**

Replacement or repair of less than 25% of an existing structure that **does not change the original footprint, height, or design, typically does not require ECC approval.** However, it's always wise to notify EC before starting projects to avoid confusion and possible complaints from neighbors.

2.04 DECKS, PATIOS, PATIO COVERS, POOLS, GAZEBOS, BOAT DOCKS, BOAT LIFTS, ETC.

- (a) A letter stating the basic details of your overall project (scope of work), including purpose, size, location, materials and colors.
- (b) Two (2) copies of your plot plan showing; property lines and setbacks, all trees over 3 inches in diameter (as measured 4 feet above the ground), LPG tank location, size and location of the proposed project, and the distances between the project, property lines and setbacks.
- (c) Dock plans must also show extended property lines and setbacks into the lake, distances from shoreline and setbacks, size of dock and materials used. See section 4.03 of this document for further dock requirements.
- (d) Copies of all applicable County Permits.
- (e) Payment of required fees (see Appendix "A").

2.09 Fees and Deposits (Article V – Section 8)

Plan submittals must be accompanied by the applicable fees and deposits shown in the attached "Appendix A". Please check with the EC office for an updated version.

All fees and deposits will be paid by the owner, or in the owner's name. Fees are normally non-refundable. However, if construction is cancelled within one (1) year, all but the actual costs incurred by the Association will be refunded. Deposits may be refunded in whole or in part, depending on compliance with the Environmental Standards and satisfactory sign-off of EC final inspection. Deposits not claimed shall be processed in accordance with the Association Accounting Procedures.

2.10 Modification to Approved Plans

Any request for modifications or changes to previously approved plans must be submitted to the ECC and receive approval prior to the start of work.

3.04 Setbacks and drip lines

Placement of proposed structures should be compatible with neighboring structures and have minimal impact on neighboring views.

- (a) DRIP-LINES are defined as the outer extremities of roof, eaves, decks, steps, enclosed patios, and garages, and is used in determining setbacks.
- (b) FRONT SETBACK is a minimum of thirty (30) feet from the front property line of each lot abutting a street right-of-way to the front drip line of the structure. For most homes, the front property line is approximately 30 feet from the street centerline. For the purpose of these Standards, the "front" of a lot or residence shall be the side that faces the mailing address street.
- (c) SIDE SETBACKS are a minimum of five (5) feet from the drip line to the side property line. In the event that a variance is granted for eaves less than 18", then the side setbacks must not be less than six and one-half (6 ½) feet from the side property line to the structures foundation. See "Corner Lots" in item (e) below for information on corner lot setbacks. Side setbacks for ANY NEW CONSTRUCTION OF split level and TWO-Story structures are a minimum of seven (7) feet from the drip line to the side property line or eight and one-half (8 ½) feet from the structures foundation to the side property line.
- (d) REAR SETBACK from the rear property line to the rear drip line is a minimum of twenty (20) feet, or twenty five percent (25%) of the depth of the lot, whichever is greater. Exceptions to this rule are as follows;
 - 1. On properties contiguous to the golf course, the rear setback shall be the greater of: twenty-five (25) feet or twenty-five percent (25%) of the depth of the lot.
 - 2. On properties contiguous to Lake of the Pines, Hazel Lake, or Huck Finn pond, the rear setback shall be fifty (50) feet or twenty-five percent (25%) of the depth of the lot, whichever is greater. The depth of the lot and setback is measured by using the normal water level of each lake as determined by the spillway on Lake of the Pines, the spillway on Huck Finn Pond, and the over flow pipe on Hazel Lake.
- (e) CORNER LOTS not only must maintain the thirty (30) foot front setback, but also shall maintain a twenty (20) foot setback from the other street side property line. The front of the lot is the side that faces the mailing address street.
- (f) IRREGULAR BOUNDARIES where lot boundaries are irregular, contact the EC office for help in determining the setbacks. In no case can a structure be closer than fifty (50) feet from the lakeshore line or twenty-five (25) feet from the golf course.
- (g) EASEMENTS No structures are allowed within Lake of the Pines easements. All landscaping plans and other similar improvements must be approved by the ECC prior to starting planting, construction, or excavation.

3.13 Underpinnings

ECC approved screening of underpinnings, foundations, bracing structures, exposed plumbing, heating/cooling units, and the underside of decks, may be required if deemed appropriate.

_____ Please initial you have read and understand above information.

CC&Rs Article V Architectural and Environmental Control:

Section 15. Limitation on Liability. Neither the Association, nor the Board or the Environmental Control Committee or any member thereof, shall be liable to any Owner for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence or nonfeasance arising out of (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications; (c) the development of any Lot within Lake of the Pines; or (d) the execution and filing of a Notice of Noncompliance pursuant to section 13, above, or a Compliance Certificate pursuant to section 14, above, whether or not the facts therein