

MANORS OF BELLECLAVE - POND DOCKS ARCHITECTURAL GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE

I. INTRODUCTION

A. Purposes of the Guideline document

The purposes of the Guidelines document are 1) to establish and to maintain the design harmony of Manors Of Belleclave and 2) to promote and protect the value of the properties within Manors Of Belleclave. 3) to allow guided design and approval process for docks built in Belle Pond.

B. Architectural Design Concept

Manors Of Belleclave is envisioned as a premier single-family residential neighborhood featuring large wooded lots, with homes of exceptional architectural character positioned to maximize privacy and to create a sense of elegance and dignity. Design control through the use of a strong Architectural Review Board is seen as the way to create and to maintain the highest standards both for the realization of the vision and for maintaining the value of the investment being made here.

II APPROVAL PROCESS AND PROCEDURES

Process Steps in order to provide a uniform and systematic review procedure of all proposed designs, plans, and construction in Manors of Belleclave, the following sequence has been established.

1. Application and Payment of Review Fee
2. Preliminary Design Review and Approval
3. Final Drawings Review and Approval
4. Periodic Inspection during Construction
5. Final Inspection
6. Future Improvement Review

III. ARCHITECTURAL DESIGN GUIDELINES/MINIMUM DESIGN STANDARDS

Purpose of the Dock

Note: No motorized boats of any type are allowed on Belle pond (gas or electric) unless authorized by the Board for pond maintenance.

1. The dock built on Bellepond should be limited for private family enjoyment overlooking the water. It is preferred that any dock be constructed or improved by a licensed contractor due to safety, appropriate materials, effective anchoring techniques, etc.; however, a homeowner with such experience may choose to do all or some of this work.
2. Docks shall be limited to one structure per parcel or lot and in all instances, parcels or lots must be waterfront. No dock addition or improvements can negatively affect other homeowners, their property, or their potential to add their own pond dock.
3. To be eligible for a private dock, a lot must have:
 - (a) 50 feet of frontage at the water edge, and

- (b) 15 feet between the proposed dock location and adjacent property boundaries
4. Commercial activities are prohibited at private docks and no leasing or other transfer of space to individuals who do not reside in the community
 5. There should not be any “motorized” boats operating from the dock (with the exception of small battery powered trolling motors).
 6. Paddle boats, canoes, and jon boats (max length of 16 ft) are allowed to be attached to the dock during the daylight hours and must be removed from the water overnight.
 7. No parties, people, or loud music allowed on docks after 11:00 pm

Size of the Dock

The built in area of dock should be under following specifications:

1. Max Width : 15 feet; maximum square footage is 250 sq ft
2. Max Encroachment into water: 15 feet (This includes Walkway
3. Height from Water level : 1-2 feet above pond level
4. No boat storage is allowed near the dock.

Walkway to the Dock

The walkaway to the dock should be under following specifications:

1. Max length: 40 feet from the shore back towards the homeowner’s residence
2. Max width: 6 feet width

Safety

1. For the safety of all neighbors the dock should have some lighting at night.
2. Proper precautions should be taken with electrical wiring. No permanent electrical outlet should be installed on the dock.
3. Do not leave any items onto the dock overnight that are not permanently attached to the dock. This includes: tables, chairs, coolers, etc.
4. Docks cannot be enclosed by walls or screens
5. Open fires and cooking grills of any kind are prohibited on docks.
6. All components and surfaces must be maintained in safe condition and good repair. The dock should be absent any permanent vertical poles or fences, fixed lights, etc., being primarily a flat surface for simple and safe water access/ egress; however, docks that are stable enough may use deck chairs, for example, for seating.

Maintenance/Repairs

1. It is the property owner’s responsibility to maintain their dock condition and appearance at all times
2. The homeowner agrees to quickly resolve any issues that may be caused by storm, hurricane or water flood etc.

3. If a dock is damaged or destroyed, the dock may be rebuilt to its previous configuration so long as reconstruction is completed within 90 days from the date of the event, unless there are extenuating circumstances justifying more time.
4. If the dock is removed for any reason, the area(s) where it was anchored must be returned to an acceptable condition in line with HOA community standards.
5. Owners should be advised that pond water levels vary. The HOA is not responsible for damage caused by varying water levels or for any other reason.

Materials/Structure

1. Pond docks and walkways may be constructed using composite material or maintainable wooden planks (fixed and anchored to the homeowner's pond access yard area).
2. No concrete should be used to install a dock, if installing into the water.
3. Color the dock with conservative neutral/natural colors (stains).

Board Approved Sample Dock Designs



Design : 1



Design 2



Design 3 (The **Walkway to the Dock** should follow the rules listed in **Section III**)