

Architectural Control Committee Building Standards & Practices

Purpose and Scope

The Architectural Control Committee (ACC) oversees and enforces standards to preserve property values, safety, and aesthetic integrity in Lost Bridge Village (LBV). All building projects must comply with the Covenants, Conditions, Restrictions, and Reservations (CCR&R) and the Building Standards & Practices (BS&P).

The ACC evaluates projects based on: Aesthetic harmony, materials, and environmental integration as well as maximum retention of trees and compatibility with surrounding properties.

Building Project Procedures

Permit Application: Property owners must submit a completed Building Project Permit Application (including plans, fees, and required attachments) in person or via a representative at a scheduled ACC meeting. Please contact the office to be added to the ACC agenda. Projects, including lot clearing, must not begin until a permit is issued.

Compliance: Failure to follow procedures results in penalties, such as fees and potential liens on property.

Review and Approvals: The ACC normally meets on the first Monday of each month at 6 pm in Village Hall, 12477 Lodge Drive. Property owners and contractors are encouraged to attend for clarity and immediate feedback.

General Building Guidelines

Architectural Style: Residential designs with natural materials (e.g., wood, stone) and muted colors are preferred. Modern materials are considered on a case-by-case basis.

Size and Codes: Building projects must adhere to the LBV CCR&R and BS&P. Residences must meet a 1,500 sq. ft. minimum (1,200 sq. ft. for smaller lots, typically the Forest Hills Mobile Home Park designated lots). ACC approval does not exempt the property owner from complying with other agencies' regulations.

Setbacks: Buildings must be set back 20 ft. from the edge of the street and 10 ft. from other lot boundaries unless a variance is approved. Markers must be placed at the lot corners to determine the correct location for buildings and ensure they meet setback requirements.

Construction on Multiple Lots: If construction is planned on two or more lots and one or more buildings will span across the property line between two lots, a release of the five-foot utility easements must be obtained from the Lost Bridge Village Water and Sewer District.

Manufactured Housing: Manufactured Housing includes two types of factory-built homes: "mobile homes" (also called manufactured homes) and "modular homes".

1. Manufactured homes (mobile homes) are transported to the site in one or more sections and placed on a foundation. The trailer that carries the home is considered part of the structure. Manufactured homes are not allowed on any lot in Lost Bridge Village, though existing mobile homes can be remodeled. Once a mobile home is removed, it cannot be replaced with another one.
2. Modular homes are also transported on a trailer, but the home is removed from the trailer and placed on a foundation. The trailer is then returned to the factory. Modular homes that meet size and other requirements set by the BS&P for new construction and the CCR&R are only allowed in the Posy Mountain Ranch area of Lost Bridge Village. Modular homes are treated like stick-built homes, and typical inspections for new home construction apply.

Swimming Pools: Swimming pools, spas, and similar facilities require approval from the ACC and Benton County. Pools are not permitted in front yards. Submitted plans will be reviewed to ensure they comply with the BS&P, including setback requirements. Pools must be enclosed by a fence and meet county and state regulations. All equipment, such as filters and pumps, must be located inside the fenced area and concealed from view in an approved storage shed or enclosed building. Any fence or enclosure around the pool or courtyard must have an aesthetically pleasing exterior surface.

Specific Building Standards

Detached Structures: Garages, barns, and similar structures that are not connected to the primary residence must match the style and appearance of the main home and be placed on the same or adjacent lot. They must have roof overhangs (eaves) that are at least 12 inches wide. The design of the structure should fit the shape and size of the land. If the building has metal siding, it must be vertical seam siding. Guest rooms, offices, studios, or similar spaces with a bathroom in or above a detached garage are permitted. However, garage apartments are not allowed, as stated in CCR&R. An apartment is defined as a space that includes a kitchen with cooking appliances or food storage that makes it suitable for independent living. Storage containers, such as shipping containers, are not allowed to be used as a permanent structure on any property.

Driveways: Hard surfaces like asphalt or concrete are required for all new builds in improved subdivisions. Drainage structures under driveways must accommodate water flow, as required by Benton County.

Decks and Balconies: Structural changes require an ACC permit. Plans must include footings, railing details, and materials. General maintenance and repair, such as replacing deck boards, do not require a permit.

Temporary Structures: These are prohibited as residences during construction, except in Posy Mountain Ranch under strict conditions (e.g., approved septic, water, and power connections). Storage containers are allowed during construction but must be removed immediately upon completion.

Fencing: Must meet regulations set forth in the CCR&R. Maximum height: 6 ft. in backyards; 3 ft. in front yards. Must be set back at least 5 ft. from property lines and utility easements. No ACC permit is required for fencing.

Construction Requirements

Cleanliness: Job sites must be kept clean with dumpsters on-site for debris. Burning waste is prohibited.

Timelines: All construction must be completed within 18 months of permit issuance unless an extension is granted.

Fees & Deposits

Project Application Fee: \$35 for all projects.

Performance Deposits: See Attachment 'A'. Deposits are refundable after the final inspection and may be forfeited for any noncompliance or violations.

Penalties and Enforcement

Violations: Noncompliance results in fines, forfeiture of deposits, and potential liens on properties. The Board of Trustees may take legal action to ensure compliance, on the recommendation of the ACC.

Property Liens: Legal fees, collection costs, and accrued interest are added to delinquent properties.

Variances and Appeals

Property owners may request written variances for deviations from guidelines. Variances must be reviewed and approved by the ACC and/or the Board of Trustees.

Revised: 4/16/2025

Attachment 'A'
Building Project Fees & Deposits

Non-Refundable Building Application Fee for All Projects: \$35

Refundable Performance Deposits

Miscellaneous Improvements:

\$100

Minor miscellaneous construction and small storage sheds (less than 150 square feet).

Structural Remodeling of Existing Decks:

\$150

Deck remodel requiring structural changes/replacement and a Benton County permit.

New or Expanded Decks:

\$500

Deck additions or extensive expansion requiring a Benton County permit.

Swimming Pools:

\$2,500

In ground pools, spas, ponds, etc. requiring a Benton County permit.

Garages, Shops, Utility Buildings, and Carports:

\$2,500

All garages, shops, or outbuildings (greater than 150 square feet).

Additions and Remodeling to Existing Structures:

\$2,500

Larger construction projects that include an addition to any existing structure requiring a Benton County permit.

\$1,000

Addition or remodel project to any existing structure NOT requiring a Benton County permit.

New Home Construction:

\$5,000

Any new residential construction on an undeveloped lot requiring a Benton County permit.

Note: All projects must commence within 45 days to avoid automatic forfeiture of performance deposit.