

PELICAN COVE CANAL OWNER'S ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

SUMMARY OF STANDARDS FOR RESIDENTIAL CONSTRUCTION

No building, fence, wall, boat dock, tie-off pilings, fish cleaning stand or other structure or improvement, shall be commenced, erected, or maintained upon the subdivision; nor shall any exterior addition to, or change or alteration therein be made; nor shall any landscaping on any Lot or Lots that would affect drainage or utility easements be undertaken until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by, the Architectural Control Committee (ACC) as to harmony of external design and location in relation to surrounding structures and topography and finished grade elevation. The ACC may refuse to accept or may require changes, deletions or revisions in such plans and specifications in order to insure that the architectural and general appearance of all buildings and grounds be in conformity with this Declaration and the general appearance of the subdivision, and that such plans and specifications are not detrimental to the public health, safety, and general welfare of the community. Refusal of approval of plans and specifications or required changes, deletions or revisions in same may be based upon any reasonable grounds, including purely aesthetic grounds, which in the sole discretion of the ACC shall be deemed conclusive and controlling.

General

- Single family residence only
- Attached or separate garage. If detached, must be in harmony with general architectural design of main building.
- No dwelling, garage or appurtenant building shall exceed two (2) stories in height
- Main Floor living area of at least 1,400 sq. ft. exclusive of open or screened porches, terraces, patios, driveways, carports and garages
- Main Floor living area of at least 2,000 sq. ft. on Block 8 Lots 10-41
- NO trailer, mobile home, motor home, modular home, geodesic dome, tent, shack, lean-to or other outbuilding shall be allowed to remain permanently (unless housed in enclosed storage) on lot by either lot owner or guest.
- NO temporary residence while residence is under construction

Building Location (including porches, decks, roof overhang)

- 10 ft. from rear property line
- 6 ft. from the side of interior lot line (includes fish cleaning station & dock)
- 20 ft. from front property line
- Buildings on corner lots 10 ft. from the corner property line

Fences or Walls

- On or behind the front wall line of the main building
- Shall not affect or impair drainage
- Shall not exceed 6 ft. in height

Minimum Grade Elevation and Foundation

- Grade elevation minimum 7.0 ft. above mean sea level |
- All building foundations except fishing cleaning stations must be concrete
- Must be fully enclosed at the perimeter

Finished floor elevation (first floor)

- First floor not less than 9.0 ft. nor more than 9.5 ft. above mean sea level
- Second floor not less than 17.0 ft. nor more than 19.5 ft. above mean sea level

In accordance with Paragraph 2.10 of the Covenants and Restrictions, the ACC hereby establishes a policy granting variances to two story house plans which reflect a second story finished floor elevation exceeding 19.5 feet for the sole purpose of allowing up to 12-foot ceiling heights on the first floor. As an ongoing policy, variances for this purpose will not require approval of the Board of Directors.

Exterior Walls

Shall be: Natural stone, Stucco, Brick, Wood, or any combination thereof but NOT Asbestos siding

Roof

- Pitch is subject to ACC approval
- NO Oyster shell roofs
- 280# weight self-sealing composition
- Fire retardant wood shingle or other material as approved by ACC

Topographic Alterations

- Shall not alter natural drainage patterns
- Must have prior approval of ACC

Commencement and Completion Time

- Must start within 180 days of ACC approval or obtain new approval
- Shall be complete within 9 months after beginning construction
- Extensions granted for continuous progress

Full Lot Requirement

- No structure or improvement of any type on less than one full lot

Electrical, Water, Plumbing and Sanitary Facilities

- Shall comply with all rules and regulations of governmental authorities having and asserting jurisdiction

This summary is intended as a guide to residential construction in Pelican Cove and is not comprehensive. Please consult the Covenants and Restrictions and do not hesitate to call a member of the ACC when questions arise. Reasonably up to date documents are available at www.pccoa.net.

Revised by ACC on 6/26/2019 and approved during Regular Board Meeting on 8/3/2019.