

LAKE LAND' OR PROPERTY OWNERS
ASSOCIATION

Building Rules &
Regulations

Approved as amended by the Board of Directors on August 21, 2002
Approved as amended by the Board of Directors on January 25, 2007

(Note: Due to formatting issues for this on-line document versus one obtained from the Administration Office, page numbering will be different. Other differences are strictly cosmetic and do not alter in any way the contents of the document approved by the Board of Directors.)

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GENERAL BUILDING RULES AND REGULATIONS

Lake Land' Or Property Owners Association, Inc.
Revised and adopted January 25, 2007, by the Board of Directors

I. GENERAL PROVISIONS

A. TITLE

These regulations shall be known and cited as the "General Building Rules and Regulations"

B. EFFECTIVE DATE

These rules and regulations shall take effect on April 1, 2007, and be applicable to all building commenced thereafter, and supersede all previous building rules and regulations. The Board of Directors of the Lake Land' Or Property Owners Association, Inc. (the "Association") may from time to time revise, modify and amend these regulations, but only by appropriate action taken at a scheduled public Association meeting.

C. PURPOSE

The Lake Land' Or General Building Rules and Regulations have been approved by the Board of Directors of the Lake Land' Or Property Owners Association, Inc. to protect property values and the amenities as well as support and encourage order and beauty in the development of the Lake Land' Or environment for the convenience and pleasure of the present and future residents.

D. COMPLIANCE

These regulations apply to property owners and any contractor engaged to erect, construct, reconstruct, move, alter, convert, enlarge, or otherwise improve any building, lot, structure, or property on any lot or area identified as within the boundaries of the Lake Land' Or Resort development. Compliance with the Restrictions, Amended Restrictions (the "Covenants") of Lake Land' Or, Bylaws and the General Rules and Regulations contained herein is required of property owners and their contractors.

The Lake Land' Or Building Rules and Regulations are in addition to those rules, regulations, and codes imposed by Caroline County and the Commonwealth of Virginia, which are, by reference herein, adopted by the Association. If a Caroline County permit for the specified construction is required, a County permit must be submitted with the request for a Lake Land' Or building permit.

Any and all construction, as defined herein, in Lake Land' Or requires a building permit from the Association and possibly from Caroline County as well.

A record of all building permits and variances shall be maintained on file in the Association's Administration Office and shall be available for review by Association members during normal business hours.

E. EXCEPTIONS TO BUILDING REGULATIONS

When the Board of Directors finds that undue hardship may result from compliance with the Building Rules and Regulations, it may recommend by a majority vote, to grant exemptions to these Building Rules and Regulations so that justice may be done and the Association's interest secured. No exceptions shall alter the intent nor violate the spirit of the Covenants. NO

exemptions shall be in conflict with Caroline County building codes and regulations unless the County has granted a specific variance waiver or exception in writing to the appropriate codes or regulations.

F. CONFLICT

Whenever there is a difference between minimum standards, dimensions or provisions specified herein or in other applicable building codes and those contained in other regulations of Lake Land' Or, the most restrictive and/or highest standards shall govern.

G. AUTHORIZATIONS

Pursuant to the covenants and the authority of the Association, the Executive Manager is hereby authorized and directed to implement and enforce these regulations and shall do so through the Association's Building Inspector.

H. DEFINITIONS

For the purpose of these regulations, the terms used herein shall be interpreted or defined as follows:

ACCESS PERMIT: A written authorization to utilize roads for the sole purpose of travel to and from a construction site will be issued, at the discretion of the Executive Manager, for a specific period of time. An access permit may be withdrawn or modified by the Executive Manager for any violation of these rules, Restrictive Covenants or the General Rules and Regulations.

ACCESSORY ADDITIONS: All accessory structures attached or unattached, which are not defined as Accessory Buildings shall be defined as the Accessory Additions to include but not limited to Porches, Patios, Decks, Piers, Retaining Walls, Fences (property delineation, animal control), Swimming Pools, Gazebos.

ACCESSORY BUILDINGS: All garages, carports, storage, and other buildings, attached or unattached, are Accessory Buildings.

ALTERATION: Any external change of width, depth, height, or location of a structure or any part thereof.

BASEMENT: Any part of a building that is wholly or partially below ground level.

BUILDER: Any property owner or individual, partnership, corporation, or other legal entity, engaged for the purpose of construction within the Lake Land' Or Community.

BUILDER REGISTRATION FORM: A form obtained from the Administration Office which must be completed prior to commencement of construction by a licensed builder who wishes to engage in construction in the Lake Land' Or Community.

BUILDING: A permanent structure erected for (i) a single family residence, (ii) a garage or carport, or (iii) an accessory building.

BUILDING COMMITTEE: A Committee comprised of property owners serving without compensation and approved annually by the Board of Directors to recommend appropriate action. The Committee chairperson shall be a member of the Board of Directors.

BUILDING HEIGHTS: The vertical distance from the average elevation at finished or nautical grade level to the highest point of the building or structure.

BUILDING INSPECTOR: The Building Inspector shall be the Chairman of the Building Committee or a designee from the committee, charged with the responsibility to monitor and enforce Lake Land' Or Building Rules and Regulations.

BUILDING PERMIT: A six-month permit issued by the Association to the property owner or contractor prior to commencement of clearing or construction. No permit shall be issued to clear a sight more than thirty (30) days prior to commencement of construction.

BUILDING SET-BACK LINE: A defined line located a fixed distance from the lot line and interpreted as being the nearest point that a building, deck, porch, or other extension may be constructed to the lot line.

CARPORTS: Any structure designed for storage of one or more vehicles and having a roof and three or fewer walls.

CONSTRUCTION: Activity of any nature related to exterior construction such as lot clearing, excavation, foundations, soil erosion control, remodeling, moving, alterations or improvements to existing building or structures including but not limited to decks, boat docks, fences, storage bins or sheds, and culvert installations.

COVENANTS: The Restrictions and Amended Restrictions.

DWELLING: Any building designed or used for human habitation.

EASEMENT: A pre-determined right-of-way granted for a specific purpose as recorded in the land records of Caroline County.

EQUIPMENT, CAMPING AND RECREATIONAL: Shall include camping and recreational travel trailers, pickup coaches, motorized homes, and recreational equipment as follows:

1. A travel trailer is a portable, vehicular structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation or vacation purposes; and identified as a travel trailer by the manufacturer.
2. A pickup coach is a structure designed to be mounted on a pickup truck chassis and equipped for use as a temporary dwelling for travel, recreation or vacation purposes;
3. A motorized home is a portable, self-propelled dwelling.

FENCES, FENCING: Includes fences, walls or hedges.

FRONT LOT LINE: The horizontal lot line paralleling the street right-of-way.

GARAGE: An attached or unattached building designed for the storage for one (1) or more motor vehicles.

IMPROVED LOT: A lot or lots upon which a permanent residential structure has been placed. All camping lots shall be considered improved lots.

JOINED LOTS: Adjoining lots treated by their owner, recognized by the Association and titled by Caroline County as one (1) and utilized for construction of a single family dwelling and/or accessory building. These lots must follow the rules set forth in the Bylaws defining joined lots.

LAND' OR: Land and facilities located within the boundaries of the Lake Land' Or Resort Development.

LANDSCAPING: To modify or decorate property by alteration of terrain, plants and trees to present a view of natural scenery.

LOT: Land occupied or designated to be occupied by a building and any accessory building together, with required spaces.

LOT, CORNER: A lot at the junction of, and fronting on, intersecting street right-of-ways.

LOT, DEPTH OF: The mean horizontal distance between the front and rear lot lines.

LOT, WIDTH OF: The horizontal distance between the side lot lines measured along the front setback line.

MEMBER IN GOOD STANDING: A person, persons, company, corporation, or other entity who owns one (1) or more lots within the development, has been admitted to membership in the Association through the payment of the appropriate membership fees, is current in annual Association dues, statutory assessment fees, and/or other charges imposed on or levied by the Association, and is otherwise in good standing with the Association.

OCCUPANCY PERMIT: An official document signed by a Caroline County Building Official, stating that a building is fit for human habitation and complies with all applicable ordinances. A copy of this permit must be filed with the Association prior to occupancy.

OFF-STREET PARKING: A parking area located off the right-of-way of any road within the Lake Land' Or Community.

PARKING AREA: A required area of at least ten feet by twenty feet (10' x 20') for the parking of at least two (2) motor vehicles.

PERMANENT BUILDING: All buildings constructed shall be permanent buildings. A permanent building is one which requires the installation of a footing and is affixed to a foundation wall, both of which require a building permit and approval issued by Caroline County and the Association.

PORTABLE SHEDS: Portable sheds are allowed. They must compliment the primary structure. A site plan of location must be submitted along with permit application.

SCREENING: The use of natural material, plantings, embankments, fencing, walls, or structures or a combination of these for the purpose of limiting view or blocking light transmission.

SHORELINE: The line where the shore and the water meet. The elevation at the top of the concrete spillways of both Lake Land' Or and Lake Heritage shall be considered to be the shoreline and elevation for the purpose of dock construction. As to all other lakes and ponds, the invert elevation of the overflow pipe shall be considered to be the shoreline and elevation for dock construction.

SIGN: A structure or device to attract attention by words or graphic display.

STOP WORK ORDER: An order issued by the Executive Manager or the Building Inspector whereby all construction on the cited lot is to stop.

STORAGE BUILDINGS: With the exception of the dwelling, garage, and carport, all other buildings are considered "storage buildings".

STORY: The portion of a building or structure included between the surface of any floor and the surface of the ceiling or roof next above it.

STREET: Includes street, avenue, road, lane, drive, cove, court and any other way used or intended to be used by vehicular traffic.

STREET, RIGHT-OF-WAY: The limits of property owned by the Association and designed for use as streets, drainage, and by public utilities.

STRUCTURE: Any man-made object having a specific stationary location on land or in water, whether or not affixed to the land.

TEMPORARY BUILDINGS: The construction of a temporary building of any kind, for any reason, is prohibited.

TEMPORARY PORTABLE STORAGE: Temporary storage boxes, i.e. PODS, etc., leased from a commercial enterprise for the purpose of short term, on site storage are not to be kept on property for more than thirty (30) days.

UNIMPROVED LOTS: Any lot within the subdivision, which does not have a dwelling constructed thereon. For purposes of these regulations, camping lots are considered improved lots.

USE: The specific purpose for which land or a building is designed, arranged, or intended.

VARIANCE: A departure from the strict letter of these regulations as it applies to specific properties and specific instances as authorized by the Association, in writing, following approval of the Building Committee and if denied, may be appealed to and over ruled by a majority vote of the entire Board of Directors.

II. GENERAL REGULATIONS

- A. **BRUSH AND TRASH DISPOSAL:** All brush, scrap building materials, and other trash must be cleaned up and disposed of daily. Containers, provided by the contractor shall be emptied frequently to avoid exceeding their capacity. Absolutely no open burning of any matter whatsoever is permitted at any time.
- B. **BUILDING PERMIT REQUIRED:** Building Permits issued by Caroline County and the Association are required as follows:
 - 1. A building permit from both Caroline County and the Association is required for the following:
 - Single-Family Residence
 - Garage, attached or unattached
 - Carport, attached or unattached
 - Storage & other buildings, attached or unattached
 - (No Caroline County building permit is required for buildings less than 150 square feet)

Room Additions
Swimming Pools
Patios
Porches
Decks
Docks, Piers
Retaining Walls
Driveways and Culvert Pipes

Due to the ever changing County requirements, the property owner is responsible for checking with the Caroline County Planning and Zoning Department before submitting a permit request to the Association before construction begins.

Replacement structures, swimming pools, fences, etc. require the necessary County permit along with an Association permit to ensure the replacement meets all required regulations.

2. The Association, alone, requires a building permit for the following structures:

Fences (property delineation, animal control)

The County must be contacted for fencing if the proposed fencing is to be constructed within one hundred (100) feet of a body of water to ensure it meets with the Chesapeake Bay Water Act requirements.

Children's Playhouses Picture(s) and brochure, if available, to ensure the alleged playhouse is in fact a playhouse must be submitted with the Association permit request. Final decision will be at the discretion of the Building Committee.

All building plan applications must include:

1. Association Request for Approval Form;
2. Certified Plot Plan indicating the proposed location of all buildings and construction in relation to the street, lake, property lines, easements, septic tank and drain field, as applicable. Also to be included on the plat, an illustration of the swales to prevent the directing of run off water to adjacent properties.
3. Two sets of Building Plans (one of which has been approved by the Caroline County Building Department) of suitable scale and detail to explain fully the size, appearance, and type of construction proposed including footings, foundations, and/or piers. A section review of piers, footings, and foundation walls must be shown;
4. Caroline County zoning, erosion, building permits, electric, plumbing, septic system, utility water and sewer hookup permits, as applicable;
5. Current Association building permit fee as delineated hereafter.

Within fifteen (15) days after the plan package is submitted, the Building Committee will recommend approval/ disapproval of the plans. Under the direction of the Executive Manager, the Administration Office will issue the Association's Building Permit. No phase of construction may be started until a permit is issued.

Any proposed change to plans after submission for approval shall be submitted in writing to the Executive Manager. Building Committee approval of any such proposal is necessary prior to implementation whether or not such change requires Caroline County approval.

- C. **BUILDING PLAN APPROVAL:** Plans for all phases of dwelling and accessory building construction including, but not limited to, porches, decks, docks, carports, garages, additions, patios, retaining walls, and fences, shall be submitted in duplicate to the Association Administration Office for processing.
- D. **BUILDER'S AND REAL ESTATE SIGNS:** One (1) temporary builder's or real estate sign showing advertising may be permitted on construction sites or residences being sold or leased. The sign may not exceed four (4) square feet in area. An additional two (2) square feet is permitted on builder's signs at the access driveway entrance of the site for placement of County and Lake Land' Or Building permits. All authorized signs shall be free standing, and shall be removed no later than fourteen (14) days after either the residence is occupied or completion of construction. Lot number signs not greater than 1 sq. ft are permitted with lot number only with approval of the Executive Manager.
- E. **CARPORTS:** Carports shall be constructed in similar architectural style as the primary dwelling. Exterior materials and trim must harmonize with the trim and color of the main structure. Manufactured carports must be color coordinated with the primary dwelling.
- F. **DRIVEWAYS:** All access driveways require Association approval, and when required for drainage, shall have a culvert not less than twenty (20) feet in length, constructed of sixteen (16) gauge or heavier corrugated steel or reinforced concrete of a diameter to be specified on the building plans. Additionally, all driveways **MUST** have a width of at least twelve (12) feet, overhead clearance of at least fifteen (15) feet. The access driveway shall be installed and rough surfaced prior to commencement of construction. A minimum of two (2) off-street parking spaces is required.
- G. **EROSION AND SILTATION:** Earth removed during excavation for foundations shall be retained on the lot and not be dumped or allowed to spill over into any adjacent lot. Grading shall be such that no change from the natural drainage will occur unless previously approved by Caroline County and the Building Committee. Under no circumstances shall drainage courses onto neighboring lots be approved.
- H. **EXTERIOR OF STRUCTURE:** The exterior of the structure, including, but not limited to, walls, roof, doors, and windows, must be completed within six (6) months from the date construction started. The following types of exterior finish are acceptable: aluminum, brick, stone, masonry, stucco, vinyl, or wood.
- I. **FENCES, FENCING:** Fences, walls, or hedges are permitted along the edge of any lot. Fences must be constructed with natural materials to include brick, stone, wood, or artificial materials, such as vinyl or plastic. Aside from wood, brick, stone or vinyl, other materials must be approved by the Building Committee. Fences must be constructed of materials which were specifically designed for fencing. Chain link fencing is allowed along the side and back of the property. Fences may not exceed a post height of three and one half feet (3 ½) in height along the front of the lot forward of the set back line, and must be of open construction. Fencing along the rear or side property line may not exceed seven (7) feet in height. Fencing on a corner lot facing a street on two (2) sides must have the approval of the Building Committee (height, length and type) and be open in structure if the fencing is to exceed three and one half (3 ½) feet in height. In no case may fencing, wall or hedge obstruct the sight lines of traffic.
- J. **OPEN FIRES/HEATERS:** No open fires are permitted on any construction site.
- K. **LANDSCAPING:** In this regard, it is the intent of Lake Land' Or community to remain "green" and well vegetated. As many trees and shrubs as possible should be left in

place on each lot. Once construction is complete on cleared lots, contractor or owner will over seed and use necessary landscaping materials to prevent erosion. When landscaping, property owners will, as a minimum; screen unsightly areas such as foundation walls, trash can storage areas, propane tanks.

- L. OUTDOOR LIGHTING: Free standing exterior dusk to dawn fixtures are permitted providing that neighbors do not object and with the approval of the Building Committee. Lighting may not cause a nuisance to surrounding properties.
 - M. SANITARY FACILITIES: Proper sanitation (portable toilets) must be maintained on the building site at all times. Violators will be subject to fines and stop work orders.
 - N. SITE APPEARANCE: All material shall be neatly stored at the location not readily visible from the street; if possible excess materials shall be promptly removed from the site. The use of adjoining lots, streets or street right of ways or easements for the storage of any building materials, construction equipment, trucks, or for any purpose whatsoever, is prohibited. All builders are required to maintain construction sites in a clean and presentable condition at all times in accordance with the Lake Land' Or Restrictions and Amended Restrictions (Covenants). An approved trash receptacle must be on site until construction is completed. If after notification by the Executive Manager or Building Inspector, an offending condition is not promptly corrected, a "Stop Work" order may be issued.
 - O. STORAGE AND OTHER BUILDINGS: Storage and other buildings shall meet the approval of the Building Committee. Each approved building will match the style of the main building. The exterior material and trim must harmonize with the trim and color of the main structure.
 - P. SWIMMING POOLS: In ground and above ground pools are allowed providing they meet with County standards, have the necessary County and Association permits, if applicable, and adhere to the set back requirements of the LLPOA.
 - Q. TEMPORARY BUILDINGS: The construction and installation of temporary buildings of any kind, for any reason, is prohibited (i.e. tents, unapproved accessory buildings).
- *Seasonal structures such as portable screened houses may not remain in place throughout the year.
- R. VEHICLES: In order that the roads within the community may be properly protected and to provide for proper maintenance, the following regulations shall apply to all vehicles admitted to the community.

1. All vehicles with ten (10) or more wheels are prohibited from entering the development unless the load is determined by the Executive Manager not to be harmful to the roads. Large loads may be broken down or off-loaded to smaller vehicles in the vicinity of the basketball court near the Heritage entrance. In particular, trucks are limited to 40,000 pounds Gross Vehicle Weight (GVW), and concrete deliveries are limited to eight (8) cubic yards per truck.
2. The Executive Manager or Building Inspector may restrict vehicular weight during extreme freezing conditions.
3. The operation of tracked vehicles is prohibited on any roadway within the

development. These vehicles must be off-loaded onto the area where they are to be used and not onto a roadway or right-of-way.

The owner or operator of any vehicle causing damage to an Association road, facility, vegetation or any other property shall be responsible for the cost, replacement or repair of such damage.

- S. WALKWAYS: All new house construction must include a walkway from the front door to the driveway whether such driveway is paved or constructed with gravel. Walkways must be constructed of flagstone, slate, wood, brick, patio, pavers, macadam or concrete.

III. TECHNICAL REGULATIONS

- A. BUILDER'S REGISTRATION FORM: Annually all builders are required to complete and submit this form to the Executive Manager for written approval to engage in construction within the Lake Land' Or Community. This required registration must be accompanied by the following:
 - 1. Proof of the requisite licensing or bonding from Caroline County and the Commonwealth of Virginia, as applicable to the trade practiced;
 - 2. Certificate of Builders Risk Insurance, or where appropriate, proof of insurance for the work being performed;
 - 3. Certificate of Comprehensive Liability Insurance indicating coverage limits.
- B. PRE-CONSTRUCTION: Only the following construction-related activities will be allowed on undeveloped lots prior to the approval of a house building permit:
 - 1. Installation of a culvert pipe and driveway of up to 15' wide and 20' long as approved by the Association,
 - 2. Installation of a dock or fishing pier as approved by Association,
 - 3. Installation of a beach front or retaining wall/bulkhead or other erosion control device made from natural materials with the Association approval,
 - 4. Removal of trees to minimum density of 1 tree of 4" diameter at 4' above grade per 50 square feet with the Association approval, however; no approval is required to remove undergrowth and trees smaller than the specification,
 - 5. Removal of a dead or fallen tree, or those damaged by natural event which causes them to endanger surrounding areas. In no event shall any type of septic facility, including open pits, portable toilets, distribution boxes, or drain fields be allowed on any lot prior to the approval of the house building permit.
- C. CONSTRUCTION: All construction work shall conform to these regulations, the approved building plans, and the Covenants set forth in the owner's contract. In addition, the construction shall comply with all the applicable regulations and requirements of Caroline County and the Commonwealth of Virginia.

1. BUILDER'S RESPONSIBILITY:

The builder shall be responsible for his employees and subcontractors within the Lake Land' Or Community. All building materials must be placed within the property lines of the building site not on the street, street right-of-way or any easement. The Executive Manager or the Building Inspector must approve all exceptions.

Packaged materials or a precut dwelling may be authorized access to the property after the Caroline County building inspector has approved the foundation walls.

The exterior of all buildings must be completed within six (6) months from the date construction begins. Non compliance requires the payment of \$1,400 for every thirty (30) day extension, minimum of thirty (30) days.

2. MODULAR DWELLINGS

Modular Homes: (System Built/Sectional Homes)

Approved provided they meet the following criteria: All structures will be built to the same building standards at a minimum as a stick built home using the same materials as a stick built home throughout, i.e. 2X4 lumber; O.S.B., dry wall, etc. The structure will be placed on either a poured concrete or block foundation. The placement of the modular or manufactured home regardless of the number of modules will be placed and secured to the foundation within 48 hours. At no time will a structure consisting of steel materials used to construct the platform or any wall structure be allowed in Lake Land' Or.

MOBILE OR MANUFACTURED HOMES:

Housing which is constructed primarily of steel framing members and other non-traditional materials and are designed for portability is not allowed.

3. STOP WORK ORDER:

The Executive Manager, Security, and/or Lake Land' Or Building Inspector shall have the authority at any time to enter upon any building site to examine, caused to be examined, or inspect any construction, for compliance with the Lake Land' Or Building Rules and Regulations.

Whenever any construction work is being performed contrary to any provisions of these rules and regulations or contrary to a permit issued under them, the Executive Manager and/or Building Inspector may order the work to be stopped by notice, in writing, served upon anyone engaged in such work or causing such work to be done.

Any person so notified shall forthwith cease such work until corrective action is taken and authorized to proceed has been issued by the authority that issued the stop-work order.

Until the stop work order has been withdrawn, access to the lot by all persons, including workers and guest can be denied. Only the property owner will be allowed to the property. Additionally, violators are subject to fines and/or legal actions.

4. WORKING HOURS

Working hours by builders and contractors within the boundaries of the Lake Land' Or Community are between the hours 7:00 am and 6:00 pm, Monday through

Saturday, regardless of whether the work is interior or exterior. Work on Sunday, or holidays is prohibited. The following holidays are recognized by Lake Land' Or Property Owners Association: New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

D. FOUNDATIONS: The portion of the foundation visible from the street shall be brick-faced or sided similar to the rest of the dwelling, and the remaining three (3) walls parged in the color complimentary to the house exterior. Crawl space foundations must have a minimum height of five (5) courses or four (4) feet of poured concrete.

E. FUEL TANK STORAGE: Storage tanks for the heating and fuel, e.g. natural gas, oil, or propane, may not be visible from the street. Tanks are to be hidden by landscaping, fencing, or otherwise approved screening.

F. ARCHITECTURAL STYLE:

1. Under no circumstances shall the exterior design of dwellings with the architectural "footprint" or similar design as an existing structure be permitted within six (6) building lots from each other (adjacent or across).
2. All dwellings and accessory structures shall be of subdued color, excluding white, with harmonizing trim. Samples of siding and their harmonizing trim must be submitted with application for a permit.

G. SEWER SYSTEMS: All sanitary units and central sewer system connections must be installed in compliance with the regulation of the Caroline County Health Department and the Commonwealth of Virginia. Sanitary facilities MAY NOT be used until such connections, septic systems, and drain fields have been inspected and approved by the Caroline County Health Department.

- 1.) Septic Fields: A receipt confirming a septic field has been pumped every fifth (5th) year must be submitted to the Administration Office. (Effective April 1, 2007)

H. SITE PROTECTION: The proper protective measures for soil conservation, erosion and siltation control must be in place prior to or as the initial step in rough grading. Should these measures prove inadequate at any site or in any situation, the Executive Manager and/or Lake Land' Or Building Inspector may issue a stop-work order and require, subject to County and State approval, that other and/or additional measures be installed.

I. TREES: The sole intent of this regulation is to preserve intact as many trees as possible to enhance and environmentally preserve the natural wooded surroundings of the community. At no time will a lot be clear cut from property line to property line for the purpose of constructing a residential dwelling unless required to meet county codes.

Trees that are not identified for removal during any building or excavation shall be protected. Excavation requiring the grade surrounding trees to be changed will necessitate a retaining wall or suitable barricade to be constructed to preserve those trees affected by the grade change. Trees damaged during excavation, which may later cause hazardous conditions to the proposed home or adjacent properties must be removed after approval by the Building Committee.

Approval of the site plan is required prior to issuance of any Association Building Permit. No tree may be removed without the prior approval of the Lake

Land' Or Building Committee/Inspector. All trees to be removed for Construction of a dwelling, accessory building, driveway, septic tank, drain field, or replacement of a camper shall be clearly marked in a way that is easily seen by work crews and Building Committee/Inspector.

Owners wishing to remove trees on lot line bordering directly on lakes and ponds as designed on the plats of Lake Land' Or must comply with the Chesapeake Bay Water Act. In no event shall the density of the trees be reduced to fewer than one (1) per fifty (50) square feet within a buffer zone required along lot lines.

The above stated Technical Regulations shall apply to all phases of construction. Any proposed deviation must be submitted in writing, to the Lake Land' Or Building Committee.

IV. RESTRICTIONS

The following restriction shall apply to all building lots:

A. NUMBER AND TYPES OF BUILDING:

1. One (1) single family dwelling
2. Only one (1) permanent building, i.e. family dwelling or garage and one (1) of each type accessory building, i.e. storage building, gazebo, children's playhouse is permitted. A children's playhouse must be specifically designed, manufactured/built and sold as a "Children's Playhouse". All buildings, permanent and those considered temporary must meet the LLPOA set back requirements and regulations.
3. Motorized home (recreational vehicle), travel trailer, camper, tow trailer, or similar livable units are permitted to be stored on developed lots.

Placement or parking of all recreational vehicles or trailers must be as close to or as far back as physically possible to the side or rear of the house. At no time will a recreational vehicle or trailer be parked or placed in the front yard except for the purpose of using said vehicle or in preparation of using vehicle for recreation not to exceed 48 hours at a time.

B. DWELLING CONSTRUCTION DIMENSIONS:

1. All dwellings shall have a minimum of nine hundred (900) square feet of living area on the first floor, exclusive of any porch, deck, and garage entry area.
2. Permanent accessory buildings are to be less than the height of the main structure and only one (1) story unless additional set-back requirements are met. The minimum size is sixty-four (64) square feet.
3. Portable storage sheds one hundred and fifty (150) square feet or larger are permitted with the submission of a county permit; provided they meet the Association set back requirements.
4. No temporary building of any size shall be erected on any residential lot, excluding approved accessory buildings, within Lake Land' Or Community.
5. Boat docks of any type may not extend into any pond or lake more than sixteen (16) feet from the shoreline as measured from the height of the dam spillway or have any type structure thereon without approval from the Association's Board of Directors. Docks may not exceed fifteen feet (15) in

width. Permanent boat fuel storage and/or facilities are not permitted on any dock or in the area adjacent to the boat dock, lake, or pond.

6. For fences, walls, or hedges, see the general regulations, for specific guidance on fences and walls.

C. SET-BACK REQUIREMENTS: All measurements in the following items are to be taken from the distant point, such as the street right-of-way or lot line, to a point on the lot that is either the foundation of the structure or the nearest point on the structure closest to the distant point. For example, if the side wall of a structure is cantilevered at the top of the foundation or a roof overhangs the ground that portion of the structure would represent the closest point of measurement.

The following set-back restrictions pertain to all building lots:

1. All structures shall be thirty-five (35) feet or more from any street right-of way which is fifty (50) feet or greater,
2. All structures shall be sixty (60) feet or more from the center of any street right of way less than fifty (50) feet in width;
3. The main structure side yard distance on both sides must total at least thirty-five (35) feet, with a minimum on either side of at least fifteen (15) feet;
4. The main structure set-back from the rear lot line of any lot must be at least thirty-five (35) feet;
5. The main structure over thirty-five (35) feet in height must have two (2) side yards of twenty (20) feet or more plus one (1) additional foot on each side of the yard for each additional foot of building height over thirty-five (35) feet. The maximum height shall not exceed forty-five (45) feet.
6. All structures on corner lots shall be set-back at least thirty-five (35) feet from both street right of ways. The shortest side fronting on a street is considered the front of the lot. The minimum distance of a front set-back line must be one hundred twenty-five (125) feet when the structure is angled to the front on the street corner.
7. Garages and carports on corner, lake-front and pond-front lots must be attached to the dwelling.
8. Any dwelling not fronting on a street shall have on the side if the dwelling be visible from the street, a street appeal equal to that of the front.
9. Except for corner and lake front lots, encroachment up to fifteen (15) feet of property side and/or rear lot line permitted for a one (1) story garage, storage building or other accessory structure.
10. All accessory buildings over one (1) story in height must be twenty (20) feet or more from all lot lines.
11. All accessory buildings shall be less than main building in height.

D. CAMPING LOTS: The following restrictions pertain to all camping lots:

1. No vehicle exceeding thirty (30) feet in length is authorized without special exemption being granted by a majority vote of the entire Building Committee.
2. A screen porch of approved design, attached temporarily to a trailer or camper, may be authorized, provided it does not exceed the square footage or height of the trailer or camper to which it is attached, and provided further that it is not enclosed for year round habitation.
3. In addition to the foregoing, only barbecue pits, storage bins, and a tent deck will be permitted.

4. Portable storage sheds no larger than one hundred fifty (150) square feet are permitted on camping lots and shall not be located closer than five (5) feet from the property line.

V. ASSOCIATION BUILDING FEES

In order for the Association to insure compliance with its rules, regulations, and Covenants, and to protect the development, environmentally and aesthetically, permits shall be issued by the Administration Office. The administrative cost of this effort is to be borne by the affected members.

The following non-refundable fee schedule applies:

DESCRIPTION	ADMINISTRATIVE FEES
Approved Single Family Dwelling	\$5,000.00