

**DESIGN GUIDELINES**  
for  
**Property Owners**  
at  
**KEYES POINT SUBDIVISION**  
**Lake Clark, Alaska**  
*Prepared by*

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## **PROLOGUE**

Keyes Point at Lake Clark, Alaska, is an area of remarkable natural beauty. Its housing, facilities, and all development are intended to reinforce this quality. The basis for its attraction as a resort community is the overall preservation and enhancement of its beauty and natural character.

Improvements to each lot as part of the development should be in harmony with the natural environment and its amenities. What one purchases, at Keyes Point, is a total project, in addition to the individual home or lot.

These guidelines are intended for the prospective home builder to be used in conjunction with a formal design review process. The Uniform Building code and other state code requirements shall be adhered to as a minimum standard of construction. These guidelines are meant to give the owner a good sense of what the Keyes Point Architectural Review Board will be looking for in reviewing the design. The suggestions and restrictions contained herein are the results of considerable research and experience, and represent a commitment to the State of Alaska, the National Parks Services, and the shareholders of Kijik Corporation to assure improvements which will be harmonious with the overall serenity, beauty and character of the environment.

In the broadest sense, the guidelines are meant to ensure that the “spirit” of Keyes Point isn’t undermined by arbitrary, thoughtless design. This “spirit” is absolutely critical to the success of the area and for the protection of all owners as well as the community at large.

## **SITE DEVELOPMENT GOALS**

Site development at Keyes Point shall adhere to the following primary goals:

- (1) Preservation of the existing character of the individual-site and the community at large.
- (2) Visual and physical adaptation of the building to it's site.

To achieve these goals, attention shall be paid to the following general areas;

***(1) Vegetation***

Existing concentrations of vegetation are one of Keyes Point's amenities and are an important part of the ecosystem and shall be left intact wherever possible. Newly added vegetation shall be compatible and harmonious with the environment, and indigenous plant life, and shall be well maintained.

***(2) Land Forms***

Existing land forms and shapes, such as knolls and grades shall be left intact wherever possible, except and unless modifications are required to obtain proper drainage, septic system installation, etc., and any such modifications shall be approved by the Architectural Review Board.

***(3) Structure Location and Exterior Guidelines***

Location of structures on the site shall not interfere with the views of neighboring lots. All structures shall be erected to adhere to the setback guidelines provided in the Covenants, Conditions and Restrictions for Keyes Point. All buildings shall be carefully scaled and positioned to enhance the lot rather than dominate so that the buildings "hug" the ground. Buildings should adapt to the site in every possible way, including its severe climate, its terrain, its pattern of shade and sunlight and its trees and vegetation.

**A. Site Development . Consideration of Existing Land**

***1. Site Evaluation***

The objective of site evaluation is to identify the site's problems and opportunities. Some things to consider are the site's land mass and other features ...ridges, slopes, water frontage, existing vegetation, existing grades, prevailing storm winds, existing access and circulation, sources of pleasant and unpleasant sounds. The site evaluation should draw on topographic surveys, site photos, soils reports and any other documentation helpful to forming an accurate picture of the site's real condition. This evaluation, together with backup documents is an important part of the material to be submitted to the Review Committee.

***2. Preservation of Existing Land Forms***

The objective is to fit the buildings to their sites in a way that leaves the natural massing and features intact, treating the buildings as an integral part of the site, rather than as isolated objects at odds with their surroundings.

NOTE: Structures shall be constructed at least 25' from any given lot line and 75' from the brush vegetation line of the lake.

***3. Preservation of Existing Site Vegetation***

Existing concentrations of vegetation are one of Keyes Point's amenities and an important part of its ecosystem. Whenever possible, these concentrations should be preserved and reinforced by new construction. The objective is to work with what exists, adding new vegetation that is compatible with Keyes Point's indigenous plan life. Removal of live trees shall require Review Committee approval and site clearing generally shall strive to leave as much natural growth as possible.

#### **4. *Preservation of Significant Views***

Two kinds of views are important at Keyes Point - views from a site, and views through a site to features beyond. Both kinds of views should be preserved. The objective is to create as many opportunities for views as possible, within the constraints posed by the site. The emphasis is on views from the site, but new construction should not obscure the views of others.

## **B. Site Development - General Location of Buildings and Layout of Development**

### **1. *Location of Construction***

New buildings and other construction should be placed on their sites in a way that creates a carefully-scaled relationship between buildings and site features. Generally speaking construction is placed in three locations: (1) within the trees, (2) at the end of tree or land masses, or (3) out in the open. Where possible buildings should be fitted into existing tree masses.

### **2. *Grading***

To preserve existing land forms and site vegetation, grading plans for new development must be sensitive to the natural massing and features of the area. Buildings and roads must be fitted carefully to their sites. Every effort should be made to minimize grading and excavation, and to contain construction within fixed limits (this includes car and truck parking, materials storage, etc.)

### **3. *Septic Systems***

All sewage disposal systems shall meet with the requirements set forth by the Department of Environmental Conservation and any other governmental authority that may have jurisdiction at the time of the installation of such systems.

### **4. *Water Systems***

All water systems shall meet the requirements set forth by the Dept. of Environmental Conservation and any other authority that may have jurisdiction at the time of installation of such system. Conventional wells constructed in compliance with DEC standards and other water systems approved by the ARB prior to January 1, 1997 are approved water systems. Effective January 1, 1997, no water systems other than conventional DEC-approved wells may be constructed or used without specific approval of the ARE. The ARB may approve or deny or impose time limitations or any other restrictions on such alternate water systems.

The location shall be submitted with site plan and shall not adversely affect the neighboring property as to their ability to locate water and sewer systems efficiently.

### **5. *Fences and Walls***

No fences and walls of any kind or character shall at any time be maintained along tract

boundaries. Fences and screens surrounding or adjacent to patio areas, and fences for the enclosure of permitted animals may be constructed, but the location, design, material, color, height and site of enclosure must be approved by the Review Board.

**6. *Roads, Walks, Paths, Trails***

Roads, walks, paths and trails, without undue sacrifice in directness, will be laid out in curving or winding routes.

**7. *Concrete***

All concrete that extends 12 inches or more above ground will be painted a blending color with its natural surroundings.

**C. Building Design Specific Building Requirements,  
Exterior Design, Materials**

**1. *Building Requirements***

All buildings must be approved by the Architectural Review Board. The minimum size has been set at 700 sq. ft. enclosed on the first level, excluding decks, with a maximum roof pitch of 12/12 to provide additional scale to this small a building.

**2. *Building Height***

The average height of the roof may not exceed 25' as determined by the building code of the Municipality of Anchorage, provided, however, that the Architectural Review Board reserves the right to approve or not approve any structure.

**3. *Construction Completion Time***

Construction of any residence must be completed within 18 months after plans are approved by the ARB and excavation for construction has commenced.

**4. *Dwellings per Lot***

There may be only one residential dwelling per lot. In addition to the main single family dwelling, not more than one guest house may be constructed on a lot, provided it is not equipped with kitchen or cooking facilities and is not utilized as a permanent residence. All secondary structures on a site will match the external design and be made of the same basic external material as the primary structure.

**5. *Distance to Lot Lines***

No structure shall be located nearer than 25' to any side or rear lot line or 75 feet from the lake shore brush line.

**6. *Outbuildings***

Any request to erect service buildings, boat houses, storage buildings, guest houses, garages, carports, etc., must be accompanied by a site plan showing how they will relate to the overall site development.

**7. *Screening Service Areas***

When requesting approval to erect service related buildings they shall be designed and located so

they function well and don't become an eyesore to the community. They should be adequately screened, and whenever possible, placed away from other site uses. Screening can be by vegetation, fencing or building placement.

#### **8. *Predominant Roof Shape***

Roof shape is important in terms of organizing the buildings, especially at the edges of tree or land masses or in the open. The objective in determining roof shape is to establish visual order to visually adjacent buildings. In general, the predominant roof shape is set by the initial buildings in such area. Subsequent adjacent developments will be expected to adhere to their precedents unless there are compelling reasons not to follow this example.

#### **9. *Roof Shape***

The following roof types are permitted at Keyes Point: partial hip, gable, and full hip.

All other roof designs may or may not be approved on a one-on-one basis by the Review Board. Roofs should not descend closer than seven feet from the ground.

The average height of the roof may not exceed 25' as determined by the building code of the Municipality of Anchorage, provided, however, that the Architectural Review Board reserves the right to approve or not approve any structure.

#### **10. *Roof Surfacing Material***

Roof surfacing materials are important as a means of blending the new construction to the existing character of the area. The objective is to choose roof surfacing materials that help the building blend with its site, surrounding structures, climatic conditions, and which is also functionally appropriate.

#### **11. *Roof Appurtenances***

Roof appurtenances .dormer, clerestories, skylights .create interesting, pleasant interior spaces. Use caution to avoid a visually confusing appearance. In general, roof ornaments like finials, scroll work on rize or barge and eve boards, or decorative truants are not permitted, however, diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Skylights higher than three feet above the roof plane, or placed at an angle with the roof plane should be avoided. Exposed metal chimneys are not permitted.

#### **12. *Wall Materials***

The wall materials should convey a sense of human scale and warmth, and the character they convey should be rural rather than urban or industrial. Walls can be surfaced in the following materials: stone, block finished with stucco dash coat, concrete or slate tiles, wood shingles, beveled cedar, redwood, or logs. T-1 11 siding is not an approved wall surface. Under certain conditions other wall finishes may be approved. The objective should be to create walls that are interesting, but not in competition with their surroundings.

#### **13. *Color Palette***

On exterior walls, the tone should tend toward warm, earthy hues .whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain or other coating.

#### **14. *Balconies***

Balconies like other wall appurtenances, should be simply designed. The use of long vertical or horizontal bands of balconies is discouraged. Balconies must be designed to prevent snow

accumulations, interior leaks, and icicle buildup. They should be located so neither snow nor ice falling from them can endanger passersby.

#### **15. *Night Lighting***

Good lighting is essential, but good light is often equated with large amounts of lighting, which can detract from site quality by obliterating night views and interfering with others. The objective is to provide night lighting discretely, illuminating only what needs to be lit. In general, light sources should be shielded and directional. Bright lighting of large areas should only occur where absolutely required by safety considerations.

### **D. Other Requirements**

#### **1. *Site Character***

The natural landscape of Keyes Point is one of its most important amenities. People come here because Keyes Point is not urban or suburban ..it is unspoiled nature. Its development must not destroy this quality. One has only to look around to understand that people and nature can coexist successfully, provided people exercise sufficient care in their activities.

These guidelines are to help you design the houses and other structures you wish to build here, so that they fit their sites, relate well to their neighbors, and are part of the fabric of the area. We urge you to help us allow the development to have the least possible impact on the landscape.

#### **2. *Revegetation***

While every new development should seek to minimize the impact of construction on the existing landscape, some disruption is probably inevitable. Correcting any damage done in the development process will require revegetation, and this should, to the greatest extent possible, recreate the earlier character of the site, using indigenous plants and trees that are native to the area.

All plant life, except those in specific confined gardens or planters, must be approved by the Review Board. Plants outside of confined areas above must conform to the natural varieties and must not be of an undesirable spreading nature, and must be planted in irregular or staggered natural spacing.

The current list of indigenous native plants acceptable and suitable for transplanting are:

Tree species .White Spruce, Black Spruce, Tamarck, Paper Birch, Aspen, Balsam Poplar

Shrub Species .Low Bush Cranberry, Bebb Willow, Littletree Willow

Net Leaf Willow .Feitleaf Willow, Barclay Willow, Grayleaf Willow, Dimondleaf

Willow, Shrub Birch, Heath, Crowberry, Marsh Fivefinger

Grasses .Poa, Bluejoint Reed Grass, Polar Grass, Sedge

**Forbs** .Arctic Dock, Northern Water Carpet, Sidebells Pyrola, Sweet Coltsfoot

### ***3. Fire Prevention and Management***

In order to protect the properties and structures thereon from fire, the Review Board may adopt fire protection restrictions including, but not limited to, the following:

- (a) maintenance of spark arresters on chimneys
- (b) at time of high fire danger, restrictions against smoking except within buildings
- (c) provision of an externally accessible fire tool box and extinguisher at each dwelling, containing at least one palaskie and one fire shovel
- (d) maintenance of each dwelling of an externally available nozzle and 250 feet of hose connected to a primary or auxiliary water system
- (e) approval by the Review Board of all barbecue sites and units
- (f) prohibition of all external burning of refuse
- (g) correction by tract owners of all unnecessary fire hazards and conditions
- (h) each lot owner shall file with the caretaker a written summary of the location and description of all fire fighting and prevention equipment at his or her lot and any improvements on his or her lot and instructions on how to access such equipment in the lot owners absence.

### ***4. Snowmobiles and Three Wheelers***

Snowmobiles and three wheelers shall not be used within the common area except on improved roads and designated trails in accordance with rules established by the association.

### ***5. Exterior Maintenance***

Each owners shall provide exterior maintenance upon his tract and any structures thereon, including painting and repairing the structures, maintaining the grounds to preclude weeds, underbrush, and other unsightly growths, and not permitting refuse piles of other unsightly objects to accumulate or remain on the grounds. In providing such exterior maintenance, the Owner shall utilize color and landscaping schemes that are harmonious with the surrounding area and consistent with generally accepted concepts for desirable residential developments.

In the event any Owner shall fail or neglect to provide such exterior maintenance, the Association shall notify such Owner in writing specifying the failure and demanding that it be remedied within thirty (30) days. If Owner shall fail or refuse to provide such exterior maintenance within the thirty (30) day period, the Association may then enter such tract or lot and provide required maintenance at the expense of the Owner. The full amount shall be due and payable within thirty (30) days after the Owner is billed therefor. Such entry on the tract or lot by the Association shall not be deemed a trespass.

### ***6. Preservation of Lakes and Estuaries***

We will be providing guidelines for boat fuel storage, dock facilities, sport fishing, game usage, etc., to preserve the lakes and estuaries. Many of the guidelines are available from the Park Service, the U.S. Fish and Wildlife Service, Alaska Dept. of Fish and Game, Corp. of Engineers, and other agencies which we will be contacting.

### **7. Site Furnishing**

Signage, graphics, street lighting, snow poles and guard rails are subject to review and must be approved by the Review Board.

### **8. Trailers and Parking of Vehicles**

Trailers and other living convenience vehicles shall not be kept on said lots before, or after construction of residence. Trailers, boats or other mobile devices shall be situated or parked in proper housing or screened from sight of the road, common area and adjoining tracts.

### **9. Trash, Debris, Waste**

All trash, debris, organic or inorganic wastes shall be promptly and efficiently disposed of, and no vacant or other lot or tract shall be used as a dump ground or burial pit. The only allowable outside trash or refuse cans or containers shall be those which are sunken in the ground and covered with a metal top or otherwise enclosed by a structure approved by the Review Board. Outside incinerators shall not be permitted.

## **How to Apply for Approval from the Architectural Review Board**

To apply for approval from the ARB, you must submit four (4) copies of the following items to the Hoffman & Assoc. office, *650 W. Int'. Airport Road, Ste. 200*, Anchorage, Alaska 99518. Questions? Call (907) 562-3000..

1. **Plot Plan** must include the lot drawn to a scale of  $1/2'' = 100'$ , the locations of the well site, septic site, all existing, proposed and future buildings, a topographical map in 5' contours or smaller, or photos of the site, and the location and description of any other improvements.

Plot plan information may also be obtained from Cliff Baker, Integrity Surveys, SR2, Box 385, Soldotna, Alaska.

Lotowners may also draw their own plot plan and document it with photos.

2. **Building plans** (note the scales)

- a. Elevations at  $1/8'' = 1'$
- b. Floor plans at  $1/4'' = 1'$
- c. Section detail at  $1/'' = 1'$ , from bottom of footer to ridge
- d. Spec sheet for exterior finish

3. **Exterior type and color** a description of type and color of siding, the type, line, and color of roof, and the type and color of trim.

4. **Other Considerations** take into consideration any temporary power requirements or temporary structures.

5. **Freight** A guideline for estimating freight is 40 lbs per sq. ft. for a finished structure.

*Please note: It is imperative to follow these instructions. Submittals which are incomplete, or which do not have the requisite 4 copies, will not be submitted to the Architectural Review Board.*