

Clear Lake Riviera Community Association **Guidelines to Building**

Listed here are the basic restrictions and guidelines that apply to building any type of structure in the Clear Lake Riviera Community Subdivision, Units 1 through 13. Also listed are restrictions and guidelines for a major addition/remodel, installation of a deck, porch, patio, or other improvements such as: installation of solar panels/pool/spa/etc., or construction of a fence/retaining wall/storage shed, etc.

As a lot owner, by acceptance of a deed conveying title to your property, you have accepted the Covenants, Conditions, and Restrictions, listed in the paragraphs below and as detailed in Amended and Restated Declaration of Covenants, Conditions, and Restrictions. The restrictions stated below are excerpted from the Declaration of Restrictions established by Clear Lake Riviera, Inc., owner/developer of Clear Lake Riviera subdivision and shown completely on a map recorded in the Lake County Recorder's Office.

Any member not in good standing, or any parcel delinquent in its annual assessments or fines will be denied processing of the application until all monies are paid in full and the member is in good standing.

Deposits and Fees

Plan Check Fee: A \$300.00 Plan Check Fee is charged each time a set of plans are submitted for a given lot to the A.C.P. Committee and is non-refundable even if the plans are disapproved or not used.

Performance Review Fee: If and when an additional structure is to be erected on such lot, an additional non-refundable performance review fee of \$300.00 is to be charged when plans are submitted. The fee covers plan approval for a period not to exceed twelve (12) months. If construction has not begun during that period, and the owner/builder has not requested an extension, approval will be voided. A new plan submission, and performance review fee will be required. Fees are not charged for decks, retaining walls, and small storage shed plans.

Performance Deposit: A POSTAL MONEY ORDER in the amount of \$2,000.00 made payable to Clear Lake Riviera Community Association (CLRCA) shall be tendered upon plan approval as a guarantee of prompt completion. An extension for "just cause" may be granted upon proper application. The Deposit is forfeited if construction is not completed within the allotted time frame, which is normally twelve (12) months.

Refund of this deposit is contingent upon the following requirements.

- (1) The builder or owner must supply the Association with a copy of the County's final inspection card and Certificate of Completion.

- (2) The ACP Committee must first inspect the property to make sure that all construction materials, etc. have been properly removed, and that the property is clean.

Performance Deposits will be refunded/returned within thirty (30) days after the Association has received a copy (to be provided by the owner or the builder) of the County's Certificate of Completion, with the ACP Committee's final approval.

Beginning the Process

Please submit the \$300.00 Performance Review Fee, a \$2,000.00 Postal Money Order (made payable to CLRCA), the completed Application for major construction and four (4) sets of building plans. Applications must be filled out completely and **MUST include paint chips and roofing samples** where indicated on the application. When they have been approved, you will be notified. One set of building plans will remain on file with the Association.

Requirements For New Construction or Major Addition

Lake County Building Code: In addition to getting approval from the ACP Committee, all plans must be submitted to the Lake County Building Department for their approval and the issuance of the appropriate permits including clearance of the septic system by the County Environmental Health Department if necessary.

Type of Structure: Except in specially designed business or multiple dwelling areas, only single-family dwellings may be constructed, with garage facilities for at least two (2) automobiles. (Some 2-level side-hill structures can qualify within the building height formula of the established restrictions.)

Minimum Size: Each single family unit or duplex unit shall have not less than one thousand (1000) square feet of fully enclosed main floor area (excluding exterior walls) devoted to living purposes. This must be exclusive of roofed or un-roofed porches, terraces, garages, or other non-living purposes areas, in or adjacent to the structure.

Car Parking Accommodations: The County of Lake requires off-street parking for at least two (2) cars in garage. The minimum size for a garage is 20'x20'; and must be fully enclosed.

Foundation & Siding: Buildings are required to have a permanent continuous perimeter foundation and siding in conformance with the County Building Code. Home and roof colors must harmonize with the environment rather than be intrusive or command attention.

Roof Material: A conventional roof with a minimum pitch of five (5) inches of rise to one (1) foot of horizontal distance and roof or eave overhang of no less than

eighteen (18) inches is required. Gutters and down spouts must be provided so that water drains without damage to your own or your neighbors' lots. Due to the potential fire hazard, the use of shake shingles is discouraged. Roofing of decks, porches, and patios must be of the same color and material as the main roof, unless a specific variance is granted.

Structure Height: Maximum roof height must not exceed seventeen (17) feet above street level or control point for that lot. The main floor elevation and maximum roof height will be indicated on the plans, in relation to the control point.

Design and Color: Both the design of the structure and its exterior color schemes must be in harmony with the general surroundings of such lot, with adjacent buildings or structures in the subdivision. Construction plans, submitted to the ACP Committee for approval must detail the design of the structure as well as its exterior color scheme (paint, trim & roof) **Color chips must be submitted for re-painting and re-roofing, even if using the same or similar color.**

Setbacks & Survey Markers: The side setbacks (setbacks from the side boundaries of the lot) shall be 10% of the total frontage of the lot. The front and rear setbacks shall be a minimum of twenty (20) feet from the front and rear boundaries of the lot. Setbacks for lots with unusual shapes or orientations should be determined through consultation with the ACP Committee. The builder or owner will identify all lot corners or have them placed by a licensed surveyor. Lots must be cleared before plans are submitted. The ACP Committee, if deemed necessary, may require the use of a string or other similar material to outline the perimeter of the lot for inspection.

Lot Clearing: Lots are required to be maintained at all times according the fire prevention standards of the Kelseyville Fire District and CLRCA. Prior to submission of plans the property must be cleared so that the committee can make a thorough and accurate inspection before approval.

Easements: For installation and maintenance of utilities and drainage, facilities are reserved as shown on lots on the recorded map. Within these areas no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with installation and maintenance of utility; or which may change the direction of flow of drainage chemicals in the easement; or which may obstruct or retard the flow of water through drainage channels in the easement. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The builder will take full responsibility for obtaining permission, whenever and wherever necessary, during the course of the work, from the appropriate authorities or agencies or owners with respect to performing any operations on adjoining properties in connection with the work hereunder, or operating on the property involved in this agreement from such neighboring premises.

Temporary Buildings: Temporary buildings or shelters of any kind (RV, trailer, tent, or garage) for the purpose of residence during construction are not permitted. Temporary facilities for the storage of tools and materials may be erected if first approved by the ACP Committee. Such structures must present a neat appearance in keeping with the goals of the subdivision. Such structures will be dismantled and removed on completion and before final inspection.

Blue Houses/Porta-Potty: Owner is responsible for assuring that the contractor provides a porta-potty during construction off the road whenever physically possible. A porta potty must remain on site when the foundation has begun, and must remain on site until the county issues its Certificate of Completion and the Association has refunded the \$2,000.00 postal money order performance deposit to the owner. Failure to maintain the presence of a porta-potty may result in a fine.

Variances: The Board and its ACP Committee may grant reasonable variances and or adjustments of the basic restrictions and conditions provided such variance is not materially detrimental or injurious to other property or improvements in the neighborhood. The Board and its ACP Committee may also determine and allow in the respective classifications of lots such additional uses which are of the same character.

Prompt Completion: Work of constructing, altering or remodeling any building on any lot or lots shall proceed diligently from start until completion. All building must be completed within twelve (12) months after the footings are poured. Extensions, if requested before deadline, may be granted. Owner/builder will keep the premises clean daily from all trash, clutter and refuse accumulated. All equipment, material and trash will be removed on completion of work.

Restrictions for Other Construction
No Fees or Deposits Required

Any installation or construction that will change the outside appearance of your property or home such as re-painting, re-roofing, solar panels, removal of large trees, landscaping, garden enclosures, hot tubs, enclosing a deck, etc., needs to follow the approved guidelines and have prior approval from the ACP Committee.

Fences/Dog Run: Must be of approved wood fencing, wood-framed wire or chain-link fencing. A top and bottom rail is required on any type of fence. While a top rail is required on chain-link fence, a bottom tension wire will qualify as a bottom rail on a chain-link fence. No T-Post and wire fencing is allowed. Fence must not exceed four (4) feet in height in the front setback area of the lot (County ordinance, sec 42-11) and must not exceed six (6) feet in height on the rest of the lot. A plot plan showing location, height, any existing fences, and a materials list must be submitted for approval before fence building is started.

Retaining Walls: Must meet height restrictions stated above for fences. A plot plan also needs to be submitted with a materials list for approval before construction is started. Retaining walls over 32 inches in height must be approved by the County of Lake Health Department prior to ACP Committee approval.

Signs: Signs of customary and reasonable dimensions (18" x 24" maximum), approved by Committee shall be permitted to be displayed on any lot advertising the same for sale (1 per lot). All others signs, billboards, or advertising structures of any kind are prohibited except upon application to and written permission from the committee.

Water Service: Please contact Mt. Konocti Mutual Water Company. Phone (707) 277-7466

Water, (both domestic and for fire protection), in the Clear Lake Riviera is supplied by the Mt. Konocti Mutual Water Company. Every lot owner is also a shareholder in that company. The water company office is to be notified when construction begins.

Thank you for helping make Clear Lake Riviera's Community Association a better place to live!

For more information or questions, please call the office at 707-277-7281 or the ACP Committee at 707-277-7228.

SPECIFIC UNIT INFORMATION

EXHIBIT A

UNIT No. 1

(1) These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lots</u>
2	2 through 15, inclusive
3	1
3	19 through 32, inclusive
8	1 through 21, inclusive
8	1 through 4, inclusive
9	20 through 23, inclusive

Theses lots, in addition to the uses set forth in Article III, subparagraph (a) and paragraph (1) above, may be used for multiple dwelling units, including apartments, community, condominiums or other cooperative type multiple living facilities, not to exceed three (3) stories in height and garage facilities for not less than one (1) automobile per dwelling unit.

<u>Block</u>	<u>Lots</u>
1	1
2	1
7	20
9	5 through 9, inclusive

UNIT No. 2

(1) These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lots</u>
14	1 through 4, inclusive
14	15 through 20, inclusive
14	33 through 41, inclusive
14	73 through 76, inclusive
17	1 through 3, inclusive
17	9 through 36, inclusive

These lots, in addition to the uses set forth and permitted in Article III, sub-paragraph (a) and paragraph (1) above, may be used for multiple Dwelling units, including apartments, Community, condominium or other Cooperative type multiple living facilities, not to exceed two (2) stories in height and garage facilities for not less than one (1) automobile per dwelling unit.

<u>Block</u>	<u>Lots</u>
14	21 through 32, inclusive
17	4 through 8, inclusive

These lots, in addition to the uses set forth and permitted in Article III, sub-paragraph (a) and paragraphs (1) and (2) above, may be used for hotels, motels, bar and restaurant facilities in connection with hotels and motels, not to exceed two (2) stories in height and parking facilities as may be necessary to provide parking for not less than (1) one automobile per hotel or motel unit.

<u>Block</u>	<u>Lot</u>
14	5 through 14, inclusive
15	6 through 13, inclusive

Unit No. 3

These lots, in addition to the uses set forth and permitted in Article III, sub-paragraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lot</u>
23	1 through 7, inclusive
31	34 through 37, inclusive
2	13 through 18, inclusive

These lots, in addition to the uses set forth and permitted in Article III, sub-paragraph (a) and paragraph (1) above, may be used for multiple dwelling units, including apartments, community, condominium or other cooperative type multiple living facilities, not to exceed two (2) stories in height and garage facilities for not less than one (1) automobile per dwelling unit.

<u>Block</u>	<u>Lot</u>
24	1

Unit No. 4

These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lot</u>
34	12 through 43, inclusive
60	1 through 8, inclusive

These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) and paragraph (1) above, may be used for hotels, motels, bar and restaurant facilities in connection with hotels and motels, not to exceed two (2) stories in height and parking facilities as may be necessary to provide parking for not less than one (1) automobile per hotel or motel unit.

<u>Block</u>	<u>Lot</u>
57	1

These lots may be used for retail stores, Businesses and service establishments within a building, subject to set-back, parking, height and architectural limitations imposed by the ACP Committee designed to promote a homogeneous appearance.

<u>Block</u>	<u>Lot</u>
34	8 through 11, inclusive
35	17 through 28, inclusive
58	1 through 17, inclusive

Unit No. 5

These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lot</u>
51	6 through 24, inclusive
55	1 through 13, inclusive

These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) and paragraph (1) above, may be used for multiple dwelling units, including apartments, community, condominium or other cooperative type multiple living facilities, not to exceed two (2) stories in height and garage facilities for not less than one (1) automobile per dwelling unit.

Block **Lots**
53 1

Unit No. 6

These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

Block **Lot**
65 9 through 17, inclusive
65 21
65 30 through 32, inclusive
65 41 through 43, inclusive
65 50 through 52, inclusive
65 22 through 35, inclusive
65 69 through 72, inclusive

Unit No. 7

These lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

Block **Lot**
70 16 through 20, inclusive

The following lot may be used for retail stores, businesses and service establishments within a building, subject to set-back, parking, height and architectural limitations imposed by the ACP Committee designed to promote a homogeneous appearance.

Block **Lot**
70 Parcel A

Unit No. 8

These lots may be used for retail stores, businesses and service establishments within a building, subject to set-back, parking, height and architectural limitations imposed by the ACP Committee designed to promote a homogeneous appearance.

<u>Block</u>	<u>Lot</u>
82	1 through 5, inclusive
83	1 through 8, inclusive

(2) No use or improvement purpose is given at the present time to Parcel A, Block 87.

Unit No. 9

No use or improvement purpose is given at the present time to Parcel A, Block 88.

Unit No. 10

The following lots, in addition to the uses set forth and permitted in Article III, subparagraph, (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lot</u>
98	1 through 12, inclusive
98	14
101	8 through 16, inclusive
101	19 through 37, inclusive

The following lot, in addition to uses set forth and permitted in Article III, subparagraphs (a) and paragraph (1) above, may be used for retail stores, businesses and service establishments within a building, subject to set-back, parking, height and architectural limitations imposed by the ACP Committee designed to promote a homogeneous appearance.

<u>Block</u>	<u>Lot</u>
98	1

Unit No. 11

No specific uses in addition to the uses set forth and permitted in Article III, subparagraph (a).

Unit No. 12

The following lots, in addition to the uses set forth and permitted in Article III, subparagraph (a) may be used for two (2) attached residence dwelling units and garage facilities for not less than two (2) automobiles per dwelling unit.

<u>Block</u>	<u>Lot</u>
114	1 through 9, inclusive
115	1 through 41, inclusive
116	13 through 19, inclusive
117	1 through 8, inclusive
121	1

Unit No. 13

No specific uses in addition to the uses set forth and permitted in Article III, subparagraph (a).

Note: Since the Recording date of January 29, 1992, these documents have been amended three (3) times in duly held elections and reported by the inspectors of election on June 17, 1995, June 20, 1996, and June 20, 1997. Amendments from June 1995, 1996 and 1997 are included herein.

See CC& R's for all rules, regulations and further lot usage.