

March 1, 2014

FBPOA

Architectural Controls
Committee

Website Info

And

ACC Review Form

Effective - March 1, 2014

Dear Francisco Bay Property Owner,

The Architectural Controls Committee (“ACC”) of our Francisco Bay Property Owners Association (“FBPOA”) has prepared this information and “Request for Review Form” in connection with your construction needs in our subdivision.

If and when you require review of New Home plans, existing home expansion, exterior renovations, outbuildings, retaining walls, docks, fences and other miscellaneous items, the ACC is here to review such plans so as to assure that your construction meets the guidelines set within our FBPOA Covenants, Conditions and Restrictions (“CCRs”).

Before any such construction, FBPOA members are required to fill out the attached form and submit a check to the ACC. If approved, the check will be cashed by the ACC / Board of Directors. If denied, the check will be returned to the submitting member.

NOTE: All funds collected as a result of this review process will be applied to our existing FBPOA Road Maintenance Reserve Fund

Prior approvals are “grandfathered” against time restrictions and fees.

Fees and Time Limits for Completion of Construction
(clock starts 15 days after ACC approval)
have been set for each of the following:

New Homes / Existing Home Expansions (365 days to complete; 90 day extension)

FEES: \$0.50 / SF of all space (both air conditioned and non-air conditioned space including porches and garages)

EXTENSION FEE: \$0.25/SF)

Exterior Renovations / Roofing (60 days to complete; 30 day extension)

FEES: \$100

EXTENSION FEE: \$ 50

Outbuildings / Sheds (60 days to complete; 30 day extension)

FEES: \$ 50

EXTENSION FEE: \$ 25

Lake Retaining Walls (90 days to complete; 30 day extension)

FEES: \$100

EXTENSION FEE: \$ 50

Docks (120 days to complete; 30 day extension)

FEES: \$100

EXTENSION FEE: \$ 50

Fences, Miscellaneous (60 days to complete; 30 day extension)

FEES: \$ 50

EXTENSION FEE: \$ 25

Prior approvals are “grandfathered” against time restrictions and fees.

Miscellaneous Notes:

All Contractors to be reviewed and approved by the ACC, such approval not to be unreasonably withheld.

All construction must adhere to established Francisco Bay Subdivision road “weight Limits” (40,000 lbs or 20 tons) and copies of all invoices and / or delivery tickets (if requested) must be supplied to the ACC as proof of such.

Repairs for any damage to subdivision roads, entrance improvements or bridges as a result of improvements, construction, repairs or other modifications initiated by a FBPOA Member shall be the sole responsibility of that member.

All materials for such improvements, construction, etc. are required to be off-loaded on / within the actual FBPOA Member's property (not adjacent property or common areas).

Prior to any new home construction, expansion, etc., FBPOA Member must construct a culvert leading into their property (if not already in place) to facilitate the egress of all construction vehicles and materials. (Such "entrance" culvert should negate most, if not all, damage to common areas and adjacent properties done by those vehicles).

Appeals Process:

If denied, FBPOA member has the right to appeal such denial to the Board of Directors at the next regularly scheduled Board Meeting.

***If you have any questions in regards to the ACC or its processes,
please feel free to call ACC Chairman (Board Member)
Bill Kilgore email - billkilgore@franciscobay.net***