

# FBPOA Architectural Controls Committee

## Website Info and ACC Review Form

*Effective - March 1, 2014, Revised October 17, 2021*

*Dear Francisco Bay Property Owner,*

*The Architectural Controls Committee (“ACC”) of our Francisco Bay Property Owners Association (“FBPOA”) has prepared this information and “ACC Request Review Form” in connection with your construction needs in our subdivision. Gary Barks ([gary@wallco.biz](mailto:gary@wallco.biz)) was removed as chair 11/5/2021 due to state law changes and a replacement will be appointed shortly. Robert Nichols ([robert\\_10219@msn.com](mailto:robert_10219@msn.com)) and Frank Steed ([fsteed@thesteedconsultancy.com](mailto:fsteed@thesteedconsultancy.com)) are the other chair members. Michael Stern ([mikehnr@yahoo.com](mailto:mikehnr@yahoo.com)) volunteered and the Board has appointed him to the ACC.*

*If and when you require review of New Home plans, existing home expansion, exterior additions/renovations, new outbuildings, new 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”).*

***Repair of existing structures does not require ACC approval (unless new concrete pour is involved), although repainting/reroofing with new colors/materials requires approval from the ACC.***

*Before any such construction, FBPOA members are required to fill out the ACC Request Review 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.***

***Note: we have determined the maximum allowed concrete load per truck to be 8 yards. Loads over 8 yards are subject to a \$4,000 fee per truck.***

**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** (SF of all home space (both air conditioned and non-air conditioned space including porches, driveways and garages at \$0.50/SF), (SF of sidewalks and yard fireplaces at \$0.25/SF) / **Existing Home Expansions (Additional SF only)** (365 days to complete; 90 day extension)

FEES: \$0.50 / EXTENSION FEE: \$0.25

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

FEES: \$100 / EXTENSION FEE: \$ 50

**New Outbuildings / Sheds** (SF of all space) (60 days to complete; 30 day extension)

FEES: \$0.50 / EXTENSION FEE: \$0.25/SF

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

FEES: \$100 / EXTENSION FEE: \$ 50

**New Docks** (120 days to complete; 30 day extension)

FEES: \$100 / EXTENSION FEE: \$ 50

**New Fences, Gates** (60 days to complete; 30 day extension)

FEES: \$ 50 / EXTENSION FEE: \$25

**New Concrete Pours** (sidewalks, firepits, patios, retaining walls - dependent on volume) (90 days to complete; 30 day extension)

FEES: \$ 10 per sq yard / EXTENSION FEE: \$5 per square yard

**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).***

Make sure your contractor/sub-contractors park on your lot, not adjacent properties!

Please make sure your general contractor is policing your lot and the lots around you for construction trash. Please follow the direction of the prevailing winds and you will find it!

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). ***FBPOA does not dictate size of culvert, but relies on builder/owner to determine.***

***Failure to submit ACC Request will result in daily fines until rectified.***

***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) Gary Barks email - [gary@wallco.biz](mailto:gary@wallco.biz)***