

FBPOA Architectural Controls Committee

Website Info and ACC Review Form

Effective - March 1, 2014, Revised December 12, 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. Chairperson and 2 additional members are indicated on our website (franciscobay.net).

If you are thinking 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 insure that your construction meets the guidelines set within our FBPOA Covenants, Conditions and Restrictions (“CCRs”) and By-laws.

Repair of existing structures does not require ACC approval (unless a 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 or determined not required, the check will be returned to the submitting member. An approved ACC Request is only good for 2 years.

NOTE: All funds collected as a result of this review process will be applied to our FBPOA Savings Account.

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.

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) **(365 days to complete; 180 day extension)** EXTENSION FEE: 1/2 of original fee

Existing Home Expansions (*Additional SF only* 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) / **(365 days to complete; 180 day extension)** EXTENSION FEE: 1/2 of original fee

Repaint/reroof - ACC Approval required
FEES: \$0.00

New Outbuildings / Sheds (SF of all space) **(60 days to complete; 30 day extension)**
FEES: \$0.50/SF / EXTENSION FEE: \$50

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

Any Concrete Pours Requiring a Commercial Truck Entering Francisco Bay (outside of new home construction or expansion of existing home,

as stated above) (sidewalks, firepits, patios, retaining walls -dependent on volume) (365 days to complete; 180 day extension)
FEES: \$ 10 per sq yard / EXTENSION FEE: \$50

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.

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 on a regular basis.

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, disapproval will be in writing and required amendments, changes or modifications needed to receive approval will be specified. 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 email or call the ACC Chairman.