

Black Bear Falls Owners Association, Inc. Architectural and Construction Guidelines



“Design in harmony with other Units and the natural surroundings of Black Bear Falls”

The purpose of this document is to assist owners, builders, contractors, and architects by providing guidelines for planning the structural appearance of a Unit within Black Bear Falls. Although, Unit plans and specifications must be submitted to the Board, prior to construction, this document may help to reduce the cost of developing plans by providing guidelines in advance. All Units within Black Bear Falls are consistent in their structural interior and exterior design and are in harmony with their natural surroundings and other Units. This will continue to be strictly enforced by the Board of Directors of the Black Bear Falls Owners Association, Inc. To protect the investment of Black Bear Falls owners, Unit interiors and exteriors must reflect the quality expected of an upscale log home community.

Article IV, Paragraph 2 of the Master Deed of Black Bear Falls states “Architectural Control: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made, or any interior modification affecting the structural appearance of a Unit, the Limited Common Elements and/or Common Elements, until the plans and specifications showing the nature, kind, shape, height, color, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surroundings, structures, and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.”

During and upon completing construction, common areas must be maintained and restored to their original condition. The Owner is held liable for non-compliance design issues and damage to common areas; not the owner’s contractor, builder, or architect. Depending upon the project the Board may require the owner submit a Performance / Surety Bond to cover the common areas.

For further clarification contact the Board of Directors. Contact information may be found at http://www.blackbearfallshoa.com/hoa_board. When in doubt contact the Board.

Guidelines

1. **Basement:** Cinderblock or concrete wall foundation, waterproofed below grade, and drawn-on-stucco stone above grade.
2. **Crawl Space:** Cinderblock with drawn-on-stucco above grade.
3. **Exterior Walls:** Log walls of "D" Profile white pine stained with semi-transparent stain according to Black Bear Falls color scheme.
4. **Roof:** Green metal 29 Gauge, 20-year warranty roofs.
5. **Decking:** Pressure treated lumber decks stained to match cabins within 6 months of closing. Time period is to allow for decking to cure for proper stain penetration.
6. **Gutters:** Guttering over access area.
7. **Driveways:** Asphalt or concrete driveways.

8. **Landscaping:** Landscaping of exposed areas and at entrance of cabin.
9. **Windows:** Windows will be double hung, double paned, solid stain grade wood/insulated.
10. **Exterior Doors and Trim:** Doors-stain grade solid pine with half glass entry or full glass entry door with pine and spruce trim and moldings.
11. **Lighting:** Lights at entrances with one motion light at parking area and one post light.
12. **Shutters:** Wood painted green.
13. **Signage:** For rental units, use the Black Bear Falls standard signs. Signs mounted to cabins must be approved.
14. **Hot Tubs:** Must be located on the Unit deck and must have a cover. Black Bear Falls also specific plumbing to guide water away from the cabin when emptying hot tubs.
15. **Garbage:** Bear proof garbage container(s) is required for each unit.
16. **Trees:** Only the trees affecting the footprint of the Unit are allowed to be cut down. Owners are not allowed to cut down trees in the Common Areas.