

**BASS LAKE CHRISTIAN RETIREMENT COMMUNITY
GUIDELINES FOR STRUCTURES AND GROUNDS**

This is a Christian community where neighbors are cherished, considered and trusted. These guidelines are established to maintain an esthetically pleasing community where one person's choices do not impose upon others.

According to our Bylaws, the Corporation through its Architectural Control Committee (ACC) is responsible for monitoring improvements or alterations to the Units to assure compliance with approved plans and specifications. Any improvements made without prior approval are subject to removal at member's cost. Improvements must start within one year of signed date or must be resubmitted for approval. According to these bylaws,

- *The Unit (membership site) and any and all buildings and structures erected thereon shall be used exclusively for residential purposes. No business of any type may be transacted in the community. (3.03).*

- *No building, fence, wall, septic tank, septic system or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to, or change or alteration therein be made, nor shall any landscaping of any Unit(s) be undertaken, until the plans and specifications showing the nature, kind, shape, height, materials, finish and location of the same shall have been submitted to, and approved in writing by the ACC as to harmony of external design and location in relation to surrounding structures and topography. (3.13).*

- *In the event that any plans and specifications are submitted to the Architectural Control Committee as provided herein, and such committee shall fail, either to approve or reject such plans and specifications for a period of thirty (30) days following such submission, approval by committee shall not be required, and full compliance with this Article shall be deemed to have occurred. However, applicants MUST communicate with the ACC board BEFORE the 30 days have expired to inquire as to the status of the application. (3.13).*

- *Any Residence erected or placed on any Unit shall be completed as to external appearance, including finished painting, within sixty days from the date of commencement of construction. (3.12).*

- 1. Timing of Application:** All plans for any buildings, fences, grading and tree planting or removal are to be submitted to the ACC for approval, at least 7 days BEFORE any work is started. No work should be started until AFTER approval in writing.
- 2. Residences:** A residence may be either (i) a one-bedroom Apartment structure or Park Home of no more than 900 sq. ft, (ii) a Park Model or Recreational Vehicle alone, or (iii) its combination with another structure totaling no more than 900 sq. ft. (all as defined in articles 2.07 through 2.10). Only one flush toilet is permitted in any combination on any Unit. Additional Recreational Vehicles belonging to the member may be stored on the Unit. The Board shall make the final decision as to the acceptability of any residence.(2.11).
- 3. Building Plans:** Building plans must be submitted with application to ACC, and must include length, width and height details of the structure(s) proposed, along with window and door locations. Floor plans must include electrical, plumbing and septic detail. All construction must meet Smith County regulations.
- 4. Concrete Slab:** Any concrete slab on the Unit should be no larger than forty-seven feet by forty-seven feet, but larger slabs may be considered for approval by the ACC. Slabs under RV's must be 6 inches in depth with foot-square, 1/2 inch rebar reinforcement. Slabs under enclosures not containing RV's may be of four (4) inch concrete reinforced with rebar. Any electrical and plumbing structures placed in concrete must be detailed in the building plans as to number, size, and location. Any deviation after approval will require re-approval.
- 5. Non-Moveable Structures:** All non-moveable structures, including concrete pads, should be set back at least ten feet from the front of the Unit, three feet from the rear and two feet from the sides. Blacktop or concrete pads to the front property line may be permitted by application, but application to place any into the road right-of-way will be discouraged. Members owning two or more Units with common sides must maintain the setbacks for each Unit.
- 6. Moveable Structures:** The size and placement of moveable storage buildings (usually on skids and not on concrete pad) as well as other moveable structures must be submitted in plan. Approval may be obtained to place, for example, patio stones not set in concrete, or gravel used in front of the Unit in the road right-of-way, as long as these are removable. The Board reserves the right to remove any non-complying structures.
- 7. Fencing:** No sections of tall or privacy fences, nor any fence of any height and encompassing a portion of the Unit, will be permitted. Small enclosures, such as a three-foot chain-link fence in the back yard for pets or garden may be allowed, but ALL plans for fencing must be submitted to the Board for approval.
- 8. Residence, Pad and RV Placement:** Residences, RV's, RV pads and all enclosed structures should be parallel to the sides of their lots.
- 9. Approval of Plans:** ACC can only approve plans meeting these guidelines. Deviation can be approved only by the signatures of three directors of the Corporation. The directors can override ACC decisions.
- 10. Water:** Water supplied by the well cannot be plumbed into any residence for drinking purposes.

By signing below, members understand and will abide by these guidelines.

Member's signature _____ Member's signature: _____

Date: _____ Unit(s): _____