



Lake Francis Mutual Water Company
Architectural Control Committee
PO Box 422
DOBBINS, CA 95935-0422

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Approved October 2017

Our CC&Rs stipulate the establishment of an AAC and related matters of Lake Frances Estates, Lake Francis Mutual Water Company. The Governing Document being the DECLARATION OF RESTRICTIVE COVENANTS on TRACK No. 100 YUBA COUNTY CALIFORNIA, dated and recorded on September 26, 1967 in Yuba County, Book 456, Pages 538, 539, 540. The CC&R is a legally binding document.

Our AAC Standards govern more specific architectural characteristics of or exterior homes and yards. The purpose of architectural/landscaping standards is to document, measure, preserve, and maintain architectural and environmental standards of our community and ensure that its residents continue to enjoy an attractive and appealing living area. It is to ensure existing and new construction meet the conformity and character of the community.

The ACC, through compliance with our Covenants and Design and Landscaping Standards, intends to maintain our entire subdivision's original visual harmony and aesthetic appeal; while still allowing opportunity for individual expression and general community improvement. Compliance with these documents for new improvements or changes will protect, preserve and enhance our property values. The ACC has the responsibility to protect Homeowner investments by ensuring everyone that certain things cannot be done that could have a negative impact on property values.

ARCHITECTURAL REQUEST PROCEDURE

ALL NEW CONSTRUCTION OR LOT IMPROVEMENT: CC&Rs, Article 2 states:

All lots in said Subdivision shall be used exclusively for single-family residence and no structure shall be erected, moved upon or maintained thereon except out buildings for personal use of the parties only, in strict conformity with Yuba County Building Standards and upon obtaining the approval of the Architectural Control Committee mentioned in Article 6 of the CC&Rs. All plans shall be submitted to the Architectural Control Committee prior to commencement of any construction.

A site plan is required and must include:

1. Site map from the county to include the septic tank, showing where the building, fencing and/or landscaping is to be located.
2. Exterior Elevation drawing: An exterior elevation is a two dimensional drawing that shows what each side of the house looks like from the outside.
3. Photographs of the home from all sides or a rendering based on the construction model. This may be included in the exterior elevation also.
4. A deck is required on the front of all homes, unless otherwise waived by the AAC based on design plan. An exterior drawing is required and must show the deck and include all dimensions.

Detailed Plans should be sent to:

LFMWC, Attention: AAC, PO Box 422, Dobbins, CA 95935-0422 or emailed to lfmwc422@gmail.com for approval prior to beginning any construction. Please allow 30 days for a response from the AAC.