



SUNRISE BAY PROPERTY OWNERS' ASSOCIATION, INC.

Architectural Review Committee (ARC)

P.O. Box 116

Mineral, Virginia 23117

ARC Submission Agreement

Property owners are required to submit for Architectural Review Committee (ARC) approval any construction plans for a house, detached garage, addition to any such structure, or other structure. A \$250.00 fee is required upon submission, payable to Sunrise Bay POA, and mailed to the PO Box referenced below. Exceptions to ARC approval can be made for piers, docks, boathouses, bulkheads, and riprap. These structures follow Dominion Energy rules and approvals.

One set of plans and related materials is required and will be returned after the project is completed, inspected, accepted, and approved. By reading, dating, signing, and returning this document, an owner or owner's representative agrees that all requirements of the Declaration of Conditions, Restrictive Covenants and Easements Sunrise Bay (the covenants), will be satisfied.

Modifications to structures or planned structures after preliminary approval by the Architectural Review Committee (ARC) may require additional submissions (no additional fee). If the ARC has questions after reviewing the submittal, written questions will be provided to the owner. A written response will be necessary in that event.

Plans, this document, and related materials must be submitted electronically to sunrisebaylka@gmail.com or by hard copy to Sunrise Bay Property Owners Association, Inc., P.O. Box 116, Mineral, VA 23117, and must include a self-addressed, stamped envelope or package for return.

Note that this submission is in addition to permit requirements administered by Spotsylvania County, Dominion Resources, the U.S. Army Corps of Engineers, and other local, Virginia, or United States regulatory agencies, if any.

The covenants require the following, as a minimum:

- Indication that the proposed structure, if a dwelling, is for a single family residential purpose;
- Site plan or plat showing dimensions and location of the proposed structure, lot line setbacks, shoreline, and other structures in place on the lot or adjacent shoreline; the site plan should indicate that structures do not encroach upon a 15-foot easement at the front and rear lot lines, a 5-foot easement on each side line, and a 10-foot easement adjacent to all streets and roadways;

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- Architectural drawings showing floor plans and square footage for each level, elevations, roof lines and slopes, foundation materials, and exterior finish materials;
- Modular home specifications and manufacturer's data indicating BOCA or CABO code compliance and proposed wood frame construction, if applicable (single-wide and/or double-wide manufactured homes are not permitted);
- Indication that no excavation will be conducted on the property except for basements, cellars, retaining walls, pools, landscaping, driveways, septic system, wells, and/or utilities;
- Agreement that no cleated equipment will be operated on any hard-surfaced street within Sunrise Bay and that the cost of any repair of any damage to roads, drainage, grading for roads and drainage caused by owners, their agents or employees, contractors, subcontractors, suppliers, invitees, or guests will be borne by the lot owner;
- Indication that existing natural vegetation, topography, and drainage will be preserved and used as much as practical;
- Indication that the "dwelling area" square feet of any residence, as defined and explained in the covenants, will be at least 1400 square feet on the first floor, or, if a two-story residence, at least 1800 square feet with at least 1400 square feet on the first floor;
- Proposed schedule for completion within 12 months;
- Plan to dispose of all debris and waste within one month after completion;
- Plan to landscape in the immediate vicinity of a residence within 6 months after completion, weather permitting;
- Plan to seed and straw or mulch all bare earth, except cultivated areas, within one month after completion, weather permitting;
- Indication that all exposed exterior walls of all buildings will be brick, brick veneer, stone, solid wood siding, vinyl siding, or stucco (neither cinder block, cement block, nor metal siding is allowed as exposed exterior materials except that horizontal aluminum lap-type siding is allowed and parged block walls may be placed as foundation walls if painted as described elsewhere in this document);
- Indication that all exposed foundation walls will be placed concrete, parged block, or covered with a stone or brick veneer;
- Indication that exposed placed concrete walls will be molded to resemble the shape of a brick wall;
- Indication that front porches constructed with pressure treated lumber, if any, will have pressure treated lattice and trim covering pressure treated piers;

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- Indication that lattice and trim, parged block, or placed concrete foundation walls will be painted to coordinate with the color of the siding on the structure;
- Indication that no metal awnings, porches, stoops, stairs, decks, or railings will be affixed to any building;
- Indication that roofing materials will be slate, shake, asbestos fashioned to resemble shake or slate, or asphalt or fiberglass shingles;
- Indication that the roof of any residence or garage will have a pitch no flatter than a 5:12 ratio.
- Additional architectural standards outside the covenants may apply and are included at the end of this packet.
- This document is a compilation and summary of requirements contained within the covenants. The covenants will govern in the event of a discrepancy between this document and the covenants. **The Sunrise Bay Property Owners Association, Inc. reserves all rights and remedies available to it under the covenants and under the laws of the Commonwealth of Virginia.**
- All structures are subject to interim and final inspections for compliance with approved submissions and the covenants.

I HAVE READ AND UNDERSTOOD THE ABOVE INFORMATION. I AGREE TO ALL REQUIREMENTS OF THE COVENANTS AND THE SUMMARY AS SET FORTH IN THE ABOVE. IF I WISH TO DEVIATE FROM THE COVENANTS, I AGREE TO SUBMIT, TO THE BOARD OF DIRECTORS, SUNRISE BAY PROPERTY OWNERS' ASSOCIATION, INC., A WRITTEN REQUEST FOR DEVIATION, SPECIFICALLY NOTING AND DESCRIBING THE REQUESTED DEVIATION.

Date: _____

Signature of Lot Owner - Printed

Name of Lot Owner

Lot Number – _____

Structure(s)

Telephone Number

E-mail address

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ARC Submission Checklist

Please complete the below checklist to accompany the structure's drawings/plans you are submitting for review and approval.

Lot number: _____ Property Address: _____

Item	Requirement	Property Owner's Specification
Article IV Covenants Architectural Standards		(please complete)
1. Minimum Dwelling Area	Single Story – 1400 square feet (does not include garage) Two Story – 1800 square feet (does not include garage)	
2. Exterior Materials	Brick, brick veneer, stone, solid wood siding, vinyl siding, or stucco	
3. Foundation Materials	Poured concrete or cinder block, parged or covered with stone or brick veneer. Must also be painted to coordinate with the color of the siding of the house.	
4. Metal Exterior Materials	Not allowed without prior written approval from the ARC.	
5. Roofing Materials	Slate, shake, asbestos fashioned to resemble shake or slate, or shingles (asphalt or fiberglass)	
6. Roof Pitch	Not less than 5:12 ratio.	
Supplemental Architectural Standards		(please complete)
7. Solar Panels	(see below)	
8. Fences	(see below)	
9. Metal Roofing	(see below)	

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Supplemental Architectural Standards

Solar Panels

1) Solar panels may be placed either as a ground mounted array (on the side or rear of the house) or a rear facing roof mounted array. Flush mounted panels (i.e., the plane of the array is parallel to the roof) on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted.

(a) All components of the solar system are to be integrated into the design of the home. The color of the components of the system should generally conform to the color of the roof shingles to the extent possible. Solar shingles that mimic the look of composite shingles are acceptable but should match the color of the current roof shingles as much as practical.

(b) Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.

(c) The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.

(d) All painted surfaces will be kept in good repair.

(e) Ground mounted arrays that exceed the square footage of the dwelling footprint will require a variance.

Fencing

1) Residential fencing shall be constructed of wood, either of natural finish or painted, or be of synthetic materials of compatible color to residence. Chain link fences are not permitted. Pool fences may be Metal in Ground, removable mesh, or other safety related or suitable architectural materials. Electronic fences for pet control are permitted and recommended for use.