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**ATTENTION:  
EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION**

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Dear East Lake Village Shores Homeowners:

Enclosed is a complete package for Architectural changes within your property. These documents pertain to both the Shores and the Master guidelines. Once you have completed the forms please return them in person, by email, fax or mail to StoneKastle Community Management, Inc. We will process your request and submit the documents and plans to the Architectural Committee on your behalf.

All plan submittals must include:

- Elevation Drawings
- Measurements
- Detailed description of the proposed work

**If you are submitting plans for Solar Panels additional documents are required. Additional forms and documents are available from Management or at <http://www.myhoa.com/eastlakevillageshores/>**

Anything that is adjacent to, or within the 3-foot easement on the lake must be reviewed and approved **PRIOR** to improvements being made by **BOTH** the:

Architectural Review Committee  
**and**  
Lake Management Committee

Thank you for your application,

East Lake Village Shores Community Association  
Board of Directors

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# EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION ARCHITECTURAL APPROVAL APPLICATION

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Homeowner Name: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Proposed Improvement: \_\_\_\_\_

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Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

### Neighbor Advisement {adjacent Neighbors} Comments

Name (Print Please)	
Signature	Address
Name (Print Please)	
Signature	Address

1. Neighbor awareness is advisory only. However, the Architectural Committee may contact neighbors to evaluate their comments.
2. Architectural approval does not constitute waiver of any requirements required by applicable governmental agencies.
3. Architectural approval of this plan does not constitute acceptance of any geological, technical, or engineering specifications. All geological, technical, and engineering matters are the responsibility of the lot owner.
4. Notify StoneKastle Community Management when your project is completed.
5. One copy of the following information should be attached as well as a \$35.00 application fee made payable to East Lake Village Shores. Please write Arch App Fee in the memo section of your check so your fee is correctly applied to your assessment account:
  - a. Description of Improvement including exact and all dimensions.
  - b. Location of improvement and residence on a plot with dimension to property line. Identify existing improvement.
  - c. Elevations of proposed improvement relating to existing dwelling.
  - d. Material to be used and colors.
  - e. We do not scale plans.

**ANY REQUEST MISSING ANY OF THE ABOVE INFORMATION OR IS UNCLEAR WILL BE RETURNED WITHOUT PROCESSING.**

**MAIL TO: StoneKastle Community Management, Inc.  
22722 Old Canal Rd. Unit B  
Yorba Linda, CA 92887  
(714) 395-5245 Fax (714) 575-0549**

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**ARCHITECTURAL COMMITTEE**

( ) Approved

( ) Disapproved

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Architectural Committee Member

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Architectural Committee Member

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EAST LAKE VILLAGE SHORES COMMUNITY  
ASSOCIATION  
ARCHITECTURAL/LANDSCAPE GUIDELINES  
RULES OF CONDUCT

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1. Before any work has been done, this document, signed by both the homeowner and their contractor (or contractors) must be presented to the Architectural Review Committee (ARC). Please submit your completed application to StoneKastle Community Management and it will be forwarded to the ARC. You will receive your approval or denial regarding your submittal via StoneKastle Community Management.
2. Nothing is to be dumped or allowed to drain into the lake. If masonry or concrete is to be cleaned, lake-edge drains are to be plugged or diverted. Run-off in any form must be dammed to prevent entry into the lake.
3. Excess concrete, stucco, mortar, epoxy, etc. must be dumped on the homeowner's property, be allowed to harden, and then removed by the contractor. Mixers, buckets, mortar boards must not be washed down in the street or in the lake. No paint or other chemicals are to enter the lake. If an accident occurs, the homeowner will be assessed.
4. The nearest street drain to the point of work is to be covered completely with plywood each morning before work begins and is to be uncovered when that day's work has ended.
5. Sand, stone, gravel, dirt, soil amendments or other granular materials must be swept up-not hose down gutters and drains.
6. Dumpster wheels must rest on 2" x 8" boards to prevent puncturing or dimpling the street surface.
7. All refuse, broken concrete, excess dirt, food and beverage containers generated by the contractor must be picked up and properly disposed of at the end of each workday.
8. No construction materials or equipment shall be stored on any common landscape area. If the common landscape area or common landscape irrigation is damaged, costs associated to replant and/or re-irrigate the area(s) will be assessed to the owner.

My signature below indicates that I have received the rules and that I understand them.

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Contractor Signature \_\_\_\_\_

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**EAST LAKE VILLAGE SHORES  
COMMUNITY ASSOCIATION**

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November 24, 2010

ADOPTED ADDITION TO THE EAST LAKE VILLAGE SHORES ARCHITECTURAL GUIDELINES

On November 23, 2010, at a special meeting of the East Lake Village Shores Community Association, the Board of Directors adopted the following addition to the Shores Architectural Guidelines related to non-standard gates and fences. There is no fiscal impact to the Association. The implementation of said rule addition is effective December 1, 2010.

ARC STANDARDS & GUIDELINES FOR NON-STANDARD GATES & FENCING

The following standards and guidelines (S&G) have been developed to ASSIST East Lake Village Shores homeowners in designing, enhancements or replacements for gates, walls, and fences that will be at the homeowners' expense. These S&G are proposed by the ELV Shores Board of Directors and are intended to streamline and facilitate required Architectural Review Committee (ARC) approvals. Please note that all requests for any exterior changes or enhancements still require the submittal of the homeowners' plans to StoneKastle Community Management who will then forward the completed documents to the ARC for review. Approval must be received from StoneKastle Community Management via the ARC **before** any work may commence. The ongoing maintenance and repair of projects utilizing these S&G will be the **responsibility of the homeowners** and the ELV Shores Community Association may assess for any increased painting costs associated with new custom gates or fencing.

Consideration must be given in any new design of entry gates, entry pilasters, entry fencing, and entry walls regarding proximity to the street, blocking an existing view and continuity and consistency of the look and feel within the community, especially where there are adjacent entry gates with neighbors. Communication, collaboration and planning with adjacent neighbors and with the ARC are essential. (For example, a homeowner could submit plans to ARC using these guidelines to install a new entry gate and river rock clad pilasters to support the new gate and ARC may not approve it because it deviates substantially from the continuity and consistency of the look and feel of the community. It is generally felt that some gate and entry enhancements that are in close proximity to your neighbors where no enhancements are planned, detract from the look of the community and present an imbalance in improvements as desired by the community as a whole).

1. ENTRY GATES: White Wrought Iron (WI) only to maintain openness throughout the community. (see Illustrations I-6)
  - a. Original design plus 6 to 8 alternatives (both standard and non-standard widths)
  - b. To be attached completely to either WI fences or pilasters (see #2 below).
  - c. Adjacent homeowner gates must be coordinated in size and design.
  
2. ENTRY PILASTERS: (see Illustrations 7-10)
  - a. Must use full-height pilasters (standard 5' height and 12" to 18" square) for full-height gates.
  - b. Must include flat caps made of stucco or other masonry materials, i.e. brick or pre-cast concrete. Any additional enhancements to the tops of pilasters may be approved only at the discretion of the ARC.
  - c. Consideration may be given to the following cladding options:
    1. Stucco
    2. Brick
    3. River Rock
    4. Stacked Stone

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22722 Old Canal Road, Unit B, Yorba Linda, CA 92887  
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www.stonecastle.com*

3. ENTRY FENCING:
  - a. White WI fencing to include standard WI, Ameristar brand (cast aluminum product), or other like-type fencing to match the look and theme of the existing gate and fencing.
4. ENTRY WALLS: (see Illustrations 11-12)
  - a. Pony/partial-height concrete block (12" minimum to 30" maximum height) must be topped with wrote WI to a total maximum height of 5'.
  - b. Consideration may be given to the following cladding options:
    1. Stucco
    2. Brick
    3. River Rock
    4. Stacked Stone
5. SHARED GARDEN WALLS & FENCING - ALL INTERIOR WALLS & FENCES: (see Illustrations 11-13)

Approval of the adjoining property owner is required whether or not the cost is shared.

- A. Standard WI fencing - wrote WI to match existing fencing to water's edge. (This option is for those homeowners who want to replace their existing WI with new WI.)
  - B. Standard party/privacy walls - 5' solid full-height block with flat stucco caps or flat caps of other masonry material, i.e., brick or pre-cast concrete.
    1. May be clad with same material as entry walls listed on page 1 in 4. B.
    2. May not extend to within 15' of water's edge including the standard 3' easement at the waterline or a proportionate distance based on individual lot sizes - wrote WI must continue **to** water's edge to **maintain** openness.
  - C. Shared walls & fencing (the walls that separate lakeside yards of attached homes) are subject to the same S&G that apply to standard party/privacy walls outlined above in 5.B.
  - D. Pony/partial-height walls - concrete block 12" minimum to 30" maximum plus wrote WI to a 5' maximum total height with cladding and cap options listed on page 1 in 4.B.
    1. Pony walls that are higher than 12" with wrote WI to a 5' maximum height **may not** extend to within 15' of water's edge including 3' easement. Balance of fencing from the pony wall to water's edge must be 5'-high white WI.
    2. Pony walls that are limited to 12" with wrote WI to a 5' maximum total height extend to water's edge.
6. PRIVATE INTERNAL FENCING & GATES:
    - A. Standard white WI, Ameristar, or other material maybe approved at the discretion of the ARC.
      1. Fence and gate design and material must be submitted to StoneKastle Community Management and approved by the ARC before any work commences.
      2. If white WI or cast aluminum product is selected, it must match existing surrounding wrote WI fencing.
      3. Gates are subject to the same design and S&G as entry gates outlined on page 1 in I.A through 1. C.
  7. PAINT COLORS & TEXTURING - ALL GATES, FENCING, AND INTERIOR WALLS:
    - a. All gates & fencing must be standard Pella white.
    - b. All interior stucco walls may match house stucco paint colors or may be standard wrote with standard white stucco cap.

(Note: All structures must be designed and constructed per the applicable City of Yorba Linda building codes and all must be approved by the ELV Shores Architectural Review Committee).

WROUGHT IRONGATE, FENCING, AND PILASTER EXAMPLES



Illustration 1



Illustration 2



Illustration 3



Illustration 4



Illustration 5



Illustration 6



WROUGHT IRONGATE, FENCING, AND PILASTER EXAMPLES



Illustration 7



Illustration 8



Illustration 9



Illustration 10



Illustration 11



Illustration 12



Illustration 13



***GUIDELINES FOR ADDITIONAL BOAT DOCKS OREXTENSIONS  
SHORES RESIDENTS ONLY***

EAST LAKE VILLAGE COMMUNITY ASSOCIATION DENIES ALL LIABILITY OR RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ANY SECOND DOCK DUE TO THE FACT THAT THE SAME IS BEING CONSTRUCTED ON THE EAST LAKE VILLAGE ("MASTER") COMMUNITY ASSOCIATION PROPERTY.

The above is pursuant to the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for East Lake Village (Master Association CC&R's). The Lake Management Committee (of the Master Association) has the exclusive power and authority to "Regulate the construction, placement, design and use of floating and stationary docks, piers, where docks and other structure extending into or over the waters of the Lake."

Having said the foregoing,

Prior to commencing any work on an additional boat dock, three (3) copies of the following documents should be submitted to StoneKastle Community Management which will be forwarded to the Lake Management Committee for minimum restrictions and approval. StoneKastle Community Management will also provide copies to the Shores Architectural Review Committee (ARC) for approval on aesthetics only, related to any additional boat dock:

Detailed drawings showing top, side and front views, cross sectional drawings of support and anchoring methods including location and dimensions of support footings, elevations in conformance with minimum restrictions.

(Please note that there may be a Yorba Linda City Building Permit required related to an Additional Boat Dock.)

On the following page are the *Minimum* Restrictions related to the Construction of additional boat docks as approved by both the Master Association and the Shores Association in 1990 in an effort to have some uniformity within the community.

It is suggested that if you are considering construction of an additional boat dock, that you contact StoneKastle Community Management who will work with the Lake Management Committee of the Master Association to determine if these guidelines are still inforce and effect.

## **GUIDELINES FOR ADDITIONAL BOAT DOCKS OR EXTENSIONS- SHORES RESIDENTS ONLY**

The following are the guidelines applicable to any additional dock construction. All must be met. Each property will be evaluated on a case-by-case basis.

1. A new boat dock shall not be less than fifteen (15) feet from an existing boat dock, and shall not exceed six (6) feet by sixteen (16) feet.
2. If a new dock is attached to the developer installed dock it shall not exceed sixteen (16) feet in combined length.
3. No portion of a new boat dock or extension of a dock or its supporting structure shall be allowed to penetrate the surface of the lake water.
4. A new boat dock or extension of a dock shall not extend more than three (3) feet, when measured from the waterside of the bulkhead wall to the outer edge of the surface of the dock. A variance may be permitted up to four (4) feet and will be considered on a case-by-case basis.
5. The exposed surface of a new dock or extension of a dock shall be finished with either rough sawn, sandblasted wood (painted or stained) or manufactured materials (i.e. Trex). A color chip of the proposed paint, stain or manufactured material shall be submitted with the ARC submission package for approval.
6. The new boat dock or extension of a dock shall be constructed in such a manner that if necessary can be dismantled to allow access to the bulkhead.
7. The dock improvement must allow for the boat to be centered on the new boat dock.
8. Neighbor Awareness signatures are required from neighbors on each side of the subject lot and three residents directly across the channel from the subject lot. If subject lot is on a "point" or on the main body of the lake then signatures from the opposite side of the lake are not required.
9. An Association Maintenance and Indemnity Agreement executed and notarized. (Submission of the Maintenance and Indemnity indicates agreement to be wholly responsible for maintaining the additional dock in a neat, safe sanitary and orderly condition. Homeowner shall also be responsible for any and all insurance coverage for property damage and liability to protect himself and the Associations.)

If all documentation is in order and the Lake Management Committee and Shores ARC approves the additional dock, the plans and other relevant documents will be maintained by StoneKastle Community Management, moreover, approvals and/or denials from the Shores ARC will be provided by StoneKastle Community Management Approvals and/or denials from Lake Management will be provided by Lake Management and StoneKastle Community Management.

The homeowner should allow a minimum of sixty (60) days for the approval cycle.

Any request submitted without all of the above documentation will be returned to the homeowner without processing and must be resubmitted when the package is complete.

Revised: August 3, 1998, July 24, 2007  
Retyped: December 17, 2012

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### ***3 FOOT EASEMENT FOR SHORES RESIDENTS ONLY***

As an East Lake Village Shores lakefront resident, you are governed by the Master and Additional Declarations of the CC&Rs and Architectural Guidelines of two separate associations, the East Lake Village Community Association (Master Association) and the East Lake Village Shores Community Association (Shores).

Pursuant to the Master CC&Rs and recorded deeds and maps, the Master Association owns the lake itself, as well as an additional three (3) feet of land around the lake perimeter behind the bulkhead. As a Shores owner you have an easement which gives you the right of access, ingress and egress over this three (3) feet of land and the duty to maintain the easement property.

You do not have the right to construct any improvement within this three (3) foot easement without prior review and approval of the Master Association and Shores Association. The Lake Management Committee of the Master Association has jurisdiction over the three (3) foot easement area, specifically as to any improvements within that area. The reason that this three (3) foot area is sensitive and should not be disturbed is because of a special soil and other important features that were used when the lake was built.

Behind the bulkhead is an area that is filled with clay called bentonite clay, nature's "stop leak." The clay must remain undisturbed. Any soil improvements, (i.e. mulch, conditioners, etc.) must be applied above existing soil and *must not* be mixed into the clay. Any altering of the clay will result in excessively wet soil behind the bulkhead, will give the appearance that the lake is leaking, and may damage the clay. This condition will not be the responsibility of the Association.

Additional points to keep in mind when considering re-landscaping or modifications which may impact the three (3) foot easement:

- All improvements must receive prior approval of the Shores Architectural Committee in addition to the Lake Management Committee. City permits are also needed for most hardscaping and any electrical improvements.
- No load-bearing hardscaping or footings for structures and improvements shall be permitted within three (3) feet of the lake edge, or within the area starting at a forty-five (45) degree angle from the bank side of the concrete lake edge base, whichever is greater. This standard has been adopted in conformity with the design standards established by the lake designer.
- Sea walls cannot be higher than twelve (12) inches above the existing bulkhead.
- Landscaping drainage must not be cored through the bulkhead, but should extend beyond the bulkhead, not behind it.
- Shrubs, plants or trees that endanger the integrity of the lake bulkhead must not be planted anywhere in the "back" yard of a Shores home. In no event can any trees be planted within three (3) feet of the bulkhead of the lake.

No landscaping improvements, additions or replacement will be approved which, at the sole discretion of the Lake Management Committee or Shores ARC are/will/or may become a hazard or threat to the integrity of the Lake bulkhead no matter what the distance from the bulkhead.

Plant material must be maintained a minimum of six (6) inches above the water level.

If approval is granted and it is later determined that the improvement is or becomes detrimental, removal may still be required. There is no right to maintain a dangerous condition that impacts the lake or bulkhead.

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# LAKE MANAGEMENT COMMITTEE ARCHITECTURAL REQUEST FORM

**Approval by the Lake Management Committee is required for any improvements adjacent to or within the three (3) foot Easement**

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Home Phone \_\_\_\_\_

Proposed Improvements \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Tract 9718 Lot \_\_\_\_\_ Day Time Phone \_\_\_\_\_ Start Date \_\_\_\_\_

Neighbor Awareness (affected adjacent neighbors and neighbors across channel):  
No Objections      Object\*

Name	Address	Location to Applicant	Signature	
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Name	Address	Location to Applicant	Signature	
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Name	Address	Location to Applicant	Signature	
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\*Neighbor's objections in themselves do not cause denial. However, the Lake Management Committee will contact objecting neighbors to determine their objections and their appropriateness.

Instructions:

The following information **MUST** be attached:

1. Elevation drawings of proposed improvement relating to lake edge
2. Plot map drawings of proposed improvement relating to lake edge.
3. Measurements.
4. Description of improvement.
5. Material to be used and colors.

Any request missing any of the above information, or which is unclear, will be returned without processing.

**Please Note:**

1. Lake Management Committee will handle the review of your plans as quickly as possible, but allow for thirty (30) days.
2. For your protection, inquire with either the City/County about permit requirements before starting any work on this property .
3. Please keep in mind:
  - A) The Committee reviews plans and specifications as to weight bearing on lake bulkhead, style, exterior design, appearance and location, and does not approve engineering design or compliance with zoning or building ordinances.
  - B) The committee has the right to inspect improvements, constructed or being constructed, to ascertain that such improvements have been, or are being built in compliance with the plans and specifications approved by the Lake Management Committee.
  - C) You must not change the established drainage pattern of your lot.
4. **All improvements must be completed within 90 days or approval will be revoked.**

I agree to adhere to the conditions imposed by the Lake Management Committee and to abide by the Guidelines and CC&R's as it pertains to this submittal. I declare the plans and specifications of existing conditions are true and correct.

Signed \_\_\_\_\_ Date Submitted \_\_\_\_\_

**For ELVCA Lake Management Committee Use Only**

**Approval Conditions**

**Subject to:**

Execution of Indemnity & Maintenance Agreement

Appropriate City/County Permits

City Setback Requirements

Approval by the Shores Architectural Committee Required

Approval by this Lake Management Committee does not constitute waiver of any requirements of applicable governing agencies.

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Conditions:      Yes \_\_\_\_\_ No \_\_\_\_\_

Lake Management Committee's Authorized Signatures:

\_\_\_\_\_ Date: \_\_\_\_\_



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**EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION  
NOTICE OF COMPLETION FORM**

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Today's Date: \_\_\_\_\_

Address where work took place: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Unit/Lot #: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Type of Work (Please circle one or more) Courtyard/Side yard    Landscape/Hardscape Lighting    BBQ  
Play Equipment    Other: \_\_\_\_\_

**Notice is hereby given that the undersigned is the owner of the property where the work took place and that the work was completed on the date specified below:**

Date work was completed: \_\_\_\_\_

Property Owners Signature: \_\_\_\_\_

Today's Date: \_\_\_\_\_

**Attach photos of ALL improvements and a copy of approved stamped plans (and any approved revised plans)**

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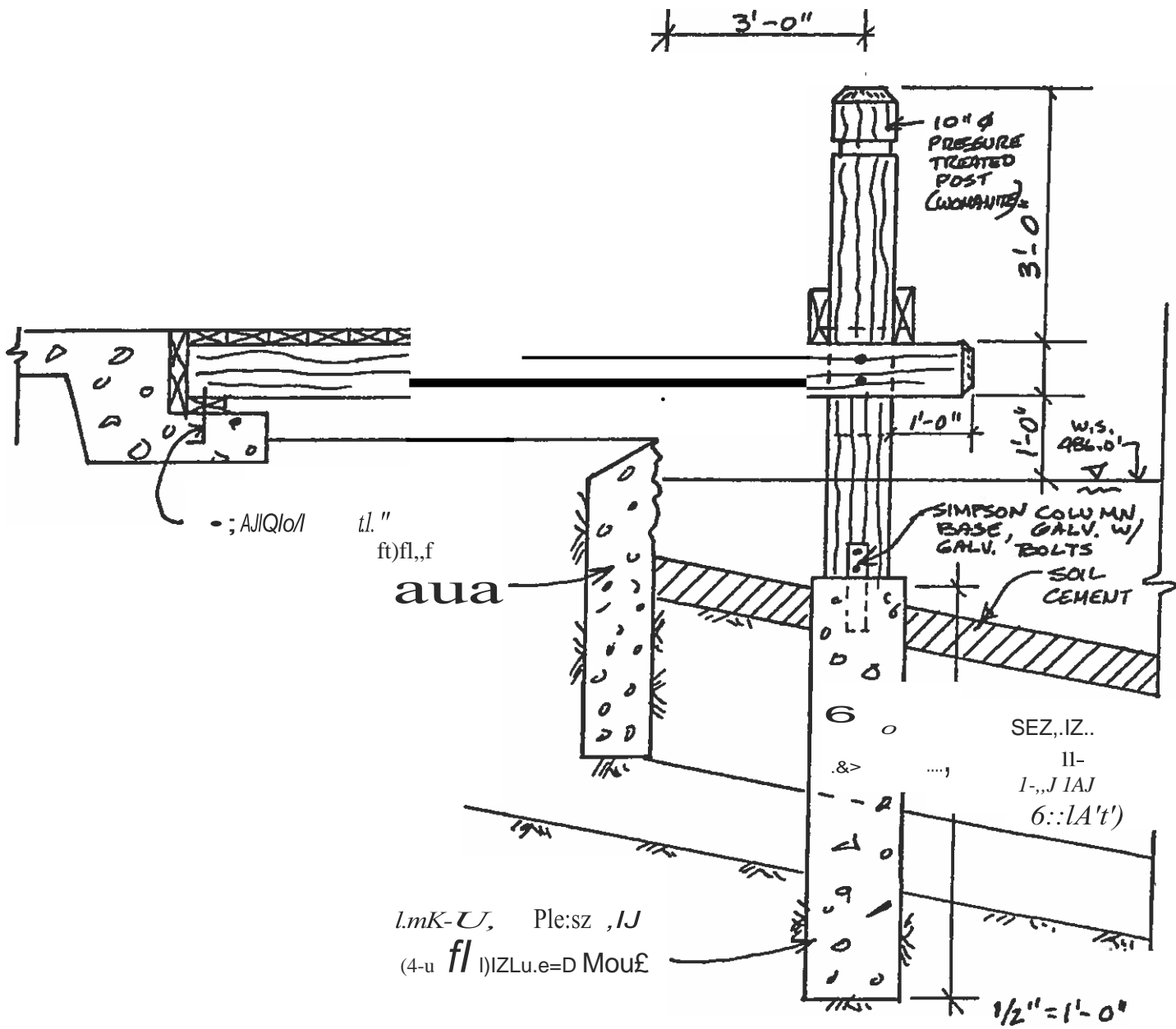
For Architectural Committee Use Only:

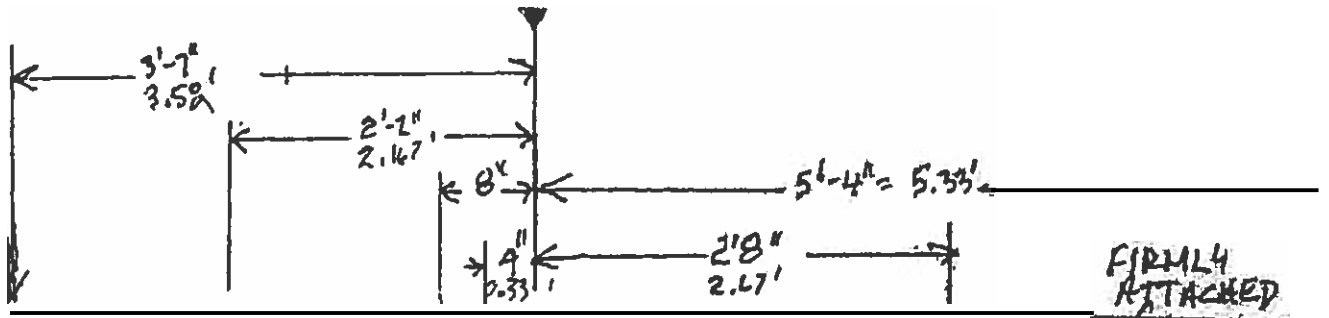
Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

The following action is required for the Notice of Completion to be approved by the Committee:

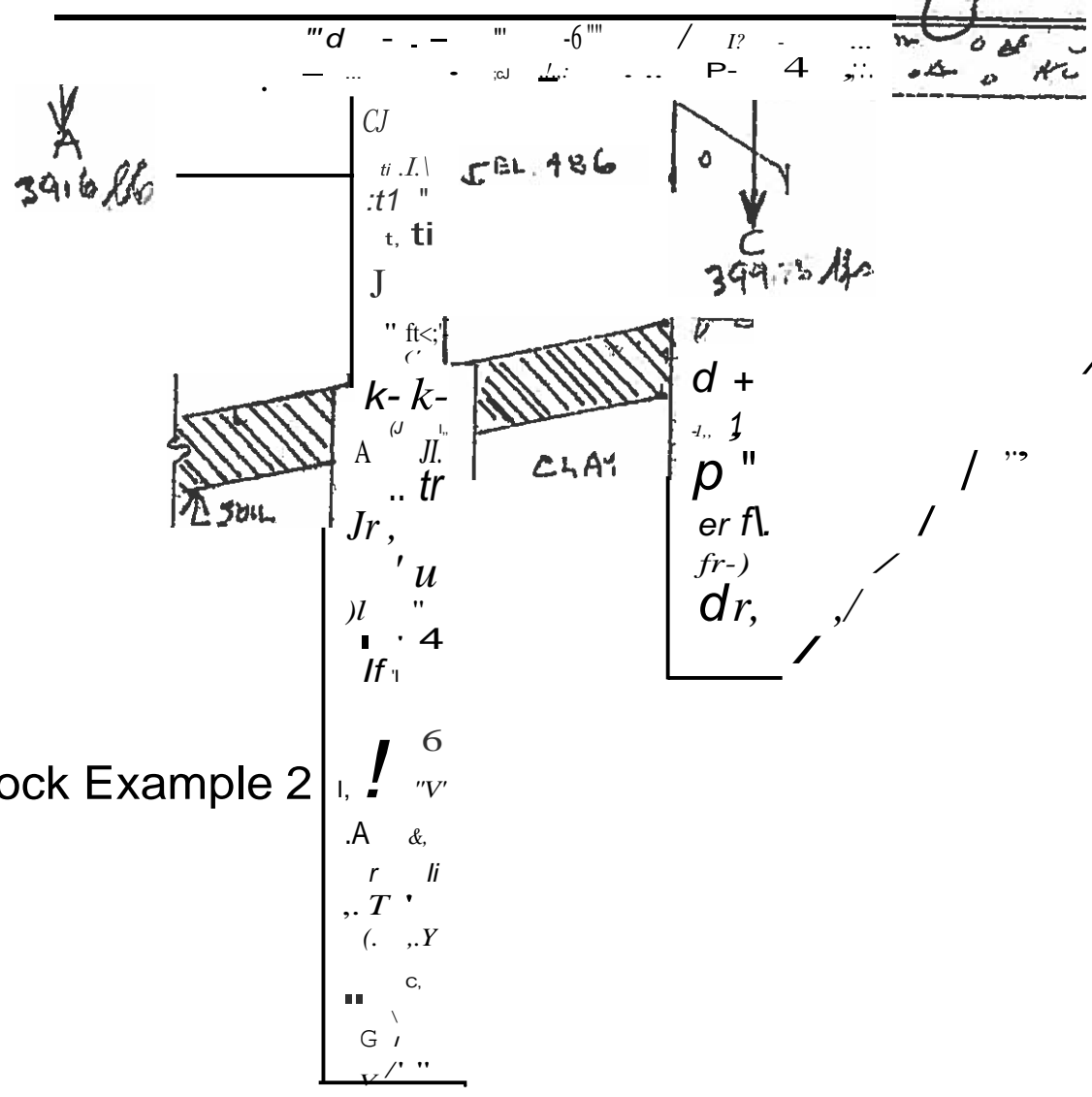
\_\_\_\_\_  
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# OBSERVATION DOCK EXAMPLE 1





300 lbs  
D

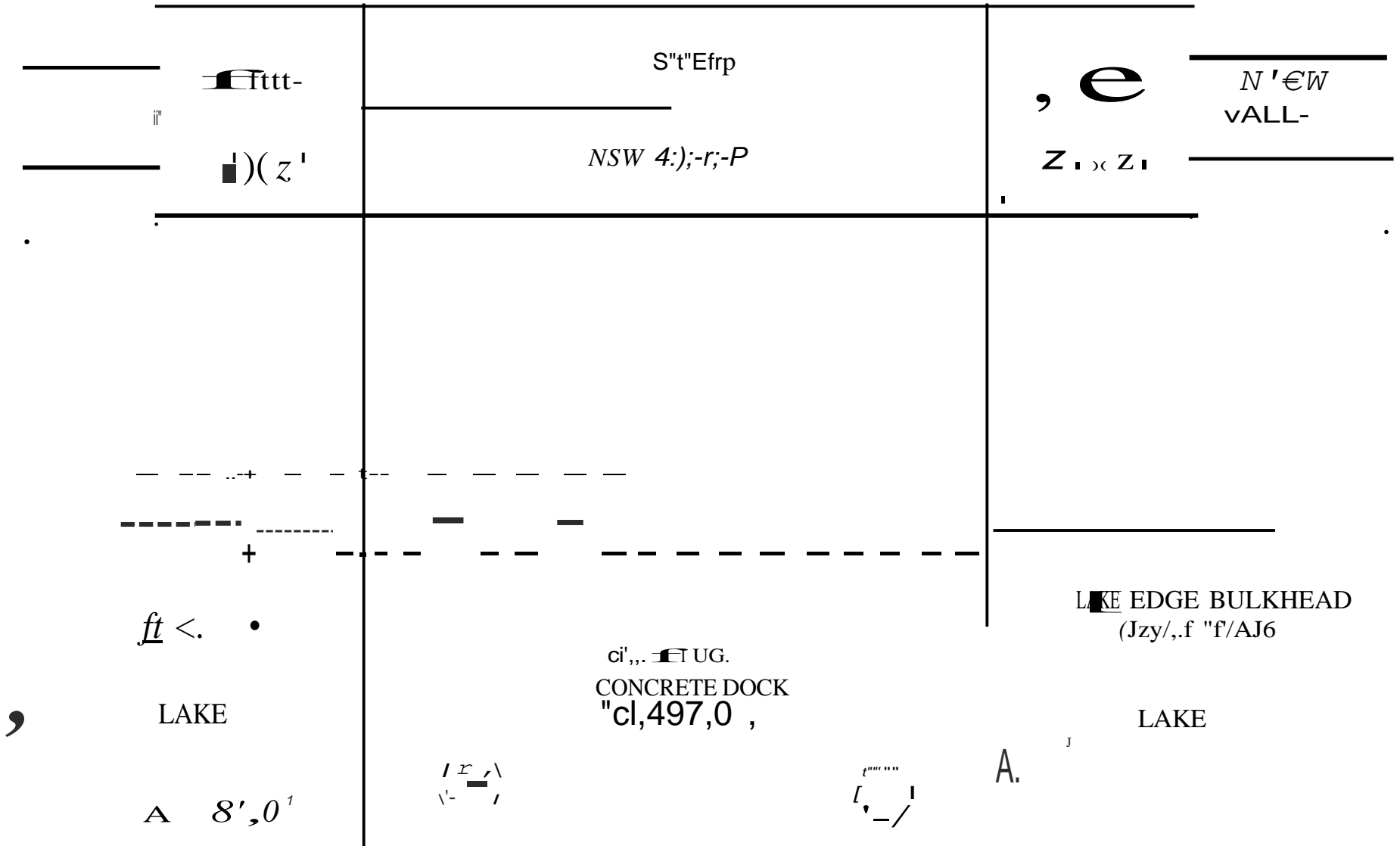


Observation Dock Example 2

8 <- A r-i

N'2"-1 r,,t!C,(t. {PA- I() )

A1



# Observation dock EXAMPLE

PLAN Vi EW  
NEW PEDESTALS, STEPS,  
AND RETAINING WALLS