

LakeRidge Subdivision

Design / Architectural Standards

The Architectural Guidelines and Rules shall be a LakeRidge document and shall not be inconsistent with the Covenants, Conditions, and Restrictions, but shall more specifically define and describe the design standards for LakeRidge community. The Architectural Guidelines may be modified or amended from time to time by the Architectural Review Board (ARB), referred to as the Architectural Control Committee (ACC) in the adopted covenants. Further, the ARB, in its sole discretion, may excuse compliance in specific situations and may permit compliance with different or alternative requirements.

1. Architectural Review Requirements

Prior to the commencement of any construction, each property owner or owner agent (Builder/Contractor) shall submit to the ARB two (2) complete copies of building plans, site plan, specifications, and exterior building materials. One approved copy will be retained by the ARB and the second copy returned to the applicant, with the ARB approval or disapproval clearly noted. The following minimum requirements must be submitted to the ARB:

- **Site Plan** 1/16" = 1'-0" scale minimum (do not submit reduced scale drawings – drawings must clearly indicate the scale at which they were drawn showing all building setbacks, service easements, dimensions clearly locating the proposed residence, driveways, sidewalks, mailbox location, patios, decks, swimming pools, spas/hot tubs, fences, arbors, gazebos, and proposed play structures (if known).
- **Floor Plans** for each floor including basement and attic space. Provide a square footage summary indicating the total finished/heated area to be constructed. Floor plans will be reviewed primarily to verify exterior elevation features.
- **Landscape Plan** 1/16" = 1'-0" scale minimum, must clearly show and located all proposed plant material (size, type & quantity), trees (size & species), berms, areas to be sodden or seeded, sprinkler proposal to include the rear yard. (Landscape plans are not required at time of application, but must be submitted for approval prior to installation.)
- **Front Elevation** 1/4" = 1'-0" scale drawing clearly showing all materials, window and door openings, dormers, roof lines & roof pitches.
- **Right, Left & Rear Elevations** 1/8" = 1'-0" scale drawing clearly showing all roof lines, dormers, windows, doors, decks, screen porches and sun rooms.
- **Exterior Finish Schedule** indicating all exterior materials (brick, stone & roof shingles), clad window color (if applies, boxing (fascia & soffit) and a color sample of accent colors to be used on shutters, railings, entry, service and garage doors. Provide the name of the manufacturer and the product color or name. In some cases the ARB will require an actual sample of the material to be used.
- **Changes & Conditions:**
Owners & Builders will be accountable for all exterior architectural features specified on plans submitted to the ARB. This includes roof lines, roof pitches,

exterior materials, finishes, details, boxing/eave details, window configurations, dormers, chimneys, entry doors and garage doors.

In the event that changes will be made to submitted plans that affect the site planning, landscaping, exterior elevations or exterior finishes, a builder must submit one of the following prior to the final approval of plans and specifications:

- A. A correct set of plans showing the revisions.
- B. A complete written description or sketch outlining the changes to be made.

2. Fees, Deposits & Penalties

- Plans must be submitted within 30 days of planned construction to avoid a \$100 filing fee. If collected, this non-refundable money will be credited to the Home Owner's Association account.
- A Compliance Deposit will be required to be posted by each Property Owner or Owner Agent in the amount of \$250.00. This will be refunded upon the successful completions and final compliance approval by the ARB.
Any damage to the streets, curbs, drainage, inlets, street lights, street markers, mail boxes, etc., is the responsibility of the contractor. If the damage is not repaired within 10 days of notice, or sooner if deemed necessary by the ARB, it will be repaired by LakeRidge Subdivision. The cost for the repair will be deducted from the compliance deposit and the balance billed to the responsible contractor at the cost plus 20%.
- Penalties: In the event of a violation of ARB guidelines or non-compliance with such guidelines by an Owner or Owner Agent, the ARB may seek any and all legal or equitable remedies available. The ARB can assess a fine of \$50.00 per day against the Owner or Owner Agent for each event of non-compliance or violations.

3. ARB Inspections

- To insure the intent of the ARB, we will conduct no less three (3) site inspections to verify the construction of each project with the approved plans and specifications.
 - a. Site Location – prior to pouring of the footings verify building configuration & location on site with plans submitted.
 - b. Framing inspection – prior to the start of the application of any exterior finish material (brick, stone, siding and roof shingles) the ARB will verify the exterior details, roof lines and finish materials with plans & schedules submitted.
 - c. Landscape Inspection – upon completion of final landscaping the ARB will verify compliance with plans submitted.

4. Building Setbacks

- Building setback lines shall be as follows, unless specifically approved by the ARB:
 - Interior Lots
Front Setback – Thirty (30' – 0") feet from lot line
Side Setback – Ten (10') feet from the side lot lines

Rear Setback – Sixty (60') feet from lot line

○ Lake front Lots

Front Setback – N/A

Side Setback – Ten (10') feet from the side lot lines

Rear Setback – Less than or equal to twenty-five (25') feet from rear lot line

- Cul-de-sac, lake front, and corner lot set back lines will be reviewed individually by the ARB.
- All decks, porches, screen enclosures, chimneys, patios, swimming pools, arbors, gazebos and proposed play structures shall adhere to the building setbacks, unless noted otherwise in their respective sections.

5. Building Requirements

- The main building constructed on each lot shall have an area of not less than 2,400 square feet of heated space for single story dwellings and 2,800 square feet for two-story dwellings, exclusive of one story open porches, garages, and basements.
- In order to prevent the duplication of buildings, the ARB will disapprove plans for construction of any building with its major exterior features so similar to an existing building as to be construed as a practical duplication.
- Completion of construction of any residence must be within one (1) year from the date of commencement of construction.

6. Exterior Materials

- Exterior building material shall include brick or stone veneer.
- Hardy Board in general is permitted, but its use shall be limited to dormers and decorative accents.
- Screen porches, exterior wood railings and lattice work will be required to be stained or painted.
- Duplication of exterior color combination of brick and stone and roof materials shall not be permitted within a minimum of three (3) lots.

7. Roof Pitches & Materials

- Minimum primary roof pitch shall be at least 9/12 (exceptions will be granted for porches & dormers).
- All roofs will be required to use architectural (dimensional) roof shingles.

8. Driveways

- All driveways shall be paved with concrete unless otherwise approved by the ARB.
- No paving shall be permitted within five (5) feet of any side property line without the prior written approval of the ARB.

9. Garage

- All houses shall include an enclosed three (3) car garage (minimum), which shall not face the street unless specifically approved by the ARB because of the size, shape or topography of the lot.
- A two (2) car garage shall be permitted with an additional 150 square feet of storage.
- Houses located on corner lots cannot strictly comply with the orientation provision, therefore the ARB will require garages no to face the primary road or street.

10. Detached Buildings & Structures

- No detached accessory buildings, garages or utility buildings shall be allowed on any lot.

11. Chimneys

- All chimneys shall be finished with brick or stone veneer.
- Vent-less or direct vent fireplaces, located on exterior walls with firebox chases, will require approval of the termination detail.

12. Decks & Patios

- Elevated decks or patios shall not encroach rear or side building setbacks.
- On grade patios, pool decks and built-in or portable outdoor spas & decks shall be allowed a twenty-five (25'-0") rear setback and maintain ten-foot (10'0") side setbacks. Lake lot setback 0'.

13. Mechanical Systems

- All exterior components of the heating and air conditions systems shall be landscaped, fenced or screened to conceal them from surrounding roads and adjacent properties.

14. Landscaping

- Tree removal – Trees larger than 4 inches in diameter may not be cleared without ARB approval.
- No substantial changes in the elevation of the land shall be made without ARB approval.
- Silt fences & barrier will be required to avoid sediment run-off onto street and adjacent properties.
- The street facing of all lots shall be sodded and irrigated with under ground sprinkler system.
- Grading of lots or changing of existing contours shall not interfere with the drainage pattern of the Property.
- A ninety (90) day time limit for the complete implementation of landscaping from the date of closing, completion of construction or moving in of homeowner.
- All changes in planting from the approved plans must be resubmitted prior to installation.

- Vegetable gardens will not be allowed.
- Property owner must clear land within 6 months of purchase, if building has not begun. Clearing includes, but is not limited to, trees less than 4 inches in diameter, vines, kudzu, underbrush, branch removal, clearing up to 1/3 tree height. Grass (including centipede, Bermuda, or zoysia) must be planted after clearing. Regular maintenance thereafter if required.
- Lakefront property owners are required to clear Corps of Engineers property the entire allowable one hundred (100') feet within 6 months of property purchase. Clearing is the same as described above for property owners, but must be done in accordance with US Army Corps of Engineers guidelines.

15. Playground Equipment & Play Structures

- All playground equipment and play structures must be approved by the ARB and be hidden from front facing street view.
- Play structures must be located within the rear & side setbacks.
- Play structures must be painted or stained. ARB encourages the use of earth tones or muted colors.
- Play structures are required to be hidden from front facing street view.

16. Swimming Pools

- Swimming pools and outdoor spas shall be submitted to the ARB for review and approval.
- Swimming pools will be required to meet all building setbacks.
- No above ground pools will be permitted.

17. Wall & Fences

- No fence or wall shall be constructed without the prior approval of the ARB.
- Privacy wall & fences (masonry or metal) may not be erected within seventy-five (75') feet of any street and may not be greater than six feet (6'-0") in height measured from the final grade at wall. The ARB shall approve or disapprove perimeter fencing based on its impact to adjacent properties.
- No footing or any part of a fence or wall assembly shall encroach an adjacent property.
- Chain link fences are not permitted.

18. Animal Shelters & Pens

- Animal shelters must be screened from surrounding roads and adjacent properties. Design and location approved by ARB.
- No dog pens or runs shall be allowed on any lot.

19. Mailboxes

- Each lot upon which a residence has been constructed shall have a mailbox of a uniform design as specified by Declarant or the ARB. Such mailbox is included in the purchase of a home and shall be properly maintained at all times by the owner and shall not be altered or replaced except by a new mailbox identical to the one originally installed.

20. Lots 23, 24, 25, 26

- Bridge adjoining property to lake access path must be approved by the ARB. Ravine is not allowed to be filled in.
- Fifteen (15') feet natural buffer to remain to protect common area nature trail.

21. Changes Made to Approved Plans

- Any modifications or approved plans which change the site planning, landscaping, exterior elevations or exterior colors and materials must be resubmitted and re-approved prior to commencement of work.