

## Retaining Wall Details

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

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

Lot #: \_\_\_\_\_ Phone number \_\_\_\_\_

### Requirements: 4.11 Seawalls and Retaining Walls:

#### Following information must be included:

- **Scope of work** letter explaining project.
- Plot map, **including placement with measurements**
- Replacement of existing retaining wall? Y / N
- Elevation drawing details including materials, height from underground to top \_\_\_\_\_, If over 4 feet total height, this may require permit.
- Distance to side property line \_\_\_\_\_ if applicable
- Distance to Front/Rear property line \_\_\_\_\_ if applicable
- Include photos of area, and product if possible
- Will retaining wall redirect drainage? If so please explain in scope of work letter.
- Indicate direction of flow of water on plot map.

\_\_\_\_\_ 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 square footage: 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.**

### 4.11 Seawalls and Retaining Walls

Plans for any seawall or retaining wall must be submitted to, and approved by the ECC, prior to the start of construction. Each property is different and may require different design considerations. Seawalls may be built of concrete, concrete blocks, bricks, slump stone, or any other suitable material. An attractive facing must be incorporated on any portion of the seawall that is visible above the HHWM.

The lakeside of the seawall must not protrude past the HHWM.

Upon new construction or reconstruction of existing seawalls, ECC may require that the seawall be stabilized with concrete footings, boulders and rocks, or other suitable materials. The ECC may consider recommendations from the Lake Committee prior to approving any seawall or riprap plans. In any case, any material placed in the lake must first receive ECC approval. Riprap may extend into the lake the distance necessary to establish a minimum 2:1 slope. The riprap may protrude a maximum of one (1) foot above the water surface at HHWM, and the material chosen must be such that it will not erode or be washed into the lake by wave action. Sand, earth, or clay may not be placed in the lake under any circumstance.

\_\_\_\_\_ 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.

### CC&R's Article VI Minimum Construction Standards:

**Section 11. Colors and Exterior Finishes.** No reflective finishes (other than glass) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including but without limitation, the exterior surfaces of any of the following roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, equipment or mailboxes. No exterior finishes shall be used without approval of the Environmental Control Committee. Generally, colors shall be restricted to those found in the chart of approved exterior paint and stain colors adopted by the Environmental Control Committee as part of the Association Rules. All exterior colors, textures and materials, including roof materials, must be adequately described in the plans and specifications (with an indication where the colors will be used upon the finished Residence) and approved in writing by the Committee prior to initiation of construction. Color samples shall be submitted to the Committee along with the plans and specifications.