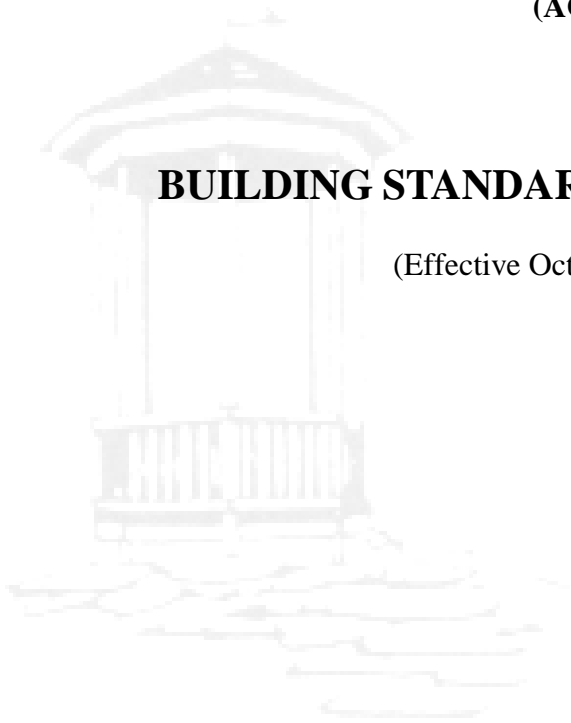


**LOST BRIDGE VILLAGE
COMMUNITY ASSOCIATION, INC.
(LBVCA)**

**Architectural Control Committee
(ACC)**

BUILDING STANDARDS AND PRACTICES

(Effective October 15, 2014)



PREAMBLE

This document is a carefully crafted set of guidelines, requirements and expectations that are intended to define architectural principles and styles and ensure the valued integrity of this community. It is the duty of the Architectural Control Committee (ACC) to oversee and enforce these Building Standards and Practices in an effort to promote safety, comfort and beautification of Lost Bridge Village.

BUILDING PROJECT PROCEDURES

The completion and submission of a Building Project Permit Application with appropriate attachments and fees, and its approval by the Architectural Control Committee, is required prior to any site preparation or other construction activities at the building location. You should contact the LBV Water and Sewer District for information regarding plumbing inspection fees, and, where water and sewer services are available, for connection and/or other fees that may be required.

This document will provide the information required for your use in obtaining ACC approval to build, install, or remodel a home, deck, outbuilding and other structure in Lost Bridge Village (LBV). The appropriate forms must be completed, signed by both the owner(s) and builder, and submitted to the LBV office with all required attachments, plans, and fees. Incomplete applications will not be considered. When the application package is complete, a meeting with an ACC member will be scheduled for review and action. The ACC, which consists of Lost Bridge Village property owners, normally meets on the first Monday of each month at 9:00 am or as needed in the village offices located just north of the Lodge on Whitney Mountain at 12477 Lodge Drive. If the first Monday is a holiday, an alternate date, such as the first Tuesday, will be scheduled. The committee is charged with enforcing the Lost Bridge Village Declaration of Covenants, Conditions, Restrictions, and Reservations 2013 Articles X, with establishing building standards and practices to protect the interests of homeowners, with reviewing building applications and plans for conformance to those regulations, and with approving or rejecting applications based upon their merits. Neither the ACC nor the LBVCA shall be responsible for the workmanship, safety, quality or conformity to contractual specifications of any permitted construction. Those issues are a matter between the owner and the contractor.

Before submitting a Building Project Application, owners and builders should familiarize themselves with the building guidelines and requirements listed in this document and with those covered in the LBVCA Covenants, Conditions, Restrictions and Reservations (2014) (hereinafter known and referred to as The Covenants). All applications must be signed by both the Owner(s) and Builder and/or Installer.

You and/or your Builder/Contractor should attend the ACC meeting at which your application will be reviewed. The purpose of this meeting is to eliminate any misunderstandings and will facilitate the review process. However, if you cannot be present to discuss your plans in person, and your builder cannot represent you at the meeting, the committee will act on your application and advise you of the results of its review. Any proposed significant changes to approved plans *may result in additional fees, and* must be approved by the ACC before they are implemented.

Current ACC members as of October 15, 2014:

Trustee	Jon Testut	479-531-8164
Chairman	Gary Hearron	479-359-9933
	Wally Ake	914-490-5039
	Robert Wright	479-372-5513
	Hugh Wagner	479-359-0021
	Richard Brundage	479-644-4083
	George Naidl	479-359-3359

BUILDING GUIDELINES

Each building plan submission will be analyzed to determine the appropriateness of the proposed sizes, architectural style, materials and color, and the overall effect that such an improvement would have upon the neighborhood and Lost Bridge Village. The ACC will give consideration to the overall building site as well as to the proposed building, will try to promote the maximum retention of trees on the site, and will consider the positioning of each new home with respect to adjacent homes. The following General Building Guidelines have been established:

- All architectural styles will be considered, but there is strong preference for residential designs which incorporate wide roof overhangs, outside balconies or decks, and architectural styles where these would be appropriate.
- New materials and new systems of construction will be given careful consideration. The Committee may require the submittal of samples of such proposed items before making a final decision regarding approval. Each will be evaluated upon its own merits. However some systems, or manufactured materials which attempt to substitute for natural materials, may not be approved.
- Insofar as practical, exterior-building materials should be indigenous to the area. For instance, stone should be native stone; and brick, though not a native material, may be approved if it is of a color and texture appropriate to the rural motif. Exterior finish colors should blend with those that occur in nature. Stains are preferred to paint; stone to brick; earthy colors in brown, green, and yellow are preferred to white, bright or vivid colors.

BUILDING CODES

Building projects must adhere to The Covenants, and must also be in compliance with the following applicable building codes as adapted by the State of Arkansas:

International Building Code- 2000
National and Arkansas State Electrical Codes
Arkansas State Plumbing Codes
Arkansas State Mechanical Codes -- HVACR
Arkansas State Dept. of Health Bulletin #9--Septic Tank Design
Benton County Rules of Construction

BUILDING SIZE

New residential construction must have a minimum of 1500 square feet of living area. New conventional construction on Mobile Home Lots (also known as Forest Hills Subdivisions, listed in Exhibit A of The Covenants) may have a minimum of 1200 square feet due to the smaller size of many of the lots in these areas. As long as setback requirements are met, there is no firm

maximum number of square feet of living area on any lot in LBV. However, the ACC may disapprove a Building Project application if it believes that the proposed size or configuration of the home would have a detrimental effect upon other residences in the area or that it would be otherwise inappropriate as an addition to LBV.

GARAGES, CARPORTS AND DRIVEWAYS

All plans for new construction in any improved LBV subdivision shall include provisions for off street parking, and a garage or carport which will accommodate at least one vehicle. (See Driveway Standards)

DETACHED GARAGES, CARPORTS, OUTBUILDINGS and BUILDING ADDITIONS

Detached Garages and Accessory Buildings are permitted, but are not encouraged, and if approved, must match the residence in appearance. The type of windows, type and texture of siding, paint colors and roofing materials are to match the residence as closely as possible. (See Outbuildings)

The determination of allowing a detached garage or other building depends in part upon the proposed location, size of the building, size of the lot and contour of the lot. The use of tarps or canvas to be hung as a wind and weather barrier on carports is not permitted. If converting a carport or garage into living space, usual Building Project procedures apply. The Building Project Application must be accompanied by plans for a new garage or carport and off street parking, and for improved subdivisions of LBV, a hard surface driveway which meets the specifications in Driveway Standards section.

Building additions and add-ons must match the original residence in every way possible. Windows, siding, paint colors and roofing materials are to match the original residence. If roofing materials cannot be matched, it is recommended that the entire residence be re-roofed.

CONSTRUCTION ON MULTIPLE LOTS

If you plan to build on two or more lots and one or more buildings will be constructed across the common property line between two lots, you must obtain a release of the five-foot utility easements from the LBV Water and Sewer District and from the LBVCA Board before the ACC will review your application for a Building Project Permit. The first step is to complete a Request Form for Release of Easements and submit it to the Water and Sewer office at 12122 East Airport Road -- Phone: (479) 359-3697. If the request is approved by that authority, you must then submit the form to the LBV office along with an Application Fee, a Building Project Fee and a Performance Deposit.

TIME FOR COMPLETION OF BUILDINGS

Any single family structure, garage, or outbuilding permitted which shall be erected upon any lot of the properties covered by The Covenants shall be completely finished and ready for occupancy within eighteen months after the issuance of a County Building Permit. Owners or Builders who believe that additional time will be needed to complete new construction due to site preparation problems, building size or complexities should request an extension of time from the ACC Chairmen. However, if a need arises during construction, later written requests by the owner for an extension of time for completion will be considered by the ACC.

CONSTRUCTION DRIVEWAY

During construction of an Improvement on any lot, builders shall use reasonable care and shall provide adequate gravel access to and from the construction area to prevent mud, dirt and debris from being brought onto streets.

STREET CLOSURES

In those rare situations where a brief temporary street blockage by a vehicle is required for the delivery of construction materials, the driver must be available at all times to move the vehicle if it is necessary for an emergency vehicle to pass. The Builder or Contractor shall provide temporary signage at both ends of the street to notify other drivers that the street is temporarily closed. Such signs shall be promptly removed when no longer needed.

OUTBUILDINGS

Outbuildings or accessory buildings, such as detached garages, or storage buildings, *may* be permitted on properties upon which a single-family structure has been constructed. A Benton County building permit is required if electric or plumbing is included, and/or if the floor area exceeds 200 Square Feet. In the event that a lot of a multiple lot property containing only an accessory building is sold separate from the lot containing the residence, the new owner must begin construction of a single-family dwelling or remove the accessory building from the lot within six months.

FEES AND DEPOSITS

Fees and deposits are found on the Building Project Fees and Performance Deposits section of this document. The Performance Deposit is *normally* fully refundable to the property owner after an ACC Final Approval, and an approved Benton County Final Inspection and the issuance of a final Certificate of Occupancy. However, LBVCA may use all or part of the deposit to complete or remove un-completed construction or to repair damage to building lots, culverts or roads. In any event, this deposit is automatically forfeited if construction has not been completed within 18 months from the date the Benton County Building Permit was issued, unless a time extension is requested in writing by the owner and is approved by the ACC. In addition to new construction, significant re-modeling projects, involving structural, electrical or plumbing changes, or which increase or seriously alter existing living space or the exterior appearance of the original structure may also require a Building Permit and inspections. Contact the ACC.

INSPECTIONS

All new construction within the boundaries of Lost Bridge Village shall be subject to scrutiny, oversight and Final Approval by the ACC or its agents for compliance with codes, covenants and restrictions. Termite pre-treatment is required. Owners and/or general contractors must make requests for the following inspections to be made by Benton County Building Inspector:

- FIRST:** Site placement, reinforcing, footings, poured or filled walls or slabs before concrete is poured -- note plumbing inspection information below.
- SECOND:** Electric rough-in (prior to insulation/dry wall) framing, roof, mechanical.
- FINAL:** Interior-- Functional check of electrical, HVAC, plumbing, mechanical services and safety requirements.
Exterior--Finish, decks and railings, grade, driveway & walks, ditch, culverts, cleanup and proper street address number legible from the street.

PLUMBING INSPECTIONS

Plumbing Inspections are required for all plumbing installations in Lost Bridge Village--even in sections of the village currently without water or sewer services. Those services are performed by representatives of the LBV Water and Sewer Districts. Information regarding tap fees and installation of water and sewer service (where available), and information regarding Plumbing Inspections and fees **must** be obtained from the LBV Water and Sewer District Office. **A paid receipt for any fees due to the Water and Sewer District must be attached to Building Project Applications.**

MANUFACTURED HOUSING

According to criteria specified by the U. S. Department of Housing and Urban Development (HUD) in its July 2000, program revision, the term Manufactured Housing includes two different types of factory built housing. The terms “mobile home” and “manufactured home” are both applicable to one type of unit. The other type of unit is termed a “modular home.” Both types of units are built in the controlled environment of a manufacturing plant and are transported in one or more sections to the home site; however, there is a significant difference between the two types of homes.

A “manufactured home” (mobile home) is brought to the home site and set on a foundation system. Only the truck pulling the home returns to the factory. On this type of home, the trailer is a structural part of the dwelling. “Manufactured homes” (mobile homes) are no longer permitted on any lot in LBV, however, existing mobile homes may be remodeled. When a mobile home is removed from a property, it may not be replaced in kind.

A “modular home” is brought to the building site on a trailer and the home is removed from the trailer and set on the foundation. The trailer is then returned to the factory when practical. Modular homes meeting size and other requirements in the ACC Building Standards and Practices for new construction and in the covenants may be placed on any lot in Lost Bridge Village. Modular construction is treated the same as for stick-built homes, and the majority of inspections for that type of new home construction will apply.

MOVING EXISTING HOMES

No existing structure located inside or outside of Lost Bridge Village may be moved onto any LBV lot or property.

DOG RUNS

A fenced area for pets at the side or back of the residence may be acceptable as long as it meets fencing requirements detailed in the Declaration of Covenants. ACC approval for such an installation is required. Requests for approval of dog runs must include details of construction and a plot plan showing the planned location on the owner's lot. The area should be inconspicuously located on the property, must have a concrete or gravel floor and should be kept clean at all times. If the dog run is proposed in conjunction with new construction, the area must be identified on the construction plot plans and must be completed prior to final inspection.

SURVEYS

Property owners applying for a Building Project Permit for new construction or a significant expansion of existing buildings shall acquire a complete new survey of the property and must attach a copy to the Building Project Permit Application. The Owner/Builder will need to locate markers for the lot corners in order to determine proper placement of buildings to meet setback requirements. The ACC will need assurance when the Plot Plan is submitted and reviewed that

these requirements will be met. The markers must be flagged or otherwise plainly visible for the ACC Building Inspector to complete the first construction inspection.

SWIMMING POOLS

Swimming Pools or wading pools may not be constructed without prior written approval by the ACC and Benton County. Pools are not allowed in front yards. Submitted plans are reviewed to ensure that construction meets minimum life safety requirements and the project is in compliance with ACC Building Standards and Practices including setbacks. Swimming pools must be enclosed by fencing and shall, in all respects, comply with the Ordinances and Building Code of Benton County. Devices used in connection with the swimming pool, including the filter and circulating pump, shall be located inside the required fence and concealed from view in an approved storage shed or other enclosed building. Any permitted enclosure or fence surrounding a swimming pool area or any courtyard shall have a visible exterior surface that is aesthetically pleasing.

GENERAL RULES REGARDING CONSTRUCTION ACTIVITIES

PERMIT BOARDS

The Benton County Building Permit must be posted on a board attached to a fence post or other appropriate stake visible from the road, and must remain on the job site readily accessible to the ACC Inspector from the first through final inspections. The only other items that may be displayed on this board are the Record of Inspections and the contractor's name and State of Arkansas License Number.

HOMEBUILDER'S LICENSE AND INSURANCE

It is mandatory that all General Contractors have an Arkansas Residential Homebuilder's License, which requires Workers Compensation and Liability Insurance. A copy of the document which verifies that the License is current must be presented to the ACC with the Building Project Application. An owner who acts as general contractor should also make certain that all subcontractors have Liability Coverage and, if required by law, Workmen's Compensation Insurance before permitting them to work on the jobsite. **Owners who act as contractors to build their own home must fully comply with the requirements and provisions of the Arkansas Residential Homebuilder's Act.**

SITE PREPARATION FOR RAINWATER CONTROL

Provisions for adequate and appropriate drainage must be made by the builder to prevent current or future water run-off problems on the site, on adjacent sites or in the street drainage system. Water drain-off from driveways and parking areas may require the construction of a grated culvert (box trough) at the bottom of the driveway or an upper channel to run the water off at an angle down to the ditch. The main objectives are to prevent water run-off from parking areas and driveways from forming a 'spillway' and cascading across the street onto the lower level lots, and to prevent gravel and dirt from filling the ditches, restricting the normal water flow.

SETBACKS

No building shall be located nearer to the front lot line than 20 feet, nor nearer to either side line of the lot than 10 feet. When these requirements create an undue hardship upon the owner, a variance may be requested in writing and may be taken under consideration by the ACC. The LBV Board of Trustees must concur with ACC recommendations regarding requested variances to setbacks prior to the issuance of a Building Project Permit. In no case shall construction infringe upon the 5-foot utility easement along all property lines.

TEMPORARY STRUCTURES

No structure of a temporary character, no trailer, basement, tent, shack, garage or other outbuilding, and no truck, trailer, camper or other similar device shall be used on any property at any time as a residence, either temporarily or permanently and specifically during a construction project.

SANITARY FACILITIES

A minimum of one portable toilet shall be provided and appropriately serviced and maintained at each residential construction site during the entire construction period. Toilet facilities must be on the job site at the time of the footing inspection and must be located within the property lines of the lot and not on a street right-of-way, and must be removed within 30 days of completion of project (CO).

DECKS, PORCHES AND BALCONIES

The Building Code requires, among other specific guidelines, that decks, porches and balconies located more than 30 inches above the floor or grade below shall have appropriate guards not less than 36 inches in height. Porches and decks enclosed with insect screening shall also be provided with appropriate guards.

CULVERTS AND DITCHES (Excerpts from Section H of Benton County Blue Book)

Property Owners constructing private driveways or other accesses connecting to a county road shall furnish a drainage tile of appropriate size (average 18 inch diameter) and length as determined by the (County) Road Department at no cost to the property owner.

Property owners are requested to assist in keeping tiles open and free from obstruction. Property owners and/or other persons shall not obstruct a ditch with dirt or gravel or other material to gain access to a county road. Violation of this provision shall result in a fine of \$50.00 per day for failure to correct a violation after written notice from the County Judge or County Road Department. Tile must be corrugated pipe.

JOB SITE DEBRIS POLICY

A dumpster is to be provided and used at all new construction or major remodeling job sites. Construction job sites shall be cleaned and cleared of debris daily. This includes paper products, insulation, plastics and foam--whether used in the construction process or received as packaging materials. All work sites must have a trash receptacle for the proper disposal of small items of litter, such as cans, bottles, candy wrappers, food cartons, paper cups and smaller building material waste. Heavy waste materials, such as wood, brick, etc., may be temporarily stacked in a pile until it is practical for them to be removed from the site. Larger building materials must be kept in a neat and orderly manner. Cut trees, logs, branches and brush must be disposed of at a proper dumpsite outside of Lost Bridge Village properties as soon as possible. No building material of any kind shall be placed or stored upon any lot before a Building Permit has been issued. No building material or trash of any kind shall be placed upon any lots, streets or easements and none shall be burned in Lost Bridge Village. The dumping of waste along roadways or other areas of the LBV is strictly prohibited. Final cleanup of building debris, including the removal of dumpster, is to be completed within 30 days of project completion. Builders are responsible for stopping drivers from DUMPING CONCRETE IN DRAINAGE DITCHES, and the removal of any such material will be the sole responsibility of the Contractor or the Owner/Builder.

WATER AND SEWER CONNECTIONS AND FEES

In areas of LBV where these services are available, the Owner or Builder must contact the office of the Lost Bridge Village Water and Sewer Districts to determine procedures and fees. Builders must arrange for water and sewer taps at the appropriate time in the construction process. Fees for these services and for plumbing inspections will be in addition to those listed on the Building Project Fees and Deposits section of this document and such fees and deposits must be paid in advance. A receipt for any fees due to the Water and Sewer Department must be attached to the Building Project Permit Application.

OCCUPANCY PERMIT

Owners (or others) may not move in, or move furniture into the new dwelling before a Certificate of Occupancy (CO) is issued by a Benton County Building Inspector and Final Approval is obtained from the ACC. No Certificate of Occupancy shall be issued until all structures, including the residence, outbuildings, garages, carports, sidewalks, and driveways, shown on the approved and permitted plan are substantially complete. When the Final Inspection requirements are satisfied, the regular Certificate of Occupancy will be issued and the property owner may then apply for a refund of the Performance Deposit.

VARIANCES AND EXCEPTIONS TO THE COVENANTS AND BUILDING STANDARDS AND PRACTICES

Written requests for variances from established rules, regulations and procedures will be considered and may be approved by the ACC. Written requests for exceptions to policies or covenants may be considered and may be approved by the LBVCA Board of Trustees.

RESIDENTIAL BUILDING GUIDELINES

The following are minimum specifications for home planning and construction in LBV:

FOUNDATIONS

Footing 16" wide, reinforced with two #4 rebar and poured on solid ground at or below the local frost line, which is 18" deep.

Walls poured concrete 8" thick reinforced with #4 rebar 18" o.c. vertically and 12" o.c. horizontally or 8" concrete blocks. If block walls are over 4 feet high, use #4 vertical rebar at 36" o.c. and grout the cells. For walls over 7 feet high and resisting backfill pressure, use 12" blocks with vertical rebar and grout all cells.

Decks Plans for all decks must be submitted for review by the ACC, and must show details for guardrails and stairs, and for all materials, footings and deck support sizes and placements.

WALLS

Framing 2 x 6 @ 16" o.c. is recommended.

Siding Plywood, vinyl or aluminum siding that simulates wood siding, or horizontal lap-board style steel siding with wood grain effect is usually acceptable. Stone and brick veneer may be approved, and other new materials will be considered as they become acceptable to the building industry. Corrugated sheet metal or other metal siding is not acceptable on residences or accessory buildings and will not be approved beginning 02/01/09. Metal structures on LBVCA Common Property (meaning Non Residential lots) to be used as service structures (such as a Maintenance Building) may be permitted with a request for a Variance from the LBVCA Architectural Control Committee. These structures should be of a non-continuous corrugated type metal & painted to meet

aesthetic appearance, simulated wood grain being preferred. (Barn style washboard galvanized metal is NOT permitted.)

Insulation - Floors over crawlspace -- R-11 (3-12" fiberglass)

Walls -- R-11

Ceilings -- R-19 (6" fiberglass)

Finish - Sheetrock - 1/2" Walls, 5/8" ceilings, 1/2" firecode type X for walls and/or ceiling between house and garage

ROOFS

Materials 30 year Architectural Shingles are strongly recommended. Metal roofing is allowed.

WINDOWS

Construction Wood, Vinyl or Aluminum with insulating double-paned glass

DRIVEWAYS STANDARDS

Hard Surface driveways are required in all improved subdivisions of LBV and are recommended with all new construction projects. The material shall be reinforced concrete or hot mix asphalt, approved by the ACC. Driveway entrance from street shoulder shall have a 10 ft. radius, both sides. Driveway lengths are generally 18-20 feet of length for each car or truck. Walk around room at the bottom of the drive should be 3-5ft. Plan driveways with a minimum of 10 feet of width for each vehicle, using wider spacing for easier walk-about space between vehicles. (Suggested minimum lengths x widths: Single Driveway: 20x10; Double Driveway: 20x20; Triple Driveway: 20x30 feet). Other variations allow for a turnaround slab or an 8-foot width at the street that widens at a two-car (or more) garage.

Where drainage ditches exist, ditch sections upstream and downstream from driveway shall be shaped to properly direct drainage culvert to meet ditch grade and flow line. Culvert size shall be sufficient to handle ditch drainage. 18 inch minimum diameter recommended.

Street shoulders and side slopes that may have been disturbed by construction shall be properly restored to original by builder.

BUILDING PROJECT FEES and DEPOSITS

(Submitted with application)

BUILDING PROJECT APPLICATION FEE **\$50**

NEW CONSTRUCTION

<u>Habitable Area (square feet)</u>	<u>Building Project Fee</u>	<u>Performance Deposit</u>
1500-2499	\$600	\$3,000
2500-3499	\$750	\$3,500
3500-4999	\$900	\$4,000
over 5000	\$1050	\$4,500

MANUFACTURED HOMES

1200-1499*	\$500	\$2,500
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EXPANSION OF EXISTING DWELLINGS

<u>Additional Area</u>		
0-599	\$200	\$1,000
600-1199	\$300	\$1,500
1200-1499	\$400	\$2,000

(Costs for larger units or expansions are calculated based on the New Construction fee schedule.)

NEW DECKS (Note: replacement decks of same footprint does not require ACC approval).

0-500	\$100	\$500
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NEW DECKS (ELECTRIC/PLUMBING)

\$200	\$500
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UTILITY BUILDINGS, and GARAGES OR CARPORTS (added after home construction)

Project fees and performance deposits are calculated on “useable” area instead of “habitable” area (the same as fees for dwelling expansions).

This fee schedule is effective October 15, 2014