

## Bella Vista Village ACC

626 W. Lancashire Blvd | 479-855-8080 | [www.bvacc.com](http://www.bvacc.com)

### “Did You Know”

#### ACC

The Developer established the Declaration and Protective Covenants (Covenants) in 1968 and recorded them as a restriction on the deeds to the properties. The Covenants lay out the establishment of the POA and ACC and the duties for each entity. Bella Vista Village Architectural Control Committee, Inc. (ACC) is responsible for the Protective Covenants and the ACC Policy and Procedures Manual. These documents can be found at [www.bvacc.com](http://www.bvacc.com).

#### Multiple Entities

ACC – Responsible for the Protective Covenants and aesthetics of the Village.

POA – Responsible for the recreation, golf courses, lakes, and public water system.

CCI – Cherokee Village Development Company, Inc. referred to now as Cooper Communities, Inc. is the Developer of Bella Vista Village.

City – The City of Bella Vista incorporated in 2007 and is led by an elected Mayor and City Council.

#### Frequently needed phone #'s

ACC Office	479-855-8080
POA Member Services	479-855-8000
POA Water Dept	479-855-8000
POA Lakes Dept	479-855-8000
City Mayor's Office	479-876-1255
City Community Development Services	479-268-4980
City Streets Department	479-876-1204
Fire Dept (non-emergency)	479-855-8048
Police Dept (non-emergency)	479-855-3771
Townhouse Association	479-855-9328
Village Waste Water	479-855-7613
The Marina	479-855-8182
Republic Trash	1-800-431-1507
Post Office	479-855-6121

#### Addition to Residences

All new materials are to match the existing residence in every way possible, including type and texture of siding, brick, stone, and paint colors. Roofing materials are to match as close as possible. If roof materials cannot be matched, the ACC recommends re-roofing the entire residence. A Color Scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

#### Boat docks

Materials used are to match the residence as close as possible. Roofing materials are to match the residence when a covered boat dock is installed. The ACC will not permit treated lumber to stand in lake water, but it may be used for decking and railings. Wood which stands in lake water must be heart of redwood or cypress, cedar, etc. The ACC will not permit barrels for flotation. Skirting must be of redwood, cedar or cypress. Styrofoam must be encapsulated. A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

#### Burning

Contact the Bella Vista Fire Dept. at 479-855-8048.

#### Carports

Carports must be kept in an uncluttered state at all times. The ACC does not permit the use of tarps to be hung as a wind and weather barrier on carports. Carports may be enclosed into a garage or a room addition provided the materials proposed match the existing residence and the plans are approved by the ACC. ***If converting a carport or garage into a living space, the permit application must be accompanied with plans for a separate carport or garage.*** A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

#### Colors

Colors should be those that complement the surrounding area and should lend to earth tones as to blend in with rustic, woodland setting of Bella Vista Village. Earth colors are such as browns, greens, earth reds, and grays, or shades thereof. It is also required to paint the foundation to match the main color of the residence. When repainting or residing, all outbuildings/sheds detached garages, etc. are to be updated as well to match the residence as to the main color and trim color.

#### Decks, Covered Decks, Screened Decks

Staining, painting or weather-sealing of decks is recommended to alleviate mildew and sun bleaching, as well as weather rot. When replacing and/or adding to a deck the materials shall match existing decks with materials and configuration, and shall be approved by the ACC. A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

#### Driveways

Primary driveways shall be of a hard substance such as concrete, asphalt, laid brick or stone in concrete, and have an approach apron of cold mix asphalt at the street entrance. Secondary driveways can match the primary drive or be of SB2 material with a defining border and to be kept free of weeds and grass. A permit is required for a primary and secondary driveway.

## Easements

Every property has a 7.5' easement along the property line. In the event an owner owns adjacent lots and wants to build over the easement, a request for an easement release can be made to CCI.

## Fences

Wood privacy fences may not exceed 8' in height and are to be installed with the finished or "good side" facing outward. Chain link fence may not exceed 6' in height and are only approved on non-street facing property areas. Any fence facing a roadway must be privacy fence or approved decorative. Front yard fences are to be approved decorative and may not exceed 3' in height. White fences are not permitted. A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

## Firepits

Firepits and outdoor fireplaces do require a permit and may require an additional approval from the Bella Vista Fire Dept. Portable/movable firepits and firepits less than 3' in diameter do not require a permit from the ACC.

## Firewood

Firewood shall be neatly stacked in an inconspicuous out of sight location. Canvas or tarps may be used for weather barrier as long as the tarps are black, brown, green, or grey in color. Bright colored tarps are not allowed.

## Garages and Detached Garages

Garages and detached garages are to match the residence in all aspects. The determination of allowing a detached garage depends on the lot location, size and contour, and septic location. If a detached garage is to be located on an unimproved lot that adjoins the house lot, further approvals may be required if your building and/or utilities encroach on a lot easement. A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

## Golf Course Lots

Properties recorded as golf course lots cannot have any building, material, or refuse within 20' of the property line that is adjacent to a golf course. Chain link fences on golf course lots have to be the vinyl coated material.

## Lake lots

Properties recorded as lake lots cannot have any building, material, or refuse within 20' of the property line that is adjacent to a lake. Chain link fences on lake lots have to be the vinyl coated material.

## Livestock and Poultry

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any property except for dogs, cats, or other household pets provided they are not kept, bred, or maintained for any commercial purpose.

## Painting, Siding, etc.

Two tone painting of residences is preferred. (Ex: main part of the house is one color and trim are to be a lighter/darker color.) It is also required to paint the foundation to match the main color of the residence. A permit is required when maintenance of the exterior is done. Current paint color on a

residence may not be an approved color and the residence would be required to be brought into compliance. Colors are to be approved by the ACC. A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

#### Play Equipment

Outdoor play equipment shall include but not limited to: trampolines, pools, swing sets/swings, jungle gyms, play/tree houses, climbing walls, and volleyball nets. Outdoor play equipment cannot be located in the front yard. It is to be located behind the front plane of the house.

#### Pools/Spa

Pools and spas over 10' in diameter and over 2' deep will require a permit. Pools and spas that do not require a permit will be required to comply with ACC Policy Ch. 5-D: Front yard outdoor play equipment.

#### Residential Landscaping

Standard landscaping is encouraged but when retaining walls, sidewalks, fences, etc., are part of the landscaping, a permit is required.

#### Rental Properties

These properties shall be kept in a neat and orderly fashion. Standard maintenance should be ongoing to ensure compliance with the covenants. This includes lawns being mowed regularly. The owner is still responsible for complying with the Covenants even when tenants reside.

#### Roofs

When updating the residences roof, accessory structures will be required to be updated as well to match the house.

#### Seawalls

Treated wood may not be used for seawalls, although heart of redwood, cypress, concrete, stone, etc., may be used. It is preferred that seawalls be 18" above spillway. A permit is required.

#### Sheds/Shops

Accessory sheds, shops, and outbuildings must match the existing residence. A color scheme chart and/or samples of materials to be used are required to be submitted with an application for a permit.

#### Surveys/Plot Plans

The ACC has proposed plats for most of the residential properties and a copy can be acquired at the office. It is recommended that property owners acquire a valid survey, prior to purchase, or as soon as possible.

#### Vacant lots

These areas cannot be used for storage of materials nor of trash. Vacant, or unimproved lots, may be cleared of brush, dead trees, etc., by the owner, so long as the debris is removed and properly disposed of.

#### Vehicles

The ACC allows for RVs and campers to be parked on a hard surface for 3 continuous days (maximum) for loading/unloading, cleaning, repairs, etc. This does not mean such vehicles leave after the maximum time allowed and reappear for another allowable period every few days.