

Design Guidelines and Construction Regulations

DOVER BAY WATERFRONT RESORT COMMUNITY



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Lake Pend Oreille, Idaho

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Congratulations... and Welcome to the Waterfront Resort Community of Dover Bay

Building a new home can be one of life's most exciting and rewarding experiences. If you have done it before, you already know what a busy, crazy and absolutely thrilling time it can be. After choosing your home site, there are meetings with your architect and builder. There are ideas to develop, plans to look at and revise. There are a thousand and one details to think about and shop for – details to make your new home reflect your special tastes and lifestyle. It's a lot of work, but it's worth the effort, especially when you are building in a beautiful place like Dover Bay.

We suggest you review these Community Design Guidelines and Construction Regulations with your architects and builders before you start planning your new home. Then give us a call when you are ready to take the next step in the planning process, so we can begin the Design Review Process with an on-site visit.

Again, we welcome you and invite you to let your dream begin!

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Overview

DOVER BAY WATERFRONT RESORT COMMUNITY

The founding vision of Dover Bay is that of a mixed use waterfront resort community sensitively integrated into the natural beauty of Lake Pend Oreille. A comprehensive community plan embraces the need to balance land use and open space, thereby maintaining the delicate balance of nature while optimizing the value of residential areas and community amenities.

Within the community, meandering trails are woven among carefully preserved natural areas and quality homesites that include large custom homes, mid-sized residences, small cozy cottages, cabins in the woods, multi-family townhouses and condominiums. Connecting greenbelts, water access points and views of water and mountains have been carefully selected. The open personality of the community and its people is continually reinforced by the surrounding abundance of nature.



The Dover Bay Resort Community will restore and enhance the natural beauty of what was once a lumber mill site

These Design Guidelines and Construction Regulations have been carefully crafted with consideration of all these uses and the single goal of preserving and enhancing Dover Bay’s “sense of place.”

DOVER BAY PROPERTY OWNERS ASSOCIATION, INC. (DBPOA)



FOUR CORNERSTONES OF THE DOVER BAY PHILOSOPHY

1. Maximize orientation and uses on the waterfront.
2. Preserve the natural setting.
3. Provide recreational amenities.
4. Encourage a sense of community.

All property owners within the community of Dover Bay are automatically members of the Dover Bay Property Owners Association, Inc. (DBPOA), established to provide security, maintenance and other community services. Property owners may also be automatically members of a sub-association, such as a condominium association, that offers services or amenities specific to their neighborhood or type of home. These associations will be especially beneficial for second-home owners who wish to *lock and leave* their Dover Bay homes without worry.

Association members will pay monthly dues and are governed by the Covenants, Conditions and Restrictions (CC&Rs) including rules, regulations and by-laws of the DBPOA. The same association responsibilities will extend to individuals leasing property from Dover Bay property owners as well as builders who purchase property for the purpose of constructing production or custom homes, and their invitees and guests.

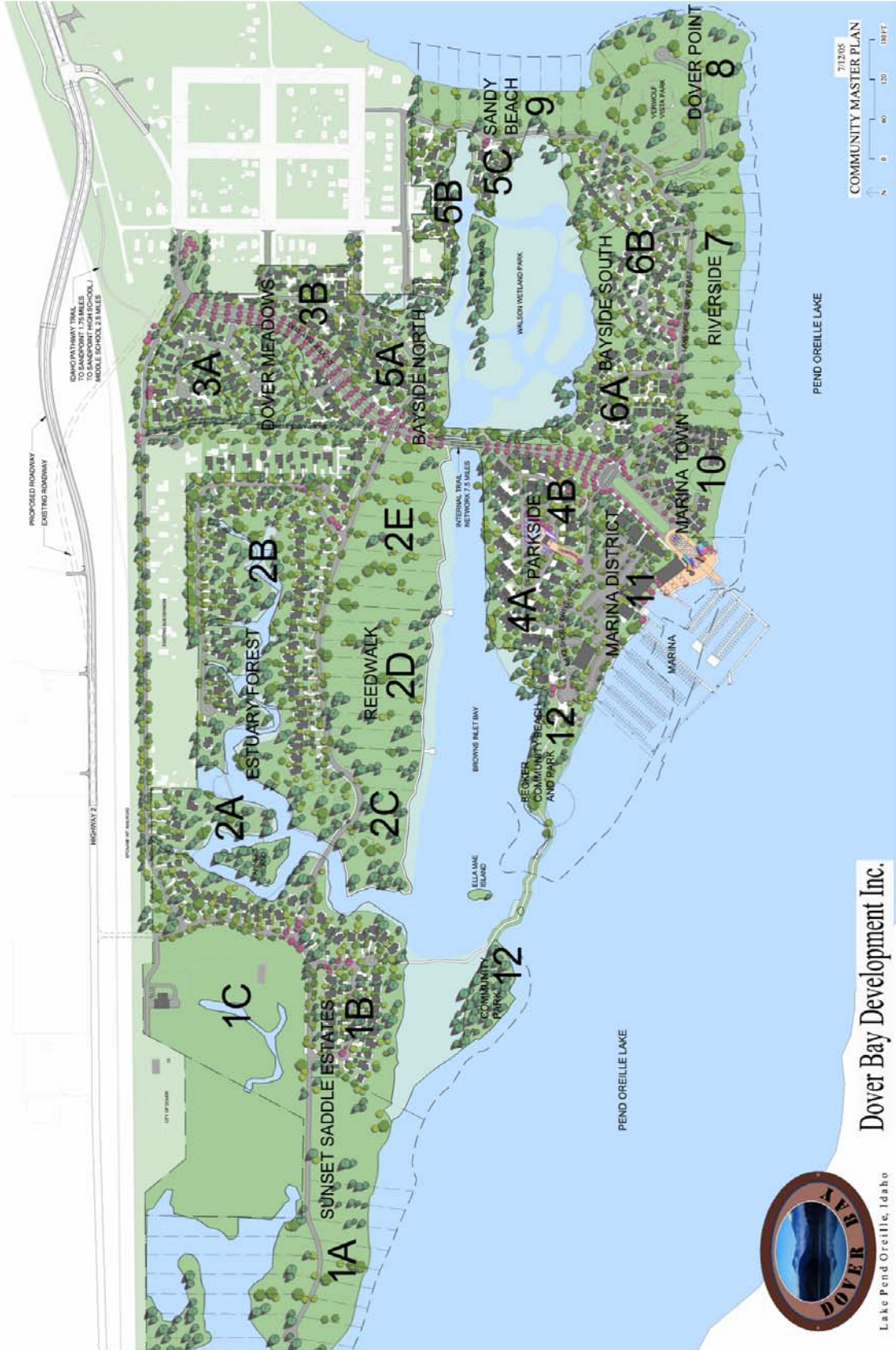
DOVER BAY DESIGN REVIEW PROCESS

As established by the Covenants, Conditions and Restrictions (CC&Rs), a Design Review Board (DRB) has been established for timely review and approval of all designs for new construction and remodeling. The Design Review Process is intended to be a cooperative one where the DRB works closely with homeowners, architects, engineers and builders in applying the overall intent and specific rules of these guidelines, not only during the design process but also during construction.

It is important to note that these guidelines are a “working document” that will evolve along with the needs and requirements of the community. Dover Bay Development reserves the right to amend, change or revise any of these Design Guidelines and Construction Regulations at any time pursuant to the CC&Rs. Changes and updates will be published as required and available at the Dover Bay Property Owners Association, Inc. office.

COMMENCEMENT AND COMPLETION OF CONSTRUCTION

When the Design Review Process has been completed, the DRB will issue a *Notice to Proceed* and construction may begin after receiving government agency permits. Construction must be completed within eighteen (18) months after *Notice to Proceed* has been issued by the DRB, unless an extension is granted by the DRB.



Dover Bay Development Inc.

Lake Pend Oreille, Idaho

Refer to plats of record as amended from time to time.

The Neighborhoods of the Dover Bay Waterfront Resort Community

