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I. PREAMBLE

The Deed of Dedication for Presidential Lakes requires the Architectural Control Committee (ACC) to preserve the harmony of buildings, structures, and improvements with each other and with the general surroundings. It also requires the ACC to preserve the rights, interests, and welfare of all property owners with respect to the environment. To those ends, the ACC acts in the interests of all property owners to approve or disapprove all plans, specifications, improvements to property, and removal of any trees over 6 inches in diameter.

The ACC is required to approve in writing, before any work is commenced, all plans and specifications for any structure or improvement to be erected or moved upon any numbered residential lot. These procedures apply to all lot owners, their contractors, subcontractors, employees and vendors engaged to erect, construct, move, alter, convert, enlarge, or otherwise improve a structure or property on residential lots. Whenever there is a difference between minimum standards, dimensions, or provisions specified herein or in other applicable building or zoning codes, and those contained in other rules and regulations of PLPOA, the most restrictive and/or the highest standards will govern. The failure of the ACC to insist upon strict performance of any of these procedures shall not be deemed a waiver of any other of the rights and remedies, and shall not be deemed a waiver of any subsequent violations. The sole relationship between the ACC and the lot owner and between the ACC and the contractor as relates to procedures will be to review and ensure compliance with the PLPOA Deed of Dedication and the Construction Regulations. The ACC assumes no responsibility for or control of construction means, methods, techniques, schedules or costs. The King George County Building Inspector is responsible for review, approval, and compliance with applicable building code requirements.

Decisions made by the ACC will be made pursuant to these Construction Regulations and other governing PLPOA regulations.

II. CONSTRUCTION AND IMPROVEMENTS

- 1) No construction or improvements of any type will commence on any numbered lot by the owner or contractor unless the owner is in good standing with PLPOA. All applicable fees must be current, and the project must have written ACC approval.
- 2) Any later changes or additions to the plans after initial approval will require written ACC approval prior to those changes being commenced.
- 3) Applicants are expected to obtain any required building permit(s), by consulting the King George County Building Inspector. These must be posted at the site.
- 4) By the signatures on the application documents, the lot owners and contractors warrant that the construction will be in conformance with all PLPOA requirements, and that they understand and agree to all fees and deposits. PLPOA requirements are in addition to the King George and Commonwealth of Virginia applicable laws and codes.
- 5) The ACC will approve or disapprove a completed application package within 60 days of receipt, as required by the Deed of Dedication. The Application Package should be delivered in person to the PLPOA office or sent by registered mail to PLPOA, Inc. P.O. Box 186, King George, VA 22485. Applications with all required documents must be received 16 days prior to the scheduled ACC meeting.
- 6) The ACC may disapprove any plans, specifications, and details when:

- a) They are not in accordance with the provisions of the Deed of Dedication and Construction Regulations;
 - b) the design and / or color scheme is not in harmony with the general surroundings or environment;
 - c) the plans and specifications submitted are not complete;
 - d) the plans, specifications, details, or any part thereof are contrary to the interests, welfare, or rights of all or any part of the real property or owners.
- 7) Decisions of the ACC may be appealed by submitting a written request to the Board of Directors (BOD) within 30 days from the date of such disapproval. The BOD will conduct a hearing and make a decision within 60 days of receipt of the request for appeal. The decision of the Board of Directors is final.

III. HOME CONSTRUCTION

A. Single Family Homes

- 1) Homes shall be designed and sited to blend with the environment. Earth tone colors are required. Shades of white, very light earth tones which appear nearly white, and bright earth tones shall not be approved. For reference, approved colors shall be posted in the PLPOA office. Exterior walls of corrugated metal, a shiny metallic finish, or asphalt shingles shall not be approved.
- 2) Structures which have the appearance of a trailer or mobile home shall not be approved.
- 3) Structures which are plain, one story rectangular homes shall not be approved *unless they include a roofed front porch which is at least 6 feet wide and at least one-half the length of the house.*
- 4) Homes of similar appearance, including those that are slight variations of an identical or similar model or style of house, shall not be approved if they are within view of each other and/or within 5 lots on the same or adjoining streets.
- 5) Each side of any home shall be designed so as to prevent a blank wall façade. Use of a window, door, chimney, porch, deck, walkway, or evergreen landscaping shall be used (and included in architectural plans) to prevent a blank wall façade. If landscaping is used, it must be maintained and replaced if necessary.
- 6) House foundations must be continuous and foundation drainage must be adequate. All homes and deck / porch supports must be constructed on permanent foundations.
- 7) Roofs shall have overhangs of at least 12 inches on all sides of the structure, including garages and porches. Manufactured sunrooms and dormers are exceptions.
- 8) Roof slope shall be at least 5/12 for homes, porches, and garages. Sunroom roof slope shall be at least 3/12.
- 9) Roofing materials of corrugated metal, tin, or shiny metallic finishes shall not be approved.
- 10) Wood-burning fireplace chimneys and/or wood-burning stove flues must be equipped with screens to arrest sparks.
- 11) Concrete block exterior walls shall be parged and shall be colored / painted to harmonize with the home's exterior finish.
- 12) Lattice, landscaping or other methods shall be required to skirt porches and stairways based on aesthetic considerations.
- 13) Once home construction or a home improvement is started on any lot, construction must be substantially completed in accordance with plans and specifications as

approved by the ACC within 6 months. The structure shall appear complete from the outside; that final grading of the lot, driveway, and ditch-lines has been completed with suitable ground cover to prevent erosion; and that all debris, materials, and equipment have been removed from the lot.

- 14) Submit construction application with items listed on the application checklist.

B. Square Footage Requirements

- 1) Minimum finished square footage is as follows:
 - 1200 square feet – Non lake front (one story)
 - 1400 square feet – Lake front (one story)
 - 1600 square feet – Non lake front (two story and tri-level)
 - 1800 square feet – Lake front (two story and tri-level)
- 2) *Unfinished space* of any kind (basements, porches, decks, sunrooms, garages), *ARE NOT* included in the square footage requirements described above.
- 3) Split foyer homes are treated as follows: If finished space is split between 2 levels, than the home must meet the two-story home square footage requirements. If the finished space on the main floor meets the minimum square footage requirements for a one-story home, then the home meets the square footage requirements.

C. Set Back Requirements

- 1) Homes must adhere to the following set back requirements:
 - a) at least 35 feet from the front street
 - b) at least 30 feet from any side street
 - c) at least 15 feet from any interior lot line
 - d) at least 30 feet from the rear lot line
- 2) Other detached structures must meet the county's minimum set back requirements.

D. House Numbering

- 1) All houses shall have the street address displayed on the front of the house or at the property line, so that the address is clearly visible 24 hours a day from the street.
NOTE: THE STREET ADDRESS AND LOT NUMBER ARE NOT THE SAME.
- 2) When the street address is posted at the property line, it shall be placed on a natural-colored, rot-resistant 4 x 4 wooden post.

E. Mail and Paper Boxes

- 1) Natural-colored, rot-resistant 4 x 4 wooden posts shall be used to hold mail, paper, or integrated mail and paper boxes.
- 2) Posts shall be installed so that they stand vertically.
- 3) Mail boxes shall be black, wood or wood-covered. Paper boxes shall be made of wood.
- 4) Approved posts, mail and paper boxes may be obtained from the PLPOA Office. These are offered free to each lot owner during home construction. Replacement posts or boxes can be purchased from the PLPOA office.

F. Outside Lighting

- 1) Lights must be directed downwards, and diffused, shielded, or of low wattage.
- 2) Lighting fixture design shall be compatible with building architecture.

- 3) The type, color and quality of light must be consistent with other lights on the property and in the neighborhood.
- 4) In most locations, the following shall not be approved: exposed conduits or wiring; glare of such intensity as to adversely affect the use of adjacent property; bare-bulb floodlight fixtures; high wattage, commercial or industrial type fixtures in a residential area; and sodium vapor light sources.
- 5) Submit plans with the location and description (or picture) of proposed and existing lights, the home and any additional structures, and lot lines.

G. Modular Home Setting Requirements

Builders of modular homes shall set the house modules from the driveway and drain field clearings, to preserve the trees and natural habitat on the lot.

IV. DURING CONSTRUCTION

A. DIRT MOUNDS

Temporary piling of dirt, from excavation and rough grading after completion of construction, shall be done in a manner so as to prevent tree and erosion damage. Mounds of dirt shall be hauled away or fine-graded on the site, prior to completion of construction.

B. CONSTRUCTION SITE CONTROL

- 1) The property owner and contractor shall exercise prudent construction and site control practices during PLPOA construction. They shall be responsible to control the construction process, to prevent environmental, common property, public health, safety, or maintenance problems for PLPOA.
- 2) A portable toilet will be required unless the ACC Inspector waives this requirement in writing, per the application approval letter.
- 3) The site will be kept clean at all times.
- 4) PLPOA reserves the right to correct a problem at it's discretion, if the problem is urgent or if there is a lack of responsiveness on the part of the applicant. These problems include, but are not limited to:
 - a) erosion of dirt into ditches or roadway
 - b) litter / general clean-up needed
 - c) concrete / dirt / gravel materials spilled or tracked onto road
- 5) Administrative and corrective costs to PLPOA shall be charged to the offender.
- 6) No work of any type shall begin before 6:00 AM on weekdays or before 8:00 AM on Saturday or Sunday. No outside construction activities shall be done on Sundays. All construction noise will cease by 9:00 PM.
- 7) Burning is prohibited. Trees, brush and stumps shall be hauled away, converted into mulch by using a chipper, or cut and stacked as firewood at the applicant's discretion.
- 8) All signs in PLPOA shall be approved by the ACC.
- 9) Nailing signs to trees is prohibited.
- 10) Builders signs are to be removed within 2 weeks after completion of the building. If not removed within that period, PLPOA personnel may remove and dispose of the sign at the Applicant's expense.

- 11) All construction within PLPOA must comply with the Virginia Uniform State-Wide Building Code. Inspections are made by the King George County Building Inspector or his designee.
- 12) A building permit must be obtained from King George County and posted clearly on the construction site.
- 13) Inspections and written reports by the ACC's Inspector will be made as part of the construction process.
- 14) Compliance with the Application Package, as approved by the ACC, is mandatory. Only complete applications will be considered for review at ACC meetings.

Although inspections will be made in a thorough and workman-like manner, neither the ACC, PLPOA, Inc. nor any of its employees shall be responsible for any defects in construction or other work done on the building projects.

V. CULVERTS, DRIVEWAYS, SITE CLEARING, AND GRADING

A. Site Clearing

- 1) *Flags and ribbons shall be used to accurately and clearly locate the position of lot lines, house, walkway, septic system, driveway, and utility runs prior to submission of the application package.*
- 2) An erosion control plan will be submitted when any of the following exist:
 - a) Disturbed areas have a slope greater than 2%
 - b) There are unusual site conditions, such as a drainage ditch or stream bed.
 - c) There is excavation for a basement.
- 3) Erosion Control Plans shall show any natural swales or ditches, and indicate any severe slopes on the site. Use X's to indicate location of straw bales and a heavy single line to depict a silt fence.
- 4) Gravel shall be placed on all driveways immediately after clearing and maintained throughout construction, to prevent mud and dirt from being tracked onto roads.
- 5) Tree preservation is essential in maintaining our lake / wilderness environment and wildlife habitats. Our trees are protected by the Deed of Dedication, and are integral to the aesthetic attraction of the community and to maintaining property values. A Tree Preservation Plan and Deposit shall be submitted with each application package.
- 6) Yellow ribbon shall be tied (approximately every 5 feet) around trees or stakes to mark the edge of areas to be cleared. The trees with ribbons and stakes shall not be removed during site clearing. They facilitate PLPOA inspection of the site for compliance with the tree preservation plan. Site markings shall directly correlate with the marked areas on the Tree Preservation Plan. Trees and vegetation outside the perimeter or ribbons are to be preserved.
- 7) Clearing of the lot is prohibited, except for the areas required by the driveway, house, septic system, and the walkway. The minimum tree and natural vegetation buffer zones are as follows:
 - a) 10 feet minimum inside the property line adjoining other lots.
 - b) 15 foot minimum inside the property line adjacent to roads.
- 8) When a waiver of the above requirement is needed, it shall be requested of the ACC at the time of application.

- 9) No living tree over 6 inches in diameter at a height of 4.5 feet above ground shall be cut from any lot without the written consent of the ACC.
- 10) Cutting trees or destroying wildlife habitat for a view of the lake is prohibited.
- 11) Removal of other trees is limited to dead or diseased trees in danger of falling and creating a hazardous condition.

B. Driveways

- 1) Driveway grade shall match the street grade at the point where the shoulder drops off to the ditch to maintain positive drainage from the road driving surface over the shoulder and to the ditch.
- 2) Driveway shall be of suitable material for all weather use and shall prevent erosion. During construction, the contractor will be responsible to remove mud and debris that spills onto the roadway.
- 3) Driveway width shall not exceed 18 feet, for homes with 2 car garages. The parking area shall provide space for two-car parking.

C. Culverts and Ditches

- 1) A culvert meeting the VDOT minimum standards shall be installed prior to the start of construction, unless written waiver is granted by the ACC.
- 2) Culverts shall be installed so that the driveway surface, along the lengthwise centerline, when topped with stone or surface treatment shall be at street grade or *slightly lower* than the road surface at the road shoulder.
- 3) The applicant shall be responsible for properly cleaning out, forming and grading any ditch line, installing and maintaining proper erosion control until the ditch line has stabilized, and seedling and strawing the ditch line to obtain permanent ground cover. These actions shall occur immediately after clearing the driveway.

VI. UTILITIES

- 1) It is the applicant's responsibility to *perform up-front coordination and planning with each utility company*. The applicant shall have the lot surveyed and ensure that the plans *show the location of utility boxes* in relation to the house, lot lines, etc. Coordination shall be done by the applicant with the utility companies to ensure that boxes are located and sited properly, and that they blend in with the surrounding vegetation.
- 2) To ensure that trees are preserved and that there is minimal disturbance of the environment during construction, the applicant shall ensure that utility lines run along areas already cleared for the driveway, septic system or walkway.
- 3) Utility Poles are prohibited in sections 1 – 13.
- 4) The applicant – not the Power company – is responsible for installing the line from the transformer box to the house.
 - a) Electric power line runs shall be coordinated and planned to run along the utility right-of-way and the driveway or drain-field, to preserve trees and the natural habitat. Power lines shall be included on the site plan.
 - b) Cross-road utility installations require prior ACC approval. Submit a to-scale drawing showing the entire line run in writing to the ACC.
 - c) The road system in which the utility installation work has been performed shall be restored to the original or better condition. Disturbed rights of way shall be

reformed, re-graded, raked, seeded, and strawed. Erosion control measures shall be taken until the area stabilizes, and then removed.

VII. OTHER CONSTRUCTION

A. Additional Structures

- 1) Structures shall be constructed and sited to blend in with the existing home and surrounding environment.
- 2) Siding and roofing shall complement the existing home in both color and materials. Metal and “metallic” appearing structures are prohibited. Framing for “all glass” sunrooms shall not appear metallic and shall complement the existing home.
- 3) Roof pitch on sunrooms shall be at least 3/12. Garages and porches shall have at least a 5/12 roof pitch.
- 4) Garages and porches shall have at least 12 inch overhangs.
- 5) The minimum set back requirements for these structures shall conform to county requirements.
- 6) Submit a to-scale site plan showing location and dimensions of the structure in relation to the house, lot lines, driveway, and utility easements. Include a to-scale diagram of the structure (with picture if possible) with a description of the foundation, color samples of siding, door, trim and roof; and a description and location of outside lights.
- 7) Submit a tree preservation plan and erosion control plan if trees shall be removed or if excavation shall be performed which might cause an erosion problem.

B. Antennae and Satellite Dishes

- 1) Satellite dishes larger than 1 meter in diameter must be approved by the ACC.
- 2) All other antennae (traditional antenna and satellite dishes 1 meter or less in diameter) shall be placed where they are not visible from the street, unless necessary to gain an acceptable signal. If an antenna or dish must be placed in a location visible from the street to gain an acceptable quality signal, the lot owner must give notice to the ACC, which may require the device to be painted to blend in with the surroundings.
- 3) Only trees (located on the lot owner’s property) that are in direct line-of-sight may be removed, if necessary, to gain an acceptable quality signal.

C. Pet Enclosures and Homes

- 1) The construction of pet homes is governed by existing regulations regarding sheds.
- 2) The construction of pet enclosures (except kennel-type enclosures) is governed by existing regulations regarding fences.
- 3) Kennel-type enclosures:
 - a) Shall not be easily observable from any common area (green area, lake, roadway, etc.) Landscaping shall be used to ensure these enclosures are hidden from all views during all seasons.
 - b) Shall be set back at least 15 feet from any property line.
 - c) Shall not exceed 20 feet in length, 10 feet in width, and 6 feet in height.
 - d) Shall be built using sound building techniques (i.e. properly aligned, neatly constructed) and must be maintained.

- e) Chain-link enclosures are permitted, as long as they are *fully camouflaged during all seasons* as described above.
- f) Submit a to-scale diagram indicating design, dimensions (height, distance between posts, perimeter), and top view showing fence run and measurements relative to the house, lot lines, and utility easements. If trees are to be removed, a tree preservation and erosion control plan must be included. If stain desired, indicate color choice.

D. Fences

- 1) Shall be of open design (i.e. split rail, half-round, corral-type, picket – see below for definition of picket fences). Privacy fences are permitted only when necessary to screen hot tubs and pools, and for lots with views of non-Presidential Lakes property.
- 2) Shall be built using sound building techniques (i.e. properly aligned, neatly constructed) and must be maintained.
- 3) Shall be constructed of natural-colored, rot-resistant wood. If desired, fencing may be stained an earth tone, however, shades of white shall not be approved. Chain link fences are prohibited.
- 4) If desired, heavy gauge wire (i.e. 14 gauge) in black, brown, or dark green may be attached to the inside of the fence.
- 5) Shall be no higher than the following from the finished grade: 4.5 feet for back yard fences and 4.0 feet for front yard fences, except picket fences which are defined as follows: no taller than 3.5 feet tall with at least 3 inch wide pickets and at least 3 inch spacing between pickets. Privacy fences may be no taller than 8 feet.
- 6) Non-seasonal landscaping shall be required along all front yard and privacy fences, and may be required along other fences.
- 7) Submit a to-scale diagram indicating design, dimensions (height, distance between posts, perimeter), and top view showing fence run and measurements relative to the house, lot lines, and utility easements. If trees are to be removed, a tree preservation and erosion control plan must be included. If stain is desired, indicate color choice.

E. Docks

- 1) Docks shall adhere to the following standards:
 - a) Protrusion of a dock from the shoreline shall be no more than 10 feet and no more than a 4 foot wide walkway.
 - b) The length of a shoreline or bank dock shall be no more than 12 feet along the shoreline.
 - c) Natural-colored, pressure treated lumber shall be used and preserved appropriately.
 - d) Overhead structures are prohibited on a dock.
- 2) Submit a to-scale drawing detailing the dimensions of the dock, the pier configuration, and the engineering approach to be used in construction. A site plan, tree preservation and erosion plan are required.
- 3) Boathouses are prohibited.

VIII. EXTERIOR CHANGES TO EXISTING HOMES OR OTHER CONSTRUCTION

Written ACC approval is required when *any exterior modifications* are planned, to include changes to the roof, walls, or trim.

IX. APPLICATION PROCESS

- 1) ACC meetings shall be scheduled on the last Wednesday of each month.
- 2) All applications for home construction must be received in the PLPOA office *no later than 16 days prior to* the next scheduled ACC meeting. All necessary fees and deposits must accompany the application, in order for the application to be considered complete. The General Manager will log the date and time when each application has been received.
- 3) The ACC Inspector shall review the application package and perform a site inspection for each application package. A letter will be mailed to the applicant, no later than 10 days prior to the ACC meeting, if additional information is needed before the application can be submitted for ACC review.
- 4) Applications which are not complete at the time of the ACC meeting will not be considered for review. A letter will be mailed to the applicant no later than 5 business days after the ACC meeting, to notify the applicant of the ACC's decision.
- 5) Applications for uncomplicated home improvements, such as fences, pet enclosures, sheds, etc. must be received in the PLPOA office no later than 8 days before the next meeting.

X. APPLICATION FEES AND DEPOSITS

Application fees and deposits are designed to support the costs associated with the home construction process. In addition to home construction, fees are required when submitting applications for any additional structure that is greater than 1000 square feet. Payments shall be submitted at the time of application.

Application Fee:	\$250.00	
Construction Fees		
Road Impact Fee:	\$1,000.00	(non-refundable, 50% due with application and 50% due after the home is built, after the final ACC inspection has been completed, after receipt of occupancy permit, and prior to settlement.)
Tree Deposit	\$500.00	(refundable)
Construction Deposit	\$500.00	(refundable)
Utility Deposit	\$1,000.00	(refundable, only required when installing utility lines across a road)

The application fee and 50% of the road impact fee shall be paid by cash or check at the time of application. Tree, construction and utility deposits shall be paid in cash or by check at the time of application, or they shall be covered by an irrevocable line of credit. Builders who elect to build multiple homes at the same time may submit \$10,000 to cover the non-refundable deposits for 5 home construction applications.

If a home construction application is disapproved after administrative review by the Inspector, a \$50.00 processing fee shall be withheld. The remainder of the fees shall be returned to the applicant. Resubmission shall require that another application be submitted, as a first-time application.

If an application is disapproved after ACC Review, the entire \$250.00 fee shall be withheld. The remainder of the fees shall be returned to the applicant. Resubmission shall require that another application be submitted, as a first-time application.

Damages resulting from construction, including: tree damage, damage from unapproved changes to the approved application plans, road damage, and other damages to the community or properties shall result in the forfeiture of all or some of the deposits. Other properties shall include other properties under construction by the applicant.

The remaining 50% of the road impact fee is due after the house is built, the final ACC inspection has been completed, after receipt of occupancy permit, and prior to settlement.

After the final inspection by the ACC Inspector, remaining deposits will be returned. Applicable deposits shall be withheld until any outstanding violations pending against the property are resolved.