

Southwind Shores II

Construction Application and Agreement

The Declaration of Protective Restrictions and Covenants shall constitute a covenant running with the land, the Architectural and Environmental Control Guidelines made part hereof shall be administered by the Environmental Control Committee, as directed by the Board of Directors, who will review all plans for residences to be constructed within Southwind Shores Subdivision. The purpose of the Committee is not to restrict design freedom or to make design decisions, but to review all plans to ensure that individual residences comply with the provisions of the Declaration of Protective Restrictions and Covenants and the Architectural and Environmental Control Guidelines and that any proposed residence or construction within the subdivision reflects the overall design objectives of the entire community.

Property Owner Donald & Rosann Fronczak Date 12/2/2025

Address 6761 Lake Pointe Dr. Mineral, VA 23117

Lot# 39

Day Time Phone 703-298-7318

Email don.fronczak@gmail.com

Description of Improvements Home remodel will incorporate many changes. For purposes of this application request, the exterior changes will be the focus. See attached description of key exterior changes along with elevation and floor plan drawings of proposed changes.

Estimated start date after approval Sometime between May to Sept 2026, depending on permit Approval

Estimated completion date June to Sept, 2027

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The following Articles and Sections, *as stated in our SOUTHWIND SHORES, SECTION II, PROPERTY OWNERS ASSOCIATION, INC. Amended and Restated Declaration of Protective Restrictions and Covenants And By-Laws*, must be followed as part of the Architectural and Environmental Control Guidelines for any submission to the Environmental Control Committee.

ARTICLE I. USE AND IMPROVEMENT STANDARDS

SECTION 1: STATEMENT OF PRINCIPLES AND PURPOSE

ARTICLE II. ARCHITECTURAL AND ENVIRONMENTAL CONTROL GUIDELINES

SECTION I. EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENTS

SECTION II. COMMERCIAL USE, EASEMENTS OR RE-SUBDIVISION

SECTION III. STREETS, ROADWAYS AND JOB SITE MAINTENANCE

SECTION IV. COMMUNITY COMMON AREAS AND ENTRANCES

SECTION V. BUILDING SPECIFICATIONS AND REQUIREMENTS

SECTION VI. ACTIVITIES AND USES ON LOTS

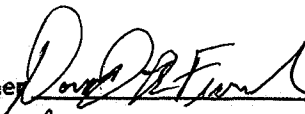
As stated in Article 2, Section 1, 1.4, the following information must be submitted with the application.

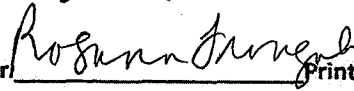
One complete set of the proposed construction plans - including:

- Floor plans
- Exterior elevations
- Specifications
- Materials list
- Site plan
- Samples of proposed exterior colors and material

Following issuance of an official building permit, as issued by the Spotsylvania County Building Department, Applicant shall provide the Committee with a copy for the association files.

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Signature of Property owner  Print Donald R. Fronczak 12/3/25

Signature of Property owner  Print ROSANN FRONCZAK 12/3/25

Please submit the completed form and required submissions to the
Southwind Shores II Environmental Control Committee Chair

To be completed by the: **Environmental Control Committee Chair**

Submission received date _____

Environmental Control Committee decision: Approved___ Approved w/Conditions___ Disapproved___

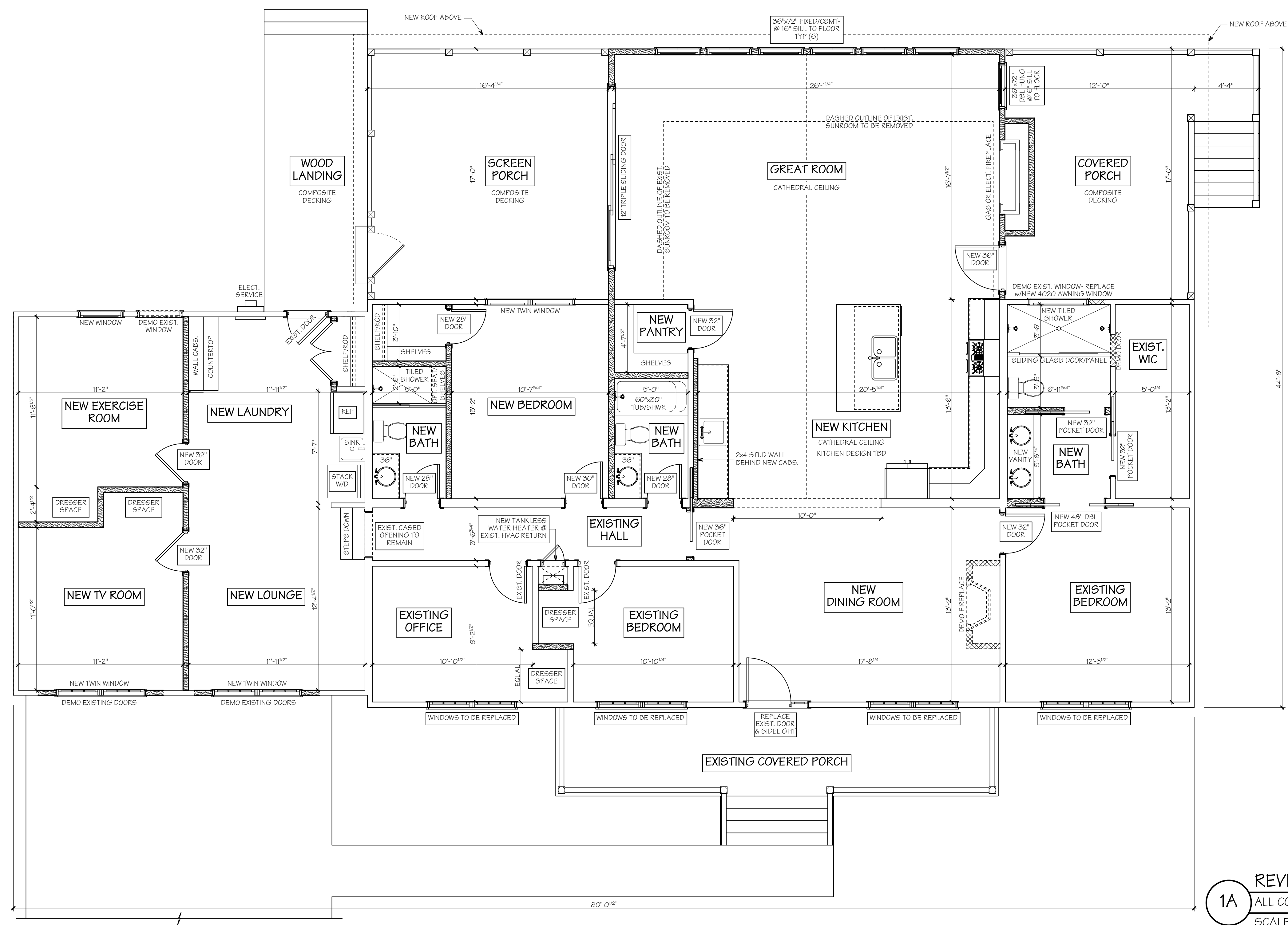
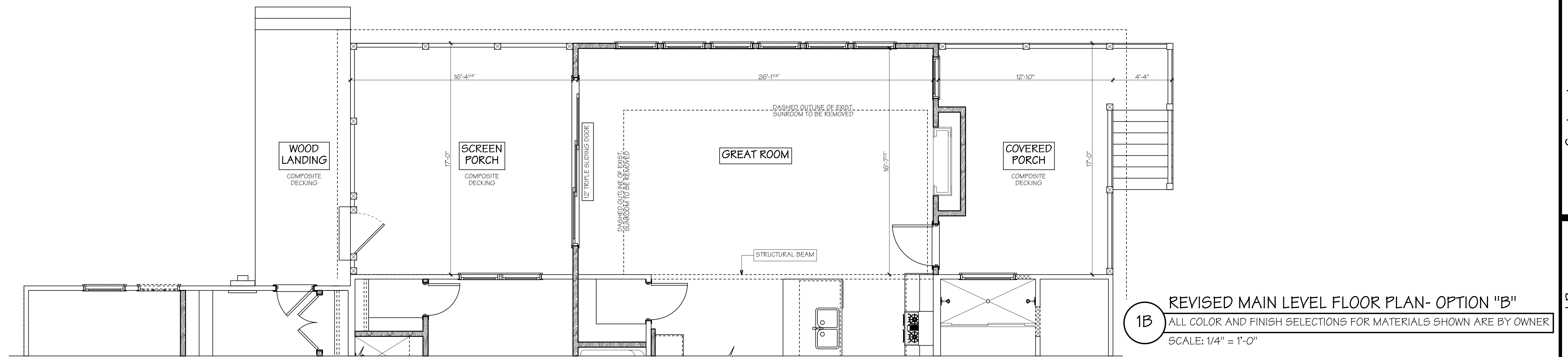
Approved w/Conditions (Conditions must be completed as part of the approval)

Signature _____ Date _____

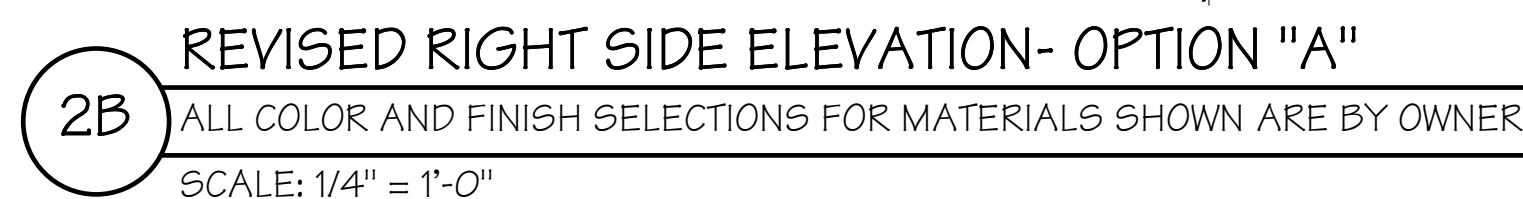
Description of Exterior Changes

1. All Sides
 - a. Change Roof and Siding to match the recently built garage
 - b. Upgrade all windows and doors
2. Front of house
 - a. Replace the two French doors on the left side with windows
 - b. Remove the fireplace flu structure on the top of the roof
 - c. Add Stone facade to the foundation walls below the siding
3. Right side of house
 - a. Add stone facade to the foundation walls below the siding
4. Left side of house
 - a. No changes
5. Back of house
 - a. Remove existing sunroom (built on existing deck structure) and rebuild a new great room on a foundation with a larger footprint.
 - b. Option A: Build a reverse gable roof over the new great room extending to the upper ridge the existing roof (as views from the side), incorporating and cathedral ceiling over the new great room/kitchen.
 - c. Option B: Build shed roof over the new great room tying into the ridge line of base roof (lower ridge line as viewed from the side). One contiguous shed roof over the outdoor kitchen, great room and screened porch.
 - d. Build a screened porch to the right of the new great room with a shed roof tying into the ridge line to the base roof (lower ridge line as viewed from the side).
 - e. Build an outdoor kitchen on the deck to the left of the new great room with a shed roof tying into the ridge line to the base roof (lower ridge line as viewed from the side).

Note: Option A or B will be chosen based on bids obtained for the two options, however, Option A is the preferred choice barring a hugged delta in cost

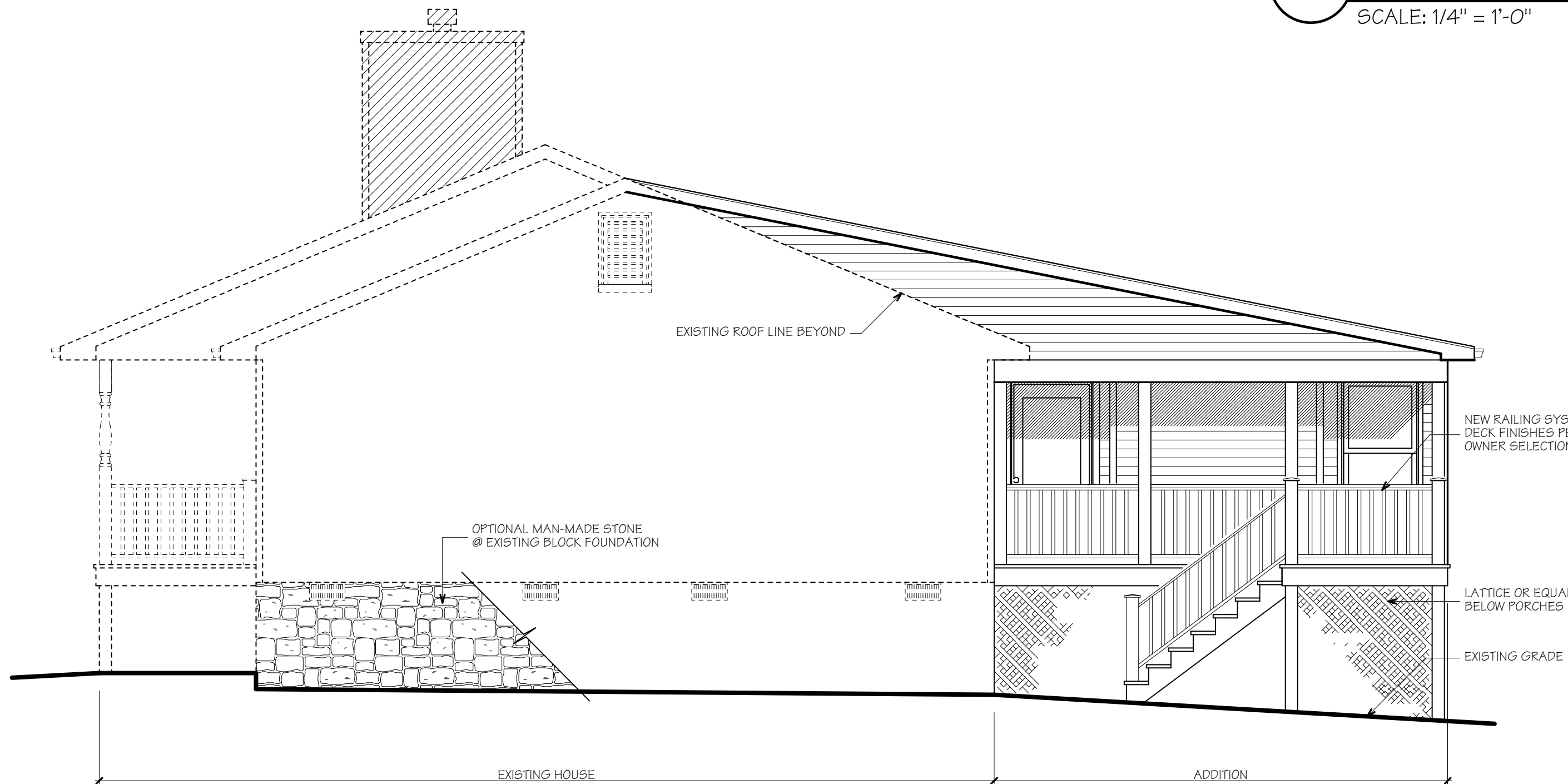


NOTE: THESE PLANS ARE PRELIMINARY AND
ARE NOT TO BE USED FOR CONSTRUCTION

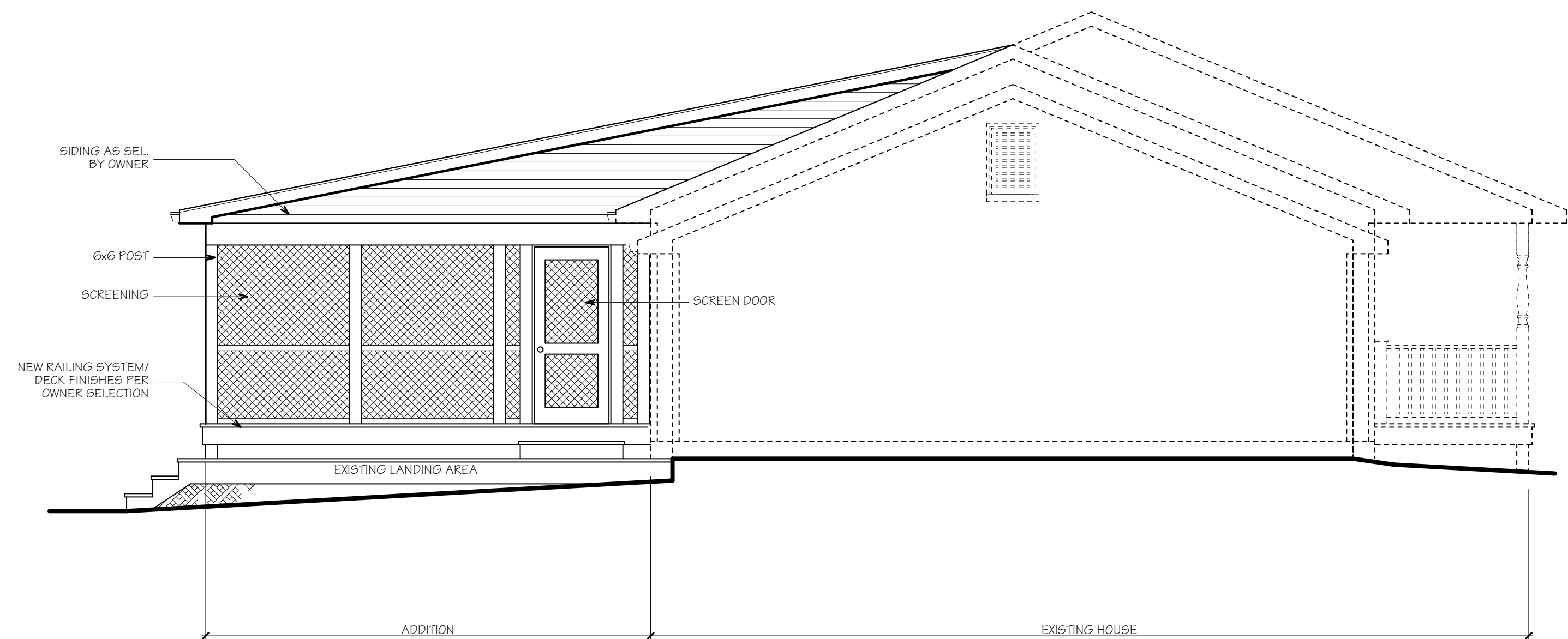




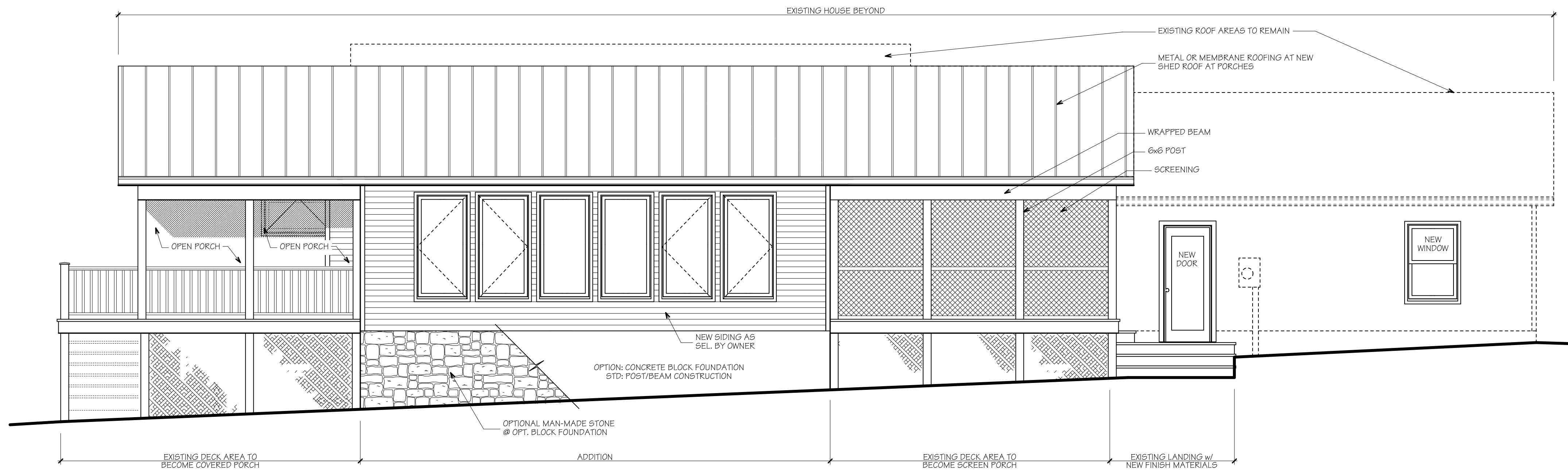
2D REVISED FRONT ELEVATION- OPTION "B"
ALL COLOR AND FINISH SELECTIONS FOR MATERIALS SHOWN ARE BY OWNER
SCALE: 1/4" = 1'-0"



2B REVISED RIGHT SIDE ELEVATION- OPTION "B"
ALL COLOR AND FINISH SELECTIONS FOR MATERIALS SHOWN ARE BY OWNER
SCALE: 1/4" = 1'-0"



2C REVISED LEFT SIDE ELEVATION- OPTION "B"
ALL COLOR AND FINISH SELECTIONS FOR MATERIALS SHOWN ARE BY OWNER
SCALE: 1/4" = 1'-0"



3A REVISED REAR ELEVATION- OPTION "B"
ALL COLOR AND FINISH SELECTIONS FOR MATERIALS SHOWN ARE BY OWNER
SCALE: 1/4" = 1'-0"

Contractor:

Plans Prepared By:

Exceptional Home Designs, Inc.
P.O. Box 411, Fredericksburg, VA 22404 Phone: (540) 296-4237
David W. Guy, Residential Designer
www.exceptionalhomedesigns.com

PRELIMINARY PLAN

Addition/Remodel Project
6761 Lake Pointe Drive
Mineral, VA 23117

REVISION

DATE

#

REVISION

DATE

#

PROJECT #: 25-4007

DATE: 9/29/2025

SCALE: AS SHOWN

© EXCEPTIONAL HOME DESIGNS, 2025

SHEET NUMBER

3 OF 3

NAD83 VIRGINIA GRID NORTH

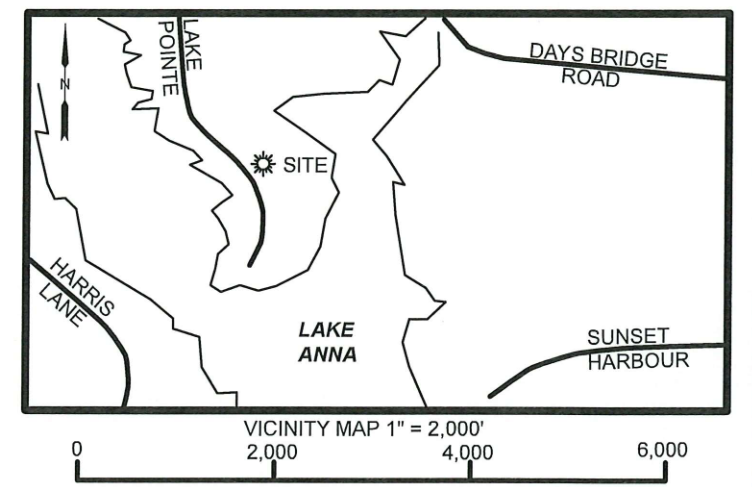
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	825.00'	162.81'	11°18'25"	N 22°51'29" W	162.55'

IMPERVIOUS SURFACE CALCULATIONS
EXISTING DRIVE 1,473 SF
EXISTING HOUSE 2,464 SF
EXISTING DECK 430 SF
EXISTING CONCRETE 128 SF
PROPOSED DRIVE 2,700 SF
PROPOSED GARAGE 1,120 SF
TOTAL: 8,315 SF
LOT 29 54,668 SF
IMPERVIOUS SURFACE RATIO: 15.2%

PROPOSED SETBACKS:
FRONT: 170.8'
REAR: 289.6'
LEFT: 10.8'
RIGHT: 151.8'

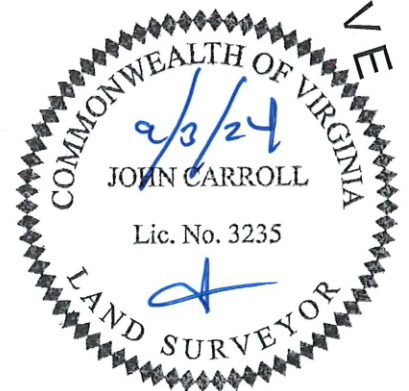
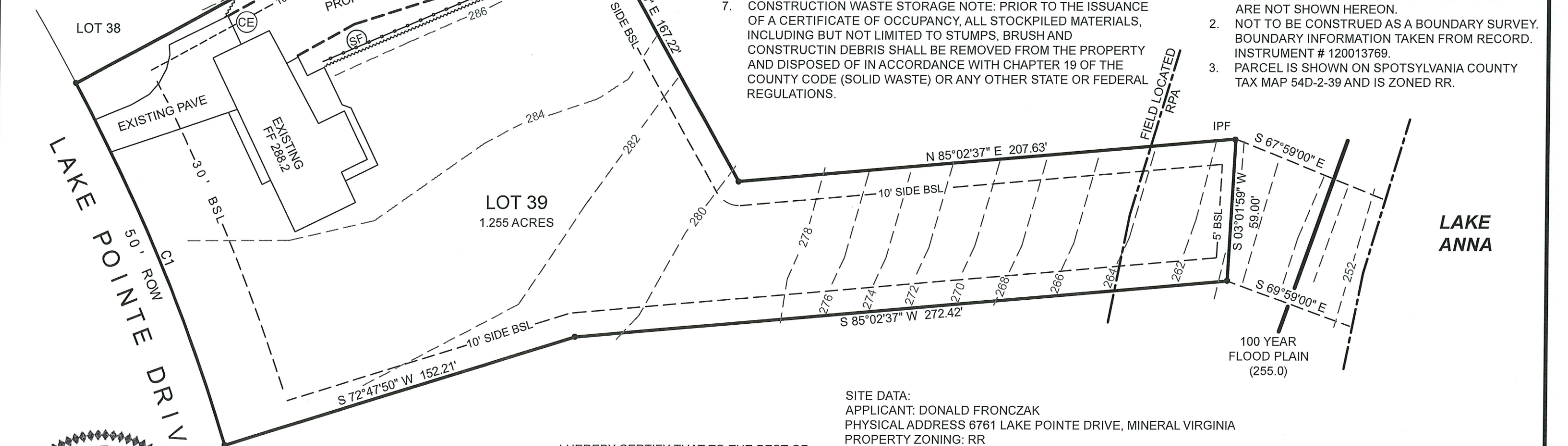
TAX MAP 54-4B
30.66 ACRES
ZONED RA
USE: AGRICULTURE

- NOTES:
1. FLOODPLAIN NOTE: NO PORTION OF THE LAND SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD ZONE "A" AS INDICATED ON MAP # 51177C0150D, EFFECTIVE MAY 9,2023. HOWEVER, THIS LAND IS LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN)
 2. SOLID WASTE NOTE: ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED SITES.
 3. RPA NOTE: CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY, AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RMA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.
 4. E&S FIELD MEASURES: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.
 5. SEEDING NOTE: CONTRACTOR SHALL SEED AND MULCH ALL DENUDED OR DISTURBED AREAS IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS MS-1, MS-2, AND MS-3.
 6. ZONING NOTE: A SEPARATE PERMIT IS REQUIRED FOR SIGNS, RETAINING WALLS, UNDERGROUND AND ABOVE GROUND TANKS.
 7. CONSTRUCTION WASTE STORAGE NOTE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL STOCKPILED MATERIALS, INCLUDING BUT NOT LIMITED TO STUMPS, BRUSH AND CONSTRUCTIN DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH CHAPTER 19 OF THE COUNTY CODE (SOLID WASTE) OR ANY OTHER STATE OR FEDERAL REGULATIONS.



- NOTES:
1. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND OR COVENANTS MAY EXIST THAT ARE NOT SHOWN HEREON.
 2. NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM RECORD. INSTRUMENT # 120013769.
 3. PARCEL IS SHOWN ON SPOTSYLVANIA COUNTY TAX MAP 54D-2-39 AND IS ZONED RR.

REAPONSIBLE LAND DISTURBER
RLD# _____
NAME _____



- LEGEND:
- IPF: IRON PIN FOUND
 - BSL: BUILDING SETBACK LINE
 - (CE) CONSTRUCTION ENTRANCE
 - (SF) SILT FENCE
 - (LD) LIMITS OF DISTURBANCE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS CORRECT AND COMPLIES WITH CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE, AND THAT I AM A QUALIFIED PROFESSIONAL LICENSED IN THE STATE OF VIRGINIA.
VA LICENSE # 0403003235

JOHN CARROLL
DATE 9/3/24

APPROVING AGENT _____ DATE _____

SITE DATA:
APPLICANT: DONALD FRONCZAK
PHYSICAL ADDRESS 6761 LAKE POINTE DRIVE, MINERAL VIRGINIA
PROPERTY ZONING: RR
OVERLAY DISTRICT(S): NONE
PROPERTY TAX MAP # 54D-2-39
VOTING DISTRICT: LIVINGSTON
PROPOSED USE OF STRUCTURE: DETACHED GARAGE
HYDROLOGICAL UNIT CODE: 02081060502 TERRY'S RUN-LAKE ANNA
TOTAL DISTURBANCE 5,588 SF

EROSION AND SEDIMENT CONTROL NARRATIVE:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A DETACHED GARAGE ON A LOT WITH AN EXISTING SINGLE FAMILY HOME. EROSION AND SEDIMENT WILL BE CONTROLLED WITH THE FOLLOWING MEASURES: SILT FENCE AND SEEDING / MULCHING. THESE MEASURES WILL BE INSTALLED AND MAINTAINED PER COUNTY AND STATE REGULATIONS.

SITE PLAN
DETACHED GARAGE
SOUTHWIND SHORES
LOT 39

LIVINGSTON MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
SCALE 1" = 40' AUGUST 6, 2024

LAKE ANNA LAND SURVEY
200 LAKEFRONT DRIVE SUITE 203
MINERAL, VIRGINIA 23117
540-894-7550
LAKEANNASURVEY@YAHOO.COM