

Lake Barcroft Architectural Guidelines

Board of Directors

Lake Barcroft Association (LBA)

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Contents

I. OBJECTIVES OF LAKE BARCROFT ARCHITECTURAL GUIDELINES

- A. Authority
- B. Architectural Review Committee (ARC)
- C. Changes which require approval
- D. Amendments to the guidelines

II. ARC REVIEW CRITERIA AND PROCEDURES

- A. Review criteria
- B. Application procedures
- C. Application contents
- D. Review procedures
- E. Emergency repair procedures
- F. Appeals
- G. Duration of approvals
- H. Enforcement procedures
- I. State and county requirements

III. NEW HOME AND MAJOR ALTERATIONS

- A. New home construction
- B. Major alterations
- C. Application contents

IV. AUXILIARY STRUCTURES

- A. Types of auxiliary structures
- B. Application contents

V. PATIOS AND DECKS

- A. Under deck storage
- B. Drainage

- C. Application contents

VI. AUTOMOBILE PARKING AND DRIVEWAYS

- A. Curbs and sidewalks
- B. Right of way
- C. Materials
- D. Grading
- E. Application contents

VII. RECREATIONAL VEHICLES, TRAILERS, ABANDONED OR NON-WORKING VEHICLES

VIII. FENCING

- A. Length and height
- B. Fence and gate type
- C. Lakefront fencing
- D. Landscape and orientation
- E. Application contents

IX. DOCKS AND SEAWALLS

- A. New or substantially rebuilt docks
- B. Seawalls
- C. Use of common ground
- D. Application contents

X. OTHER ITEMS REQUIRING APPROVAL

XI. ITEMS NOT REQUIRING APPROVAL

I. OBJECTIVES OF LAKE BARCROFT ARCHITECTURAL GUIDELINES

The overall objective of this document is to serve as a guide to aid the residents and/or property owners of Lake Barcroft (“owners”) and members of the Architectural Review Committee (“ARC”) in enhancing and maintaining the quality of the Lake Barcroft environment. The guidelines described in this booklet address improvements or alterations for which homeowners most frequently submit applications to the ARC. They are not intended to be all-inclusive, but rather to serve as a guide to what may be accomplished. The specific objectives of these guidelines are:

1. To increase owner awareness and understanding of the Protective Covenants.
2. To describe the architectural review process established pursuant to the Covenants.
3. To illustrate design principles which will aid owners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
4. To assist owners in preparing acceptable ARC applications.
5. To provide uniform guidelines to be used by the ARC in reviewing applications.

A. AUTHORITY

1. Protective Covenants

The basic authority for maintaining the quality of design in Lake Barcroft is founded in the Covenants which are a part of the deed to every property in Lake Barcroft. The intent of Covenant enforcement is to assure that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Since these Covenants "run with the land," they are binding on all owners whether or not they have been read. They should be periodically reviewed and fully understood. As set forth in Section II. H. Enforcement Procedures, among the remedies available to the community for violations of the ARC Guidelines is the right of the LBA to initiate legal proceedings to enjoin a violation, including but not limited to, requiring the removal of any unapproved structure, if appropriate.

2. LBA Ownership of the Lake and Lakebed

The authority for preapproval of docks and seawalls arises from the LBA ownership of the Lake and the Lakebed.

B. ARCHITECTURAL REVIEW COMMITTEE (ARC)

The ARC performs the task of ensuring compliance with Covenants and guidelines by developing standards and/or guidelines and monitoring the architectural review process, on behalf of the LBA, the successor to the Grantor in the Lake Barcroft property deed Covenants (quoted below). The ARC is chaired by a member of the Board of Directors of LBA, and is composed of members of the Lake Barcroft community.

The ARC ensures that proposed construction, additions, exterior alterations, hardscaping and other exterior structures comply with the objectives set forth in the Covenants. This involves review of all applications for exterior alterations submitted by property owners.

C. CHANGES WHICH REQUIRE APPROVAL

Paragraph I of the Covenants states:

The land hereby conveyed shall be used only for the purposes of a private single family residences and appropriate uses accessory thereto. No building shall be erected thereon except a single family private dwelling house and garage appurtenant thereto, and no such garage may be erected except simultaneously with or subsequent to erection of the residence. No building, fence or other structure shall be erected or altered unless the plans, specifications, including color scheme, and plot plan therefore, are submitted to and formally approved in writing by the Grantor, its successors or assigns, and a copy of such plans, specifications and plot plan, as so approved shall be permanently filed with the Grantor, its successors or assigns, before any work is begun. No outside toilet facilities shall be constructed or maintained on any lot. No sign of any description may be erected or placed on any portion of the land without the express written approval of Grantor, its successors or assigns. No tent, trailer or out building shall ever be erected or maintained on the trace, and no garage or basement shall at any time be used as a temporary or permanent residence.

Generally, any change to the exterior appearance of an Owner's property requires an ARC application. Once a plan is approved it must be followed or a modification must be approved in accordance with the Covenants and these Guidelines.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in the Guidelines.

D. AMENDMENTS TO THE GUIDELINES

These guidelines may be amended. It is anticipated that the changes will involve clarification rather than substantive modification of the existing guidelines. They may also be amended to reflect changed conditions or technology.

The ARC will periodically review the Guidelines to determine whether amendments are necessary. Owners are also encouraged to submit to LBA requests for additions or changes to the Guidelines. The actual amendment proceedings will involve review by the ARC and adoption by LBA's Board of Directors.

II. ARC REVIEW CRITERIA AND PROCEDURES

The ARC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposed, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be in another.

Decisions made by the ARC in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in more specific terms the general standards of the Covenants.

Objections by “affected neighbors” (see definition in paragraph B.2., below) to construction plans will not necessarily cause them to be rejected, but they will cause a more detailed and thorough review. The ARC may provide suggestions for improving or enhancing the design or proposed project to assist the application through the approval process.

A. REVIEW CRITERIA

1. Relation to the Lake Barcroft Environment. Fencing can have damaging effects on open space. Other factors such as disruption of the natural topography and changes in rate or direction of storm water run-off can also have adverse effects on the lake and/or other residents’ or LBA properties. Finally, trees play an important environmental role in that they clean the air by filtering pollutants and producing oxygen, establish a crucial niche in the lake ecosystem by providing homes and food for insects, birds and other wildlife, reduce erosion and runoff by stabilizing soil with their extensive root structures, reduce the amount of pesticides and other chemicals washed into the lake, and lower energy costs by providing shade and cooling the air. As such:

- a. LBA discourages the removal of trees, with the exception of those trees which are dead or dying, and those trees which present an imminent danger to existing structures.
- b. LBA encourages home owners to plant indigenous trees on their properties, both as replacements for removed trees and as components of their landscaping plans.
- c. In addition to any required approval from LBA’s Architectural Review Committee, LBA urges home owners to consult with LBA’s Environmental Quality Committee before removing any trees and to receive help and advice on their landscaping plans.

2. Design Compatibility. The proposed improvement should be compatible with the architectural characteristics of the applicant's house, the neighborhood setting and context. Compatibility is defined as coherent in architectural style, quality of workmanship, use of materials, texture, color and construction details.

3. Location and Impact on Affected Neighbors. The proposed construction or alteration should relate favorably to the landscape, the existing structure and the neighborhood.

4. Scale. The dimensions and elevations of the proposed construction or alteration should relate well to its surroundings.

5. Color. Parts of an addition that are similar to the existing house, such as roofs and trim, should generally be compatible in color.

6. Materials. Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

7. **Appropriate Timing of Completion.** Many alterations will be built or installed by the residents themselves rather than a contractor. However, projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. Generally, applications requiring a permit will have until the expiration of the permit to complete the project. Other applications will have the period specified in the application up to one year. If such time period is considered unreasonable, the ARC may shorten the period for completion or disapprove the application.

B. APPLICATION PROCEDURES

The application procedure follows these general steps:

1. *Application submittal to ARC:* Owners shall submit applications to the ARC before submitting for county permits. For seawalls, after ARC approval the ARC will require Fairfax County approval prior to initiation of construction. Additionally seawall and dock construction or repair is subject to monitoring by the Lake Barcroft Watershed Improvement District (WID). Applicants must agree to comply with WID inspections and remedial actions. Applications will be approved as quickly as possible. To expedite approval, applicants may wish to submit a concept design for preliminary review and comment. The general components of an application are described below in Section II.C. In addition to these, the applicant should check Sections III through X of the guidelines for any additional relevant requirements.

2. *Notification of “affected neighbors:”* Upon request by the applicant, the ARC will notify in writing “affected neighbors” (property owners in good standing¹ who share a property line with the applicant’s property or as further defined by the ARC. For docks and seawalls, “affected neighbors” also includes those whose water egress and ingress may be affected).² The ARC will not make a final decision regarding the application until each such affected neighbor responds or a period of 20 days passes after notification, whichever comes first. Affected neighbors should notify the ARC of any comments as soon as possible within the 20-day period. If the ARC receives comments from all affected neighbors prior to the expiration of the 20-day comment period, it may then take final action on the application. Applicants are encouraged to contact their affected neighbors personally and include their inputs in their application. No specific format is necessary, but affected neighbor inputs must bear the neighbor’s signature or include a copy of an email from the neighbor that indicates understanding of the proposed project. Affected neighbors have no veto, but may call to the ARC’s attention reasons under the Covenants or Guidelines that approval should not be granted.

3. *ARC review:* After a complete application has been received, copies of it are distributed to all ARC members for review. The members have the option of providing the ARC Chair with an electronic vote upon completion of the review or requesting that the application be discussed at the next ARC meeting (generally scheduled for the first Monday of each month). In some cases, a site visit is scheduled with the applicant as part of the deliberation process. Incomplete applications will not be considered.

¹ Owners in good standing are those current with their assessments and in compliance with the governing documents and rules of the LBA.

² The ARC can add others to the “affected neighbor” category on a case-by-case basis.

4. *Notification of ARC decision:* The applicant is notified after the ARC votes.

C. APPLICATION CONTENTS

The application calls for information helpful to the ARC. All applications must include the following, unless otherwise noted:

1. *Standard Application Form:* The preferred method for submitting applications is electronic submissions via the ARC website (<http://www.lakebarcroft.org/association/architectural-review>) or via e-mail to the chair of the ARC at the email address provided on the website. You may alternatively mail it to the ARC, c/o LBA, P.O. Box 1085, Falls Church, Virginia 22041 or hand deliver it to the LBA office at 6425 Lakeview Drive, Falls Church, Virginia 22041. The latter two methods will delay the processing of your application as applications are not considered until put into electronic format.
2. *Plat or Site Plan:* Should show the location of proposed structure or alteration and relationship to property lines. A site plan is a scaled drawing of your lot (site) which shows exact dimensions of the property boundaries and all improvements including those covered by the application. Contour lines may be required where drainage is a consideration or there is a significant topographical change proposed. A site plan for a single application can be the plat plan provided when the property was purchased. More complex applications may require larger scale (1" = 20' or 1" = 10') enlargement or detailed areas of the plat plan.
3. *Detailed Drawings:* Should include floor plans of the addition, construction sections and exterior elevations, with types of materials and accurate dimensions.
4. *Description of Material:* Should include size, type of siding on dwelling and proposed structure or alteration, color of proposed structure and trim, exterior lighting arrangements, yard, drainage, etc.

D. REVIEW PROCEDURES

Owners shall submit applications to the ARC before submitting for county permits. Applications will be reviewed as quickly as possible consistent with the 20-day comment period requirement. To expedite approval, applicants may wish to submit a concept design for preliminary review and commentary. Conforming applications include all the information required by the Guidelines (clear and concise drawings, explanation of style, color, etc.). Submitted applications are reviewed by the ARC. Approved conforming applications are copied and sent back to the applicant.

The ARC may coordinate with the applicant to conduct a site visit as part of the application process. The ARC's decision will be sent to the applicant.

E. EMERGENCY REPAIR PROCEDURES

When emergency repairs are necessary, no application to the ARC is required when the repair or replacement returns the structure to its appearance prior to the damage. (Repairs to docks and seawalls are not considered emergency repairs and must receive prior ARC approval).

F. APPEALS

Applicants or affected neighbors (as defined above) or whose ability for egress/ingress passage on the lake would be affected by the construction of a dock or other structure, such as properties sharing a cove or inlet may appeal.

To initiate the appeals procedure, applicants must submit a written appeal to the ARC within seven days of receiving notice of an ARC decision. Affected neighbors must submit any appeals to the LBA within 48 hours of receiving ARC notice. If an objection or an appeal is filed, ARC approval of the project in question will be held in abeyance until the LBA Board reviews the appeal or objection and issues a final decision. A meeting of LBA Board members will be called to review such cases.

An appeal must be based on at least one of the following issues:

- Proper procedures were not followed during the administration and review process.
- The applicant and any other affected residents were not given an opportunity to be heard
- The ARC decision was arbitrary, unreasonable or inconsistent with the Covenants.

G. DURATION OF APPROVALS

ARC approvals are valid for the duration of the building permit secured by the applicant, or if no permit is required, for the duration specified in the application, but not more than one year beyond the application approval date. The ARC will consider requests for an extension of the completion date on a case by case basis. All such extensions should be submitted to the ARC following the same procedures as the initial application

H. ENFORCEMENT PROCEDURES

The LBA Board delegates to the ARC the authority to ensure compliance with the pertinent provisions of the Covenants (see Part I. C. above) and these Guidelines. The following enforcement procedures shall apply.

1. The ARC will contact the resident regarding the violation
2. The violation will be confirmed by a site visit
3. If the ARC is not able to reach a resolution with the applicant, the matter will be turned over to the LBA Board of Directors with a recommendation for appropriate action. After providing for a hearing, the Board will decide on an appropriate action. Such action may include suspension of all common area privileges until compliance is obtained and/or may include all remedies allowed by law. Property owners should be aware that the Code of Virginia requires property owner associations to provide resident property sellers with a letter of compliance with

covenants in advance of the sale of the property. (Va. Code Ann. § 55-509.5.) Noncompliance with the Guidelines could result in the identification of the property as noncompliant, which could delay or adversely impact the sale of the property.

I. STATE AND COUNTY REQUIREMENTS

Where there are relevant State and County standards and requirements, these guidelines are not less restrictive than such standards or requirements and in some cases, more restrictive.

It is the applicant's responsibility to ensure all improvements comply with applicable county and state regulations.

Waterfront applicants should be aware of the restrictions of the Chesapeake Bay Preservation Ordinance as amended. All waterfront property is within the Resource Protection Area (RPA) as defined by Fairfax County and as such, is subject to specific regulations regarding any changes to these properties, including tree removal. Questions regarding such restrictions should be addressed to Fairfax County.

Approved applicants for seawalls or docks must forward to the ARC an approved Fairfax County permit for the same, prior to initiating construction. (See section IX, Docks and Seawalls.)

III. NEW HOMES AND MAJOR ALTERATIONS

It is very important that anyone considering major construction items should contact the ARC during the very early stages of design, as this may help the applicant obtain a timely approval.

A. NEW HOME CONSTRUCTION

New home proposals will be reviewed by the ARC. See also considerations under "Major Alterations."

B. MAJOR ALTERATIONS

Major alterations include, but are not limited to, construction of attached garages, carports, porches, chimneys, driveways, other additions to a home, etc. The design of major alterations to an existing structure, including windows, doors, roof line and finish, should be compatible in scale, materials, and color with the applicant's house.

Changes in topography, grade or other soil conditions which will affect drainage must be carefully considered. In order to protect the Lake and neighboring properties, if significant earth moving and/or tree removal is contemplated, the ARC may require the applicant to submit additional information to ensure it does not adversely affect the Lake, any neighbor's property or common property.

Excess construction material should be immediately removed after completion of construction.

No debris should accumulate during construction. Debris containers, storage lockers and construction trailers must be removed in as short a time period as possible following construction. Construction trailers may not be used for housing.

C. APPLICATION CONTENTS

An application is required for all new homes and major alterations. All applications should include, in addition to the application cover sheet:

1. Detailed description of the proposed new home or major alteration.
2. Color photographs of the existing property from various perspectives showing where the new home or major alteration will be constructed.
3. Detailed scale drawings of the new home or major alteration including dimensions.
4. Description of materials to be used and the colors.
5. Description of the landscaping plan, to include identification of any trees to be removed, topographical changes, or other significant environmental changes.
6. A copy of the record plat which shows the relationship of the new home or major alteration to the adjacent property lines and existing structures.
7. Written inputs from the “affected neighbors.” (If you prefer, LBA will send notices to these neighbors. No final decision can be issued until each affected neighbor responds or 20 days pass, whichever is first.)

IV. AUXILIARY STRUCTURES

Auxiliary structures are all those structures that are detached from the house. This category includes detached garages and carports, storage sheds, gazebos, detached greenhouses, detached solar collectors, boat storage racks, etc. Fences, patios, decks, driveways, docks and sea walls are covered separately.

An improperly placed or poorly designed auxiliary structure can visually and functionally adversely affect an otherwise desirable residential area. This is an important point to be considered in choosing and locating an auxiliary structure.

A. TYPES OF AUXILIARY STRUCTURES

Below are the most common types of Auxiliary Structures. However, any auxiliary structure, whether listed below or not, requires ARC approval.

1. Detached Garages and Carports (Attached garages and carports are under Building Alterations and Additions.)
 - a. Design: It is strongly recommended that detached garages and carports be designed to follow the theme and color of the house. The roof, window treatment, exterior finishes, and building materials should be compatible with the architecture of the house.
 - b. Building Requirements: Garages and carports are required to have a county building permit. Front, rear and side setback requirements vary for

each zoning district, so setbacks should be confirmed with the Fairfax County Zoning Department.

2. Storage Sheds

- a. Design: As previously stated, it is suggested that the auxiliary structure be designed to appear as part of the house theme or of other outdoor improvements. In those cases where a prefab shed is to be used, the shed should be made as compatible with the previously stated criteria as reasonable.
- b. Exterior Finish: When any part of the shed is visible from an adjacent neighboring lot or from the lake the shed exterior should be finished to be compatible with the surrounding area.
- c. Building Requirements. Sheds in the front yard will not be approved. Sheds must comply with Fairfax County standards, including height and square footage.
- d. Landscaping: All sheds should be landscaped to integrate into the environment.

3. Gazebos, Detached Greenhouses and Detached Solar Collectors.

Gazebos, detached greenhouses and detached solar collectors will be reviewed under the same criteria as storage sheds, with consideration for their specific requirements, such as sun orientation. Attached greenhouses or attached solar collectors will be reviewed as additions.

B. APPLICATION CONTENTS

An application is required for all auxiliary structures. All applications should include:

- 1. Site plan which shows the relationship of the auxiliary structure to the adjacent property lines and existing structures.
- 2. Detailed drawings and/or picture of the auxiliary structure including dimensions.
- 3. Description of materials used.
- 4. Color description.
- 5. Description of the landscaping plan, to include identification of any trees to be removed, topographical changes, or other significant environmental changes.

V. PATIOS AND DECKS

Applicants should refer to the fence and shed design criteria with respect to visibility, privacy and materials. When possible, water permeable surfaces should be used.

A. UNDER DECK STORAGE

When using an under-deck area for storage, the impact on neighbors and its appearance from the lake should be kept in mind. Under deck storage, when visible to neighbors and from the Lake, should be maintained so as to present a neat, uncluttered appearance. Screening or landscaping may be required.

B. DRAINAGE

Changes in topography, grade or other soil conditions which will affect drainage must be indicated on the submission drawings. In order to protect the Lake and neighboring properties, if significant earth moving and/or tree removal is contemplated, the ARC may require the applicant to submit additional information to ensure it does not adversely affect the Lake, any neighbor's property or common property.

C. APPLICATION CONTENTS

An application is required for all patios and decks. Applications should contain the following information:

1. Site plan showing the size of the patio or deck, and location as it relates to the applicant's house, lot, and property lines.
2. Description of grading and drainage changes, including the location of underground drainage lines or piping and the location of visible outlets.
3. Applicant must adhere to all Fairfax County requirements for deck and patio construction. Drawings showing the dimensions and style of deck or patio, including details of railings, posts, stairs, steps, built-in benches and other details, as required to clearly describe the proposal. Include the height of the deck off the ground.
4. Building elevations (for elevated decks), to scale, showing dimensions.
5. A description of materials to be used.
6. Color of deck.
7. Details of changes to windows and doors, if applicable.
8. Description of the landscaping plan, to include identification of any trees to be removed, topographical changes, or other significant environmental changes.

VI. AUTOMOBILE PARKING AND DRIVEWAYS

A. CURBS AND SIDEWALKS

Breaking the street curbs or sidewalks for construction of a driveway requires a permit from the County or the State Department of Transportation and Highways.

B. RIGHT OF WAY

Locating parking within the street right-of-way is not permitted and violates code requirements.

C. MATERIALS

Materials used to construct or reconstruct a driveway or a parking area shall conform to Fairfax County/Virginia Department of Transportation specifications. Use of water permeable surfaces is preferred.

D. GRADING

Grading requires a County permit for land disturbances of 2500 square feet or more.

E. APPLICATION CONTENTS

An application is required for all new and enlarged driveways and parking areas. All applications should include:

1. Site plan, with dimensions, materials, setbacks and surface drainage flow, and relation to property lines and existing or planned structures.
2. Details of curbs, gutters, drains, and any other special features.
3. Description of the landscaping plan, to include identification of any trees to be removed, topographical changes, or other significant environmental changes.

VII. RECREATIONAL VEHICLES, TRAILERS, ABANDONED OR NON-WORKING VEHICLES

Vehicle parking must meet Fairfax County standards.

Recreational vehicles, trailers of all sizes and abandoned or non-working vehicles may be parked in public view on private property or in the street on a temporary basis not to exceed two weeks over a period of a year. Abandoned vehicles or vehicles with expired licenses or registrations parked in violation of county or state regulations will be reported to authorities for removal.

No property may be used for the repeated or continuous purposes of fixing or repairing vehicles or boats on the street, in public view on driveways or side yards, or at lakeside.

VIII. FENCING

An application is required for all fences. Fences are restricted to rear and side yards unless special exemption is made. Fences along the lake require special approval.

A. LENGTH AND HEIGHT

Property line fencing may not exceed four feet in height without a special exemption. Long continuous lengths of solid fencing will generally not be approved. However, the size of the property will be taken into consideration.

B. FENCE AND GATE TYPE

In selecting a fence, location, height, topography, materials and color are the primary factors which should be considered. Fences which do not restrict neighbor's views are encouraged.

Coordination with affected neighbors in selecting fence design is essential. Fencing should be compatible with the applicant's house, but it should also be appropriate for its intended purpose.

Use of chain link fencing is permissible only under special conditions and only in the rear yard (no further forward than the rear projection of the house and only if it is not visible from the Lake). If chain link fencing is deemed to be necessary, it must be black or dark green colored and vinyl coated. The visual impact must be minimal and a specific need must be justified. The ARC may time-limit the approval to correspond with the continued existence of the justification.

Wire mesh screening used to increase security as part of an "open fence" will be considered in special cases. The wire mesh must be attached on the inside of the fence, and may not extend above the top rail. Approval, however, may be contingent upon supplemental landscaping.

Gates should be compatible to fencing in design, material, height and color.

C. LAKEFRONT FENCING

Fencing along the lakefront is strongly discouraged and applicants seeking lakefront fencing should not expect approval. Fencing along the lakefront may be approved in limited circumstances; however, fencing along the lakefront, which exceeds four feet in height will not receive approval. Appropriate fences for small child safety may also be approved on a time-limited basis. Invisible mesh fencing to protect against wildlife may be approved. For more information on fencing to protect against wildlife, consult lakebarcroft.org.

For lakefront property, side yard fencing shall generally be set back from the lake frontage.

D. LANDSCAPING AND ORIENTATION

Screening planting should be considered an integral part of any fencing scheme. Care must be taken during installation to ensure the finished side of the fence faces the adjoining property, the street, or the lake.

E. FENCE APPLICATION CONTENTS

1. Fencing style and material
2. Color of fence

3. Dimensions
4. Site plans which shows the relationship of the fence to the property lines, site contours, and the applicant's house
5. Landscaping plans to complement and/or screen the fence, to include identification of any trees to be removed, topographical changes, or other significant environmental changes.
6. Assurance that finished side of fence will face neighbors, street, or lake
7. Written input from affected neighbors or a request that written notifications be sent out by the LBA
8. Purpose of fence (e.g., property line, security, privacy)

IX. DOCKS AND SEAWALLS

The lake and lake bottom are owned by LBA, not by adjacent property owners. The adjacent property owners may receive approval by LBA, through the ARC, to construct docks and seawalls into the lake under the conditions described below. Such facilities remain there by the forbearance of LBA and do not establish any rights in the property owner. In addition to its other rights, LBA retains the right to require the removal, at the homeowner's expense, of any such facilities if they fall into a state of disrepair. Docks which currently do not conform to guidelines and fall into disrepair must come into conformance with these guidelines when major repairs are made. "Docks" include those secured to the shore and/or lake bottom, as well as floating docks.

A prime criterion in considering dock and seawall projects is preservation of the lake for the benefit of the entire Lake Barcroft community. Dock and seawall projects tend to encroach on the lake. The review process should insure that such encroachments are minimized. Floating docks are strongly encouraged, as they do not disturb the lake bed.

Other than docks and seawalls, no permanent structures are permitted in the lake or anchored to the lake bottom.

A. *NEW OR SUBSTANTIALLY REBUILT DOCKS*

New docks (supported, cantilevered, or floating), may generally not project from the shore line more than 10 feet, nor exceed 200 square feet over the water. Docks shall not obstruct a neighbors' access to their dock, nor may a dock unduly interfere with travel along the shoreline. Floating docks are strongly encouraged and applications for floating docks will be more readily approved than those for stationary docks. Applicants seeking to build or rebuild stationary docks will be required to justify why their application requests a stationary rather than a floating dock.

Docks should be constructed of materials that will not impact the water quality of the lake. Structures associated with the docks, including but not limited to gazebos, boat racks, and storage also require approval.

Docks extending more than 10 feet into the lake will generally not be approved. Authorization to extend in excess of 10 feet requires a showing of hardship and an approval by at least two-thirds of the Architectural Review Committee.

B. SEAWALLS

New seawall construction should be accomplished in a manner that does not encroach upon the existing natural shoreline of the lake (elevation 209'), and should be constructed along the existing water line, generally not to exceed 20 inches from the shoreline, but exceptions may be made for immovable obstructions and to prevent a jagged seawall.

Replacement seawalls may normally be constructed adjacent to the original, existing seawall because of the difficulty in removing old seawalls and the impact thereof on the Lake. However, generally a second replacement seawall will not be permitted to build upon the first two. In that case, removal of the existing seawall(s) may be required. Other circumstances which may necessitate removing an existing seawall include, but are not limited to, prevention of further incursion into the lake, interruption of navigation, or county regulations.) The replacement seawall may not generally extend into the lake more than 20 inches beyond the existing seawall.

Seawalls should be constructed of materials that will not negatively impact the water quality of the lake.

The WID will work in cooperation with the ARC in monitoring compliance with these guidelines. As part of this cooperative effort, the WID will review proposed seawall designs once received from the ARC and return comments/suggestions to the ARC for review. Once a design has been approved and construction begun, the WID will also conduct inspections of the seawall construction site at five key milestones:

1. Once the piles/post have been driven.
2. Once the sheeting has been installed.
3. Once the tie-backs have been installed and prior to their being covered.
4. Once the filter fabric has been installed and prior to the stone backfill material being put in place.
5. Once the stone backfill material has been put into place and prior to the building of the boardwalk or covering the stone backfill with dirt.

If at any point during these inspections by the WID, it is discovered that seawall construction is in violation of the approved design, the ARC may require the landowner to cease construction and/or bring construction into compliance with the approved design.

The inspections by the WID are in addition to any permit required by Fairfax County for the construction of the seawall, and not in lieu of such permit.

C. USE OF COMMON GROUND

Use of the LBA common grounds by a contractor for loading and unloading of equipment is subject to a preapproval process. The contractor must obtain approval for such use by

submitting a request to the ARC. Any damages to LBA property must be reimbursed by the Owner.

D. APPLICATION CONTENTS

All applicants for dock or seawalls should include:

1. Site plans which show the relationship of the dock or seawall to the water line and the adjacent property lines, including (for a replacement seawall) the distance the proposed seawall will extend into the lake from the existing seawall. (Replacement seawalls may not extend more than 20 inches into the lake beyond the existing seawall.)
2. Picture and /or detailed drawing of the dock or seawall, showing dimensions and location of proposed and existing docks or seawalls. If the application is for a stationary dock, the application must justify why a stationary dock is preferable and more feasible than a floating dock.
3. Description of materials to be used.
4. Written input of affected neighbors or a request that written notifications be sent out by the LBA.
5. Color of the dock or seawall.
6. Description of the landscaping plan, to include identification of any trees to be removed, topographical changes, or other significant environmental changes.
7. Location and description of any above-ground utilities anticipated (e.g., electrical).
8. Certificate of insurance naming the LBA as additional insured.
9. Evidence of Fairfax County approval must be provided prior to construction.

X. OTHER ITEMS REQUIRING APPROVAL

The addition of the following or other items that might affect the aesthetic quality, view, or neighborhood physical compatibility requires the review and approval of the ARC. These items will include, but are not limited to, those items addressed in Fairfax County regulations and the following:

1. Awnings and other exterior sun control devices
2. Driveways (new, or modifications involving a change in materials, footprint or drainage)
3. Electric vehicle charging stations
4. Exterior lighting
5. Geothermal installations
6. Oversize antenna/satellite dishes (over 36" tall or more than 24" in diameter)
7. Oversize signs

8. Retaining walls
9. Roof mounted solar panels
10. Swimming pools
11. Tennis courts, sport courts, or any other recreational surfaces
12. Tree houses
13. Exterior stairs

XI. ITEMS NOT REQUIRING APPROVAL

1. Repainting exterior surfaces in substantially the same color
2. Replacing windows, doors, and shutters in substantially the same color, style and configuration
3. Replacing roof covering materials and gutters in substantially the same color, style and configuration
4. Resurfacing a driveway or parking area which does not involve a change in materials, footprint or drainage
5. Planting trees or plants or replacing trees or plants as long as there is minimal soil disturbance
6. Replacing existing exterior light fixtures, where lumens and directional output are substantially the same