

**Lakemoor Architectural Guidelines**  
**Revised Section**

**Shed/Storage Building/Detached Garage**

Detached free-standing storage sheds are discouraged. Where possible, storage sheds should be attached to the house. In most cases this is less expensive than a free-standing structure and would be more aesthetically pleasing as well as more convenient. However, if an owner has inadequate storage and there is no structural way to add a storage room to the house, the owner may apply for approval to erect a free-standing storage shed. Prefabricated structures of any kind, to include those made of aluminum, steel, particle board, or other wood products are not acceptable. The construction of the structure should be architecturally consistent with the primary dwelling including windows and foundation. Whether attached or free-standing, all storage buildings must receive Committee approval and must meet the following criteria:

- 1) Siding: Must be quality materials finished to match the home.
- 2) Roof: Must be similar to the home in pitch, materials, and color.
- 3) Base: Must have a poured concrete slab foundation with brick facing to match the primary dwelling.
- 4) Size: Minimum: 100 square feet. Maximum: the building should not exceed 25% of the heated square footage of the primary dwelling. Additionally, the structure may not exceed 1.5 stories.
- 5) Placement: No structure may be erected over or on any easements. It must be placed behind the home, at least 10 feet from neighboring property boundaries on the sides and at least 5 feet from the rear property boundary; and not in the side yard areas which are highly visible from the street. Homeowners may be restricted on placement if proposed shed encroaches into a designated conservation buffer zone. As per the Garner Land Use Ordinance, "if an easement exists along such a lot line, the minimum setback will be coincident with the easement line if it is greater than the applicable minimum state above."

## IMPORTANT INFORMATION

Dear Lakemoor Homeowner:

Every homeowner should have received a complete set of legal documents at closing. Those documents include; Articles of Incorporation, Bylaws, Declaration of Covenants, and Recorded Amendments to the Covenants. It is very important that you review those documents as well as the Architectural Guidelines and Recreational Rules and Regulations that govern your community. The following are a few reminders that will assure compliance.

- *Any* exterior changes to your property require *prior* approval from the Architectural Committee. Please contact PPM or Phil Matthews if you are in need of an application. Your application must be complete in order to be reviewed. Do not begin a project until you have been contacted as to the approval of your application.
- Homeowners are responsible for the maintenance of their property. Please keep your lawn cut on a regular basis and keep all toys, lawn equipment, trashcans, etc. stored in either the garage area or out of sight of the street. As a courtesy to your neighbors keep *every* area of your property neat and orderly.
- NO boats, marine craft, recreational vehicles, motor home, camper, trailers, etc. may be stored in the driveway or front yard area of any property. Nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence unless *completely* concealed from public view. (If the vehicle can be seen from any angle of the street, it is *not* in compliance.) It is in violation of the Town of Garner Parking Regulations to park a detached trailer on a public street.
- The Recreation Area Parking Lot is a private parking area to be used by residents and their guests only while using the facilities. All other vehicles are subject to towing.
- To report a street parking violation or street light outages please call 772-8896. If you have a concern regarding animal control issues or to discuss non-emergency issues with the Town of Garner call 829-1911.
- To report or discuss any community related issues, contact Lynn Peed at PPM 848-4911.

We hope that you enjoy your new home and look forward to meeting your family!

The Lakemoor Board of Directors

Date: December 6, 1995  
To: Lakemoor Homeowners Association, Inc.,  
From: Board of Directors of  
Lakemoor Homeowners Association, Inc.  
Re: Adopted ARCHITECTURAL CONTROL GUIDELINES

The Board of Directors, with the assistance of a special subcommittee, has completed and approved the attached ARCHITECTURAL CONTROL GUIDELINES.

These guidelines give you a consistent standard to follow as the foundation to planning any exterior changes to your property. These guidelines also address the steps necessary for all new home construction.

They are distributed to current residents. Please retain this copy as part of your permanent papers to refer to now and in the future. These guidelines should also be made available to prospective buyers of your home.

We request that you make copies of the application form attached with this package when you submit your requests for architectural approval. No request for a change can be considered unless accompanied by the application form and appropriate exhibits.

Return your completed applications with the processing fee (currently \$5.00) to the Management Firm whose address is shown on the application form. Provided you have no outstanding monetary obligations to the Association, the application will be accepted and stamped by the Management Firm as to the date received. Three days after this date will be the first day of the thirty day review and approval period since all applications are forwarded to the Architectural Review Committee by the Management Firm.

Please read and follow these guidelines because you MUST obtain approval IN WRITING from the Architectural Control Committee BEFORE the start of any exterior change. This written approval is also required by the Town of Garner before any building permits will be issued.

Because the Committee is made up of part-time volunteers, thirty days are needed to act on an application, so do not commit labor or materials until you have received approval.

Your cooperation and adherence to these Guidelines will not only be appreciated, but will also be in the best interests of our community as a whole.

This document supersedes the Architectural Control Guidelines dated June 24, 1994.

## I. INTRODUCTION

In a planned community such as Lakemoor, the question naturally arises as to how to best maintain a harmonious, quality development. The answer at Lakemoor is the Architectural Control approval process outlined in these pages. This process provides a meeting ground between private interests and the broader interests of the community and their homeowners.

Basic control for maintaining the quality of design is provided through the Restrictive Covenants filed with the Register of Deeds in Wake County for each phase of the Lakemoor subdivision. These Covenants run with the land, are binding on all homeowners and renters, and should be fully understood. Every homeowner is subject to the Covenants to assure all residents that standards of design quality will be maintained, to enhance the community's overall environment, and protect property values.

The Restrictive Covenants establish an Architectural Control Committee to be made up of three or more representatives who are appointed by the Board. The Covenants require the Committee's prior written approval of any exterior change, addition, or alteration to any property. Such changes include any building, fence, wall or other structure that may be added or altered. It requires that the plans and specifications showing the nature, kind, shape, height, materials, and location of the same be submitted in writing so they may be reviewed as to harmony in external design and location in relation to surrounding structures and topography.

The Architectural Control Committee is charged with conducting the review of all applications for exterior changes, to include new home construction, and to render its decision to the applicant in writing within thirty days of receipt of a complete Application for Approval for Exterior Design Change; containing all necessary information described herein. Incomplete applications will be returned to the applicant without action by the Architectural Control Committee.

The Guidelines on these pages are the procedures and standards applied by the Committee and the Board to assist the Association and its members in the design review process. We hope that the Guidelines serve as a positive tool to assist you in the full and free use of your property, in a manner that is consistent with the aesthetic and harmonious development of our community.

## II. REVIEW CRITERIA

The Architectural Control Committee evaluates each application on its individual merits. The Committee's decisions are based on the following standards as guidelines.

### Validity of Concept

The basic idea of the exterior change must be sound and appropriate to its surroundings.

### Landscaping and Environment

The exterior change must not unnecessarily destroy or blight the natural landscape or the achieved man-made environment.

### Relationship of Structures and Adjoining Property

The proposed change must relate harmoniously to its surroundings and to existing buildings and terrain which are visually affected by the change.

### Protection of Neighbors

The interests of neighboring homeowners must be protected by making reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have substantial effects on neighboring property.

### Design Compatibility

The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in design, style, scale, materials, color and construction details.

- A) Scale: The three dimensional size of the proposed change must relate satisfactorily to adjacent structures and its surroundings.
- B) Materials: Continuity is established by use of the same or compatible materials as used in the home.
- C) Color: Color may be used to soften or intensify visual impact.

### Workmanship

The quality of work must be equal to or better than that of existing structures. Poor practices may cause the owner problems and may be visually objectionable to others.

### Timing

A property change may be built or installed either by owners or by a contractor. However, projects that remain uncompleted for a long period of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must contain a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the Committee may disapprove the application. As a general rule of thumb, minor additions should be able to be completed within seven days, whereas more labor intensive additions may take up to thirty days.

DO NOT PURCHASE MATERIALS OR COMMIT TO ANY CONTRACTOR in anticipation of instant approval by the Committee. Wait until you have received written approval prior to purchasing or committing to such work. Remember, many design changes also require a permit from the Town of Garner. Please try to plan well in advance to allow time to have your application processed. Although the majority of applications are handled within two weeks, during the busy/vacation seasons, processing may take up to thirty days.

### III. DESIGN APPLICATION REVIEW PROCEDURES

The Association's procedures for application, review, inspection, appeal, and enforcement of design review are outlined in this section.

#### Objectives

The Architectural Control Committee, in examining each application for design approval, considers whether or not the exterior change is in compliance with the Restrictive Covenants and the Architectural Control Guidelines outlined herein and briefly outlined below:

- A. To preserve and enhance property values in the community, and
- B. To maintain a harmonious relationship among structures, vegetation, topography and the overall design of the community.

#### Application Procedure

Complete the Application form and attach all required exhibits. Include full details of the proposed change. If the change is structural, fencing, or grading, submit a sketch or plan and outline specifications. Talk to your neighbors about your change. They may be able to offer valuable input. Be sure to include such information as type of material, size, height, color, location, etc. Provide a sketch of the location of a building, pen, or fence as it relates to your house and lot.

Mail or hand deliver the application to the Management Firm whose address is shown on the application form. Incomplete applications will be returned and cause further delay approval.

The Committee will review the application within thirty days and will respond to you in writing. Should you not hear from the Committee within thirty days, please call to follow up. Occasionally, items do get lost in the mail and the thirty day review period does not start until three days after the application is received by the Management Firm.

An application with all necessary information will be considered by the Committee on its individual merit, using these guidelines as a basis for making a decision. Their review process is outlined below.

### Review Procedures

During the Committee's consideration of an application, a Committee member (or members) views the site and may talk to the applicant or neighbors.

A quorum of the Committee is a majority of the total number of people currently serving on the Committee.

The Committee considers the application and any data or comments received from, or presented at the meeting by, immediate neighbors and other members.

After discussion of the application as submitted, the Committee will vote on approving it, approving it conditionally, or disapproving it. If the change is conditionally approved or disapproved, the Committee must note in writing on the application the reason or reasons why it was not approved as submitted.

The Committee gives the applicant written notice by use of a duplicate copy of the application or by writing a letter stating the decision.

The Committee records its action and the notification to the applicant by placing copies of the executed application and/or letters in the Committee's archives. Duplicate copies of all records will be forwarded to the Association's Management firm or the Board at their request.

Conditional approval means that work may proceed as agreed to by the Committee through application, subject to the stipulations specified. The Committee may inspect work in progress and request (either orally or in writing) the applicant to correct any non-compliance with the approved design.

### Final Approval and Walk-through

Final approval is not given until the Committee has reviewed the completed project.

### Appeal Procedure

If the applicant disagrees with the decision of the Committee in its review or inspection, the following process is followed for an appeal: 1) Within fifteen days after receipt of a notice of a decision to be appealed, file a written appeal with the Board of Directors. 2) The Board of Directors establishes the date and time the appeal will be heard; normally this will be made at the next scheduled Board meeting. A reverse decision requires a majority vote of the Board.

### Correction Procedure

Remedies: An exterior change made without the required approval of the Committee, or the Board on an appeal, constitutes a violation of the Restrictive Covenants. A violation requires removal or modification of the work at the expense of the

property owner, or payment of damages incurred by the Association in an effort to have it removed or modified.

Reports: The Committee inspects authorized construction in progress and the community in general to identify apparent and flagrant violations. Additionally, all residents have the right and responsibility to bring to the attention of the Committee or Board any apparent violation of any provision of these Architectural Control Guidelines.

The Committee investigates each reported violation and attempts to bring the owner or renter into compliance. An in-person visit is made to the resident by Committee members and the problems explained. Resolutions are agreed to. Should the owner or renter fail to follow up on agreed to rectifications, the Committee will turn the problem over to the Board of Directors for continued resolution with the resident. This could lead to the Association filing legal action against the owner or renter.

#### IV. DESIGN GUIDELINES

This section of the guidelines provides specific guidance regarding particular design situations frequently encountered in Lakemoor Homeowners Association, Inc. Generally acceptable methods for achieving the required objectives and standards are indicated below. They are suggested methods rather than mandatory methods. Additionally, design methods that are generally not acceptable are also indicated for your guidance.

Please remember that these are only guidelines and, as such, they do change. Every effort will be made to re-issue these guidelines whenever significant changes do occur.

##### Repairs

Owners are responsible for repairs to existing structures, additions, etc. No application to effect repairs and restoration to original condition is needed.

##### Antennas/Satellite Dishes

T.V. Antennas, radio aeriels, satellite dishes, and other electronic devices and wires are not permitted on the exterior of any home or in an outside area.

##### Parking and Storage of Vehicles, Boats, Trailers, Etc.

Parking or storing of boats, marine craft, hovercraft, aircraft, recreational vehicles, pick-up campers, travel trailers, motor homes, camper bodies, or similar vehicles or equipment in the driveway or front yard of any dwelling or on any public street in the Development is prohibited. Any such vehicle parked for storage in the side or rear yard of any residence must be completely concealed from public view. On-street parking of automobiles is strongly discouraged, both for public safety and aesthetic reasons. Children walking, playing, skating or



bicycling could easily be struck by a passing vehicle due to the limited visibility of both a child and other drivers around parked cars. Any homeowner who finds it necessary to park a car on the street (other than temporary parking by guests) must be sensitive to the concerns of their neighbors and prepared to relocate the vehicle if such parking creates a potentially hazardous situation. Likewise, street parking of unserviceable and/or unregistered vehicles is prohibited. The Declaration of Restrictive Covenants provides that no wrecked, "junked" or inoperable vehicles are always to remain on any lot outside an enclosed structure (i.e., a garage). The Town of Garner Land Use Ordinance provides that any vehicle left parked on a public street for longer than seven (7) days is considered abandoned and is subject to removal at the registered owner's expense. The community recreational facility parking lot on Misty Meadow Lane is not authorized for any purpose other than parking for homeowners while using the recreational facilities and contractor/service and repair personnel.

#### Clotheslines

Clotheslines are not permitted.

#### Decks

Addition of a deck is considered a major design change to an existing dwelling, since a deck is nearly always physically connected to the house itself. As such, deck plans will always require the prior approval of both the Architectural Control Committee and the Town of Garner. Multiple building permits may be required if the project calls for electrical installations such as lights, power outlets, covered gazebos with ceiling fans, hot tubs, etc. Only materials specifically designed for exterior applications, with weather and moisture resistant properties, such as pressure treated deck lumber or cedar decking material may be used. Placement of major weight-bearing posts or pilings in concrete is preferred both for strength and prolonged service life of the structure. The criteria for Design Compatibility and Workmanship (see Section II, page 4) apply to the review of all deck applications; whether or not the plans call for a gazebo or other covered, screened-in porch structures. Homeowners should also review applicable Supplemental Declaration of Covenants, Conditions and Restrictions documents, as well as consulting with Town of Garner officials, concerning boundary setbacks and utility easements before committing to any deck project or construction contract.

#### Dog Houses and Dog Pens

Dog houses should be painted or stained and roofed to match the exterior of your home. Dog Pens are to be made of either vinyl-coated brown or green chain link fence or pressure treated wood such that the animal can see out. If plain chain link is used it must be painted to blend with the natural surroundings (i.e. brown or green). The height of a chain link fence cannot exceed six feet and a wooden fence cannot exceed four feet. The maximum

square footage of a pen is 75 square feet with a maximum length of twelve feet.

The dog house and/or pen should be located on the property in an area that is not highly visible from the street and must be positioned at least 5 feet from a neighbor's property line. The area surrounding the pen should be landscaped such that drainage is not a problem. It must be properly maintained, kept in good repair, and free of materials that may create unpleasant odors.

#### Fences

Fences will be allowed in rear yards but must not proceed further forward than the rear corners of the house. Fences are not permitted to extend to the front yard. Corner or minor decorative fencing treatments in the front of the property may be permitted depending on individual circumstances. Preferred fencing material is pressure treated lumber. The fence may be painted/stained to match the exterior of the house or left as is to blend with the natural surroundings, but in all cases must be properly maintained and kept in good repair. No chain link, chicken wire, barbed wire, or any other fence constructed solely of free-standing wire is allowed. The only acceptable wire fencing material is wire mesh used as a backing on a wooden split rail fence, for containment and protection of children, pets, and property. When properly installed, the wire mesh backing should be virtually invisible from the curb in front of or along side the dwelling. Wire mesh is to be a minimum of 2" by 2". Looped (ramped), 16 gauge wire is preferred for its low visibility and rust resistance compared to welded wire. Although not required, the Town of Garner recommends a minimum 6" setback of fences from adjoining property lines.

#### Grading

MAJOR changes to the topography of your lot could result in flooding or improper drainage into a neighbor's yard. Therefore, such changes are required to be approved prior to being started. Neither the Board nor the Committee accepts any liability for any damage caused by such grading action, whether approved by the Committee or not.

#### Plants and Gardens

Committee approval is not required for most plantings or landscaping treatments that are biodegradable. However, if any planting in hedge or row form is being considered for the front or side/front yards that will act as a "fence", then an application for such addition must be submitted to the Committee for approval. Before starting any digging, please identify and locate all wires and/or cables that could get cut down so as not to electrocute yourself or interrupt any services to your own house or your neighbor's house. Vegetable gardens must be kept in rear yard.

### Play Equipment

Any play equipment for children should be located at least 5 feet from the neighbor's property line. Such items include swing sets, sand boxes, or other more stationary equipment. Committee approval is not required for most play equipment. Basketball goals are not allowed on curb areas of street. They must be located on the owner's property in such a manner that the playing area is not in the street. Skate board ramps are not permitted.

### Shed/Storage Buildings

Detached free-standing storage sheds are discouraged. Where possible, storage sheds should be attached to the house. In most cases this is less expensive than a free-standing structure and would be more aesthetically pleasing as well as more convenient. However, if an owner has inadequate storage and there is no structural way to add a storage room to the house, the owner can apply for approval to erect a free-standing storage shed. Prefabricated structures of any kind, to include those made of aluminum, steel, particle board or other wood products are not acceptable. Whether attached or free-standing, all sheds must receive Committee approval and must meet the following criteria:

- 1) Siding: Must be quality materials finished to match the home.
- 2) Roof: Must be similar to the home in pitch, materials, and color.
- 3) Base: Must have a poured concrete slab foundation.
- 4) Size: Minimum of 100 square feet; 300 square feet maximum.
- 5) Placement: Must be behind the house, at least 10 feet from neighboring property boundaries on the sides and at least 5 feet from the rear property boundary; and not in the side yard areas which are highly visible from the street. Homeowners may be restricted on placement if proposed shed encroaches into a designated conservation buffer zone. As per the Garner Land Use Ordinance, "if an easement exists along such a lot line, the minimum setback will be coincident with the easement line if it is greater than the applicable minimum state above."

### Signs

Except as listed below, no sign of any kind shall be displayed to the public view on any lot or house.

- 1) Any sign required by the Town of Garner.
- 2) A single real estate sign of not more than six square feet.
- 3) Signs of not more than six square feet expressing

support of or opposition to political candidates or other issues which will appear on the ballot of a primary, general, or special election, provided that such political signs shall not be placed on a lot earlier than sixty days before such election and shall be removed within two days after such election.

- 4) Temporary signs spreading good news (i.e. "Storks" and the Neighborhood's "Yard of the Month" sign).

## V. BUILDER/DEVELOPER PROCEDURES

### Conferences

A Conference with the Architectural Committee may be arranged before project planning begins to obtain an early understanding of procedures and project objectives. A conference is recommended for any unusual or difficult single unit sitting.

### Plan Submission and Approval

Plans are submitted in duplicate for approval together with a Transmittal Form. One set of plans will be stamped "Approved - Lakemoor Architectural Committee" and returned upon approval. One set will be retained in the files of the Lakemoor Homeowners Association, Inc. Notice of approval or disapproval will be available no later than 30 days after submission. Refusal to approve a part or all of any submission may be based upon any grounds including purely aesthetic considerations in accordance with the Declaration of Covenants, Conditions and Restrictions.

Applications will be submitted as described herein using the Lakemoor Homeowners Association Application for Approval for Exterior Design Change included in this document. Any incomplete applications will be returned without action by the Architectural Control Committee. The 30 day approval period shall commence upon Committee receipt of a complete application containing all required information.

### Plan Criteria

Plans for residences shall include the following:

- 1) A plot plan at a scale (for example 1" = 20') showing adjacent or nearby roads, view, topography, wooded areas, proposed building location, driveways, walls, screens, terraces/decks/porches, parking, walks, setback dimensions, existing and proposed grades, site lighting and any other improvements required by the Town of Garner.
- 2) Floor plans showing major dimensions and openings.
- 3) Elevations showing the proposed building indicating mass, shape, and major exterior materials and colors.
- 4) Landscaping plan, unless a delayed submission is

approved by the Architectural Committee.

#### Construction Period

All construction, including landscaping, should be completed within 12 months from the date of final approval.

#### Site and Foundation Survey

Upon completion of the foundation, and before proceeding with further building construction, a survey of the property line and the foundation will be provided to the Architectural Committee verifying setbacks and/or buffers to all property lines.

#### Residential Setback

A setback is a designated landscaped site area beginning at the property line and extending a distance into the site. Setback proposals will be reviewed by the Architectural Committee upon submission of plans, considering the guidelines provided in the Declaration of Covenants, Conditions, and Restrictions.

#### Construction Changes/Variations

If, during the course of construction, changes occur to a project which cause it to be different from the approved plans, a request for approval for these changes shall be submitted in duplicated prior to proceeding. Such submissions shall fully describe the change and the reason such change is desired. Procedures for review and approval or disapproval will be the same as for initial plan submission.

#### Enforcement

These regulations are administered in a manner to accommodate differing individual tastes and to encourage flexibility in design. However, in the event construction activity occurs which in the opinion of the Architectural Committee represents abuses of these standards or the protective covenants, the Architectural Committee will recommend to the appropriate parties enforcement by legal means. The Board of Director's of Lakemoor shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, reservations, and requirements imposed by the provisions of these development standards.

#### Amendments

From time to time amendments may be made to these Standards by the Architectural Committee. Such changes may include any standard contained herein, including but not limited to minimum dwelling size, setbacks, and parking requirements. Such changes, if undertaken, will not affect covenanted standards for lots or sites previously recorded. Suggestions and recommendations for amendments from all sources are welcome and each will be given appropriate consideration by the Architectural Committee.

## GENERAL REQUIREMENTS

### Temporary Facilities

Temporary offices, storage sheds, trailers, parking areas, portable toilets, access roads, fences, and the like shall be placed as inconspicuously as possible off the street right-of-way. Temporary facilities shall be removed promptly as each becomes no longer required.

### Temporary Signage

Temporary signage at construction sites or for direction to construction sites shall be in accordance with Lakemoor specifications. Temporary realty for sale signage on a site shall be in accordance with the Town of Garner and Lakemoor's Declaration of Covenants, Conditions, and Restrictions ordinances and other applicable ordinances. Realty directional signs-off site shall be at locations approved by Lakemoor Architectural Committee. Flags, banners, twirling ribbons, balloons or other such devices may be permitted by the Architectural Committee for a period of not more than 30 days at the opening of a new model, or upon periodic approval of marketing personnel.

### Maintenance

Each owner of a site shall maintain the construction site buildings, improvements, landscaping, and grounds in a safe, clean and orderly condition, free of any accumulation of rubbish, trash, or litter. The Architectural Control Committee recommends placing a trash container on site.

It is the desire of the Architectural Control Committee that no building materials be delivered to the site prior to two weeks before their intended use.

### Erosion and Sediment Control

Plans for all development must incorporate erosion and sediment control on site. Entrance ways to all sites shall be stone based immediately after clearing and grubbing to prevent the tracking of mud onto streets.

## RESIDENTIAL SITE REQUIREMENTS

### Clearing and Grading

Building and landscape elements shall be placed on a site so that the maximum number of desirable trees and other natural features are preserved. Materials resulting from clearing and grubbing and all other debris shall be removed from the site promptly.

Finish grading shall be such to prevent ponding or erosion of soil on the site or adjacent property.

### Tree Preservation

When clearing a lot for new construction, the builder will proceed with care so as to remove only those trees which would be immediately affected by the ongoing construction (e.g. trees within 10' of the building). Every precaution shall be taken to preserve those trees remaining, including, but not limited to, prevention of heavy equipment from running over the root areas, no stockpiling of dirt or building materials around the base of the trees, tagging or barricading trees located in damage-prone areas, and repairing any tree damage immediately.

### Landscaping

Landscaping shall be in accordance with the plans and specifications approved by the Architectural Committee. All disturbed ground area shall be covered by grass, plants, or landscape material and there will be no uncovered soil. All homesites will be landscaped and maintained consistent with the aesthetic quality of Lakemoor. No changes or substitutions shall be made without prior architectural approval.

### Screening

Screening shall be provided, where required, to conceal unsightly appearances, in accordance with any of the following methods:

- 1) A planting screen that will form an effective visual screen consistent landscaping requirements.
- 2) A wall or fence of a material similar to or compatible with that of the building may be used for a screen adjacent to the building.
- 3) A wall or fence of a material specifically approved by the Architectural Committee may be used for a screen that is not adjacent to the building.

### Colors and Textures

Colors and textures shall be harmonious and compatible with colors of other buildings within the neighborhood. The general character shall emphasize muted tones of colors. Natural wood tones, grey and brown stone, brick, stucco, dark metal finishes, or painted wood should be used for background colors with discreet accent colors where appropriated.

### Materials not Acceptable

Exposed standard concrete blocks, prefabricated storage structures of any kind, to include those made of aluminum, steel, particle board or other wood products, weeping mortar joints, unnatural brick tones and bright finish metallic windows, doors and structures are not acceptable unless specifically approved by the Architectural Committee.

### Outdoor Structures

Any equipment in outdoor areas such as play structures, benches, planters, sculptures, etc., shall be compatible with and harmonious with the surroundings, hidden by approved screening, or approved by the Architectural Committee.

Prior Committee approval is required for any such structure bordering on or encroaching into a conservation buffer zone.

#### Roofs

No roofs with less than a 7/12 pitch will be allowed without specific permission of the Architectural Committee. Roofs which may be potentially seen from a street or adjoining site shall be of materials harmonious with the surroundings and of a muted color. All roof vents, ducts, fans, etc. shall be painted to match the roof shingle color. All flashing must be copper or a color consistent with the shingle or wall color. Visible bright finish metallic will not be permitted.

#### Mailboxes

Mailboxes for all dwellings shall conform to the colors, design and materials used in the original design for Phase I of the Development, i.e., a black, USPS standard type rounded metal mailbox mounted on a pressure treated wooden pedestal painted dark brown in color. The house number consists of routed, raised white numerals on a rectangular black background. A newspaper or public announcement receptacle is built into the pedestal, just below the mailbox. A reflective Lakemoor Community Watch sign, if installed, will be mounted below the paper receptacle according to the diagram and instructions available from PPM, the Lakemoor Homeowners Association's property management firm.

#### Garages

In order to maintain continuity throughout Lakemoor, a minimum two car attached garage will be required with each home. New homes plans submitted without garages will automatically be rejected.