

In order to establish a policy to define and designate buildable and non-buildable lots at Lake Carnico, the existing Building Restrictions have been modified, updated and approved as of January 11, 1994. These updated restrictions shall apply to both new construction and all remodeling construction which affects the outside appearance of existing structures from this day forward.

1.) Determination of Non-Buildable Lots: If a lot is not large enough to construct a structure of the minimum size, within the said boundaries, in a design harmonious to the neighboring structures as required in the updated Building Restrictions as stated in Section 3., then that lot will be determined Non-Buildable.

2.) Construction Plan Approval: Prior to any new construction or remodeling construction which affects the outside appearance of an existing structure, the land owner shall submit a completed Building Permit Request to the Chairman of the Architectural Review Board. The chairman, along with one other member of the three member board, will approve and return the request to the landowner if it complies with the following requirements.

3.) Lake Carnico Building Restrictions are as follows:

A.) Site Lay-Out: All structures shall be One Hundred (100) feet from normal water pool at Lake Carnico, Fifteen (15) feet from any side property line, with a distance of Twenty (20) feet from the edge of the road to the front of the structure.

B.) Size Requirements: Each new residential structure must consist of a minimum of Twelve Hundred (1,200) square feet, within a maximum frame of Two and one-half stories, excluding garages, carports, decks, porches and unfinished basements.

C.) Appearance: Each new residential structure shall be harmonious in appearance with the existing structures in the neighborhood.

D.) Docks: Docks shall not protrude into the lake any further than is necessary for practical use. Due to the varied geographical configurations of each lots' shoreline, the Architectural Review Board will determine size or shape restrictions on a site by site basis. In order to avoid lake water contamination, EPA/Water Quality Control approved flotation blocks, plastics drums or posts may be used to provide dock support.

E.) Lot Owner Responsibility: Each lot owner is responsible for his or her contractors compliance with the Lake Carnico Building Restrictions. Construction should be done in a manner so as not to cause undue disturbance to their neighbors. In addition, each lot owner must keep their lot sightly and not allow an excessive amount of debris to collect.