

# Lake Fairways

## Country Club

### Architectural Policies & Guidelines

Date Revised August 25, 2022

**This packet will only be given to verified homeowners who have closed on their home.**

#### PREFACE

Lake Fairways Country Club has the responsibility for the administration and enforcement of all covenants which are applicable to all owners. This includes the establishment and enforcement of these Architectural Standards.

The purpose for the Architectural Standards are:

- Maintain consistency in the overall design concept of the community.
- Promote harmonious architectural design features.
- Promote and enhance the visual and aesthetic appearance of the community.

Enforcement of architectural standards not only enhances the physical appearance of the community but protects and preserves property values.

# TABLE OF CONTENTS

1.0 Fences, Garden Walls and Clotheslines
2.0 House Paint Colors
3.0 Driveways
4.0 Homesite Flagpoles, Flags and Signage
5.0 Roofs
6.0 Outbuildings, Structures, Play Equipment and Accessory Structures
7.0 Underskirt and Porch
8.0 Landscape
9.0 Additions to Homesite
10.0 Garage

## **1.0 FENCES, GARDEN WALLS AND CLOTHESLINES**

- a. No fences of any type are permitted.
- b. No chain link fencing or total perimeter fencing is allowed.
- c. The composition of any garden or patio wall must be consistent with the material of the surrounding homes, if any.
- d. No such wall shall be constructed to a height no greater than six (6) feet above the grade level, except for minor architectural projections.
- e. No outside laundry lines may be installed.

## **2.0 HOUSE PAINT COLORS**

- a. An ARC Request shall be submitted and approved prior to painting the home.
- b. Approved color palette selections are available at the Lake Fairways Sales office.
- c. Color of exterior siding, roofing, awnings, trim, gutters, etc. must be composed of earth tone color combinations or other color combinations acceptable to park owner.
- d. All color combinations may be approved or denied in the sole discretion of park owner.

## **3.0 DRIVEWAYS**

- a. Concrete driveways are required from the carport or garage continuing to the streets.
- b. Replacements or alterations to a driveway or front walkway pavers require an ARC request submission and approval prior to replacements or alterations.
- c. Owners are required to clean any oil/fluid stains and/or mold/mildew on their driveway.
- d. Owners are also required to remove weeds and grass that are growing between the pavers and driveway expansion joints.
- e. The minimum width of said concrete driveway shall be 11'.

## **4.0 HOMESITE FLAGPOLES, FLAGS AND SIGNAGE**

- a. Only the flags listed below are permitted at Lake Fairways Country Club.
  1. United States flag.
  2. One of fifty states
- b. Flags must be in good condition (i.e. not tattered, torn or faded).
- c. Per current Florida Statutes, freestanding flag poles are permitted. Any such installations require ARC request submission and approval prior to installation. Such installations must not interfere with landscape maintenance or present a hazard to neighboring Units.
- d. No political signs
- e. No signage other than "For Sale" or "Open House" are permitted.
- f. "For Sale" signs may not be placed on the homesite. "For Sale" signs for a particular home must be placed on the home itself. (sign must indicate the home and not the lot is being sold)



## **5.0 ROOFS**

- a. Roof materials shall be of fiberglass shingles of a color compatible with exterior colors of the home.
- b. Flat or shed roof shall not be permitted unless approved park owner in such areas as Florida rooms, porches or patios.
- c. Metal roofs are not permitted.

## **6.0 OUTBUILDINGS, STRUCTURES, PLAY EQUIPMENT AND ACCESSORY STRUCTURES**

- a. Permanent structures are not permitted, including but not limited to storage sheds, greenhouses, shacks, barns, carports, tents, swing sets, playhouses, sandboxes, gazeboes, faux wells, and doghouses.
- b. Permanent wood burning fire pits are not permitted.
- c. Trampolines are not permitted.
- d. Basketball backboards and any other fixed games and play structures shall not be allowed.
- e. A combination of central heating and air conditioning unit is required for each home and shall be placed on a concrete pad in the side yard of each home.
- f. No window air conditioning units will be allowed unless approved by the park owner.
- g. Aluminum lap, vinyl or vertical plank siding is required on the entire exterior surface of each mobile home and utility rooms.

## **7.0 UNDERSKIRT AND PORCH**

- a. Underskirting is required and must consist of either block, brick or a combination.
- b. Underskirting shall incorporate adequate ventilation for areas under the home and shall also incorporate adequate access to utilities under the home.
- c. All porch steps will be cement with real brick faces.

## **8.0 LANDSCAPING**

- a. Each Owner shall ensure that the landscaping on his/her home is well-maintained and conforms to the standard of the community.
- b. No trees or other plantings shall be relocated, removed or added without an ARC request submission and approval prior to any relocation, removal, or addition.
- c. Landscaping, including shrubs and trees is required in the front yard (street side) and around the perimeter of central heating and air conditioning unit.
- d. No artificial grass, plants or other artificial vegetation.
- e. Total rock, cement or gravel yards is prohibited.
- f. Rock material may be used in connection with a residents general landscaping plan subject to the approval of park owner.
- g. The entire yard except where shrubs and trees exist shall be sodded with grass approved by Park Owner.
- h. Landscaping planned for each homesite must be approved by the ARC and Park Owner prior to commencement of installation. Such approval shall be based upon quantity, location, size and type of landscaping proposed. Once planted, all growth becomes park property, but edging around same is the responsibility of the homeowner.



## 9.0 ADDITIONS TO HOMESITE

- a. Any addition to the home is subject to ARC request submission and approval prior to work commencing.
- b. Cabanas and screened- room additions shall be raised above ground level and all designs and plans for screened rooms or Florida rooms will be subject to approval by the park owner.
- c. Screen rooms and Florida rooms shall be framed in wood and all exposed wood shall be covered with aluminum, vinyl or galvanized steel.
- d. All aluminum products must be new materials with a minimum of .032 gauge.
- e. Additions must remain within property footprint.
- f. Fire separation requirements:
  1. Any portion of a manufactured home, excluding the tongue shall not be located closer than 10'(3.04m) side to side, 8' (2.44m) into side or 6' (1.83m) end to end horizontally from any other manufactured home or community building.
- h. All disturbed ground, including damage to lawn sprinkler components caused by the addition construction is the responsibility of the Owner to repair and/or replace to the condition prior to commencement of work.
- i. Typical extruded aluminum "skin" is not acceptable under any circumstances.

## 10.0 GARAGE

- a. Each home will have an attached or detached garage or carport with a minimum dimension of 16'x20'.
- b. Garage or carport shall be installed in manner so that from the front elevation facing the street, the garage appears to be an integral part of the home.
- c. Roof structure and roof shingles must match the home.
- d. All structures and construction must be within 10ft of property line. This includes golf cart garages, landscape and patio.
- e. Carport awning shall be the length of the home and a minimum of 11' wide and the aluminum material used must be a minimum of .032 gauge.



Lake Fairways Country Club  
Application for Architectural Modification

This request form is to be completed by the homeowner and submitted to the park owner & Architectural Review Committee (ARC) for approval **BEFORE** any work commences. Please refer to the Prospectus and Architectural Guidelines for additional information. Reviews may take up to 30 days for processing once completed application is received in our office. Application must be turned in to the Lake Fairways ~~HOA~~ HOA.

Name of homeowner (s):		Date:
Street Address:	Cul-de-sac#:	
Email Address:	Phone Number:	

Approval is hereby requested for the following modification(s), addition(s) and/or alterations as described below and on attached pages: (Check applicable box and/or describe below):

Addition       Landscape       Exterior Paint       Deck/Porch       Misc./ Other

Additional Information:

---

---

---

---

---

---

---

---

---

---

- Location: Attach a copy of the plot plan/survey showing where the addition is located relative to the home and the property lines.
- Specs: Attach copies of plans from any contractor or vendor providing service. This includes color samples, photos, dimensions etc.
- You are responsible for obtaining any necessary permits from the appropriate Building and Zoning Department(s).
- Access to area of construction is only allowed through your property, and you are responsible for any damages. If access is needed on neighboring properties, please check with your neighbors before commencing any work.

Resident Signature: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Approved by: \_\_\_\_\_ Approved / Denied Date: \_\_\_\_\_  
Agent or representative for Park Owner

# Are you PAINTING your Home?

We love when our residents take the initiative to make upgrades. Painting your home will give it a fresh, new look and make it feel brand new again. It can also impact your neighbors and community, too. If you are thinking about painting your home this season, be sure to plan your color selections wisely and within our community guidelines. For this reason, we have put together recommended color scheme options for your consideration.

What's your style? Check out these no-fail exterior paint color schemes:

	NEUTRAL	SUMMER	COOL	WINTER
PRIMARY COLORS	<p>DUTCH WHITE #EFD9BB</p> <p>COCONUT #965A3E</p>	<p>SUNSHINE #FFF7B8</p> <p>WHITE #FFFFFF</p>	<p>COOL GRAY #8C92AC</p> <p>BRIGHT GRAY #EBC9F0</p>	<p>BRIGHT GRAY #EBC9F0</p> <p>EGGSHELL #F0EAD6</p>
ACCENTS	<p>ARTICHOKE #8F9779</p> <p>BRIGHT GRAY #EBC9F0</p>	<p>EGGSHELL #F0EAD6</p> <p>COYOTE #81613C</p>	<p>DARK GRAY #A9A9A9</p> <p>BLACK CORAL #54626F</p>	<p>COCONUT #965A3E</p> <p>COYOTE #81613C</p>
	NATURAL	COLONIAL	COASTAL	PRESERVATION
PRIMARY COLORS	<p>DARK TAN #918151</p> <p>COYOTE #81613C</p>	<p>AZUREISH WHITE #DBE9F4</p> <p>BRIGHT GRAY #EBC9F0</p>	<p>CRYSTAL #A7D8DE</p> <p>BRIGHT GRAY #EBC9F0</p>	<p>BRIGHT GRAY #EBC9F0</p> <p>DUTCH WHITE #EFD9BB</p>
ACCENTS	<p>EGGSHELL #F0EAD6</p> <p>ARTICHOKE #8F9779</p>	<p>COOL GRAY #8C92AC</p> <p>EGGSHELL #F0EAD6</p>	<p>EGGSHELL #F0EAD6</p> <p>DUST STORM #E5CCC9</p>	<p>BLACK CORAL #54626F</p> <p>EGGSHELL #F0EAD6</p>



RULES AND REGULATIONS FOR  
LAKE FAIRWAYS MANUFACTURED HOME PARK

Dated: June 1, 1983

WELCOME TO LAKE FAIRWAYS MANUFACTURED HOME COUNTRY CLUB. ALL REASONABLE MEANS HAVE BEEN TAKEN TO INSURE THAT YOUR RESIDENCY HERE IS SAFE, PLEASANT, AND ENJOYABLE. RULES AND REGULATIONS FOR THE COMMUNITY HAVE BEEN ESTABLISHED FOR YOUR BENEFIT AND THE BENEFIT OF ALL OTHER MEMBERS OF THE COMMUNITY. CONSIDERATION AND COURTESY TO OTHERS, PLUS YOUR MAINTENANCE OF AN ATTRACTIVE HOME AND STRICT OBSERVANCE OF THESE RULES AND REGULATIONS WILL HELP MAINTAIN THE HIGH STANDARD OF THE COMMUNITY.

PLEASE READ THESE RULES AND REGULATIONS CAREFULLY.

THANK YOU FOR YOUR COOPERATION.

I. THE HOME

1. HOMES SHALL BE, ATTRACTIVELY MAINTAINED BY THE TENANT AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE, COUNTY, CITY, TOWNSHIP, AND PARK AS FROM TIME TO TIME AMENDED.
2. THE LOCATION AND POSITIONING OF THE HOME ON THE LOT WILL BE CARRIED OUT UNDER THE DIRECTION OF LAKE FAIRWAYS MANAGEMENT. OUR APPROVAL OF THE STYLE AND QUALITY, SIZE AND TYPE OF ALL PROPOSED ADDITIONS OR OTHER IMPROVEMENTS TO YOUR HOME OR LOT WILL BE SUBJECT TO OUR WRITTEN APPROVAL AND WILL BE BASED ON FACTORS SUCH AS THE SIZE, LOCATION, AND THE PROPOSED LOCATION OF EQUIPMENT, ADDITIONS OR OTHER IMPROVEMENTS IN RELATIONSHIP TO OTHER LOTS IN THE PARK. ONLY NEW HOMES (NEVER PREVIOUSLY OCCUPIED) WILL BE ALLOWED IN LAKE FAIRWAYS.
3. AS TO ALL HOMESITES OCCUPIED SUBSEQUENT TO JUNE 4, 1984, THE FOLLOWING ARE THE MINIMUM ARCHITECTURAL AND DESIGN REQUIREMENTS FOR EACH HOME PRIOR TO OCCUPANCY OF THE HOME AND MUST BE COMPLETED AND INSTALLED AT THE TENANT/HOMEOWNER EXPENSE:
  - A. ALL UNDERSKIRTING WILL CONSIST OF EITHER BLOCK AND BRICK OR A COMBINATION THEREOF, PROVIDING FOR READY ACCESS TO UNDER HOME UTILITIES AND TO INCLUDE ADEQUATE VENTILATION.
  - B. PORCH STEPS WILL BE CEMENT WITH REAL BRICK FACES.
  - C. CABANAS AND SCREENED-ROOM ADDITIONS SHALL BE RAISED AND WILL BE APPROVED BY MANAGEMENT. THE PARK OFFICE HAS SPECIFICATIONS FOR MINIMUM STANDARDS. ALL ALUMINUM PRODUCTS MUST BE NEW MATERIALS WITH A MINIMUM OF .032 GAUGE.
  - D. PATIOS OR FLORIDA ROOMS MUST BE INSTALLED FOR EACH UNIT AND THE LOCATION MUST BE APPROVED BY MANAGEMENT.

- E. CARPORT AWNINGS OR ENCLOSED GARAGES MUST BE INSTALLED FOR EACH UNIT, INCLUDING CONCRETE DRIVEWAYS.
- F. THE EXTERIOR SURFACE OF EACH MOBILE HOME MUST BE FINISHED ALUMINUM LAP OR VINYL LAP OR VERTICAL PLANK SIDING OR OTHER SIMILAR UPGRADED MATERIAL APPROVED BY MANAGEMENT.
- G. TYPICAL EXTRUDED ALUMINUM "SKIN" IS NOT ACCEPTABLE UNDER ANY CIRCUMSTANCES.
- H. ONLY CENTRAL AIR CONDITIONING IS ALLOWED.
- I. NO EXTERIOR ANTENNAS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF MANAGEMENT. CABLE TV HOOK-UP OR A MASTER TV ANTENNA IS AVAILABLE TO EACH HOME. CB ANTENNAS ARE NOT PERMITTED WITHOUT MANAGEMENT'S WRITTEN CONSENT.
- J. TIE DOWNS AND BLOCKING MUST COMPLY WITH STATE, COUNTY, CITY OR OTHER GOVERNMENTAL ORDINANCE AS ENFORCED BY LAW.
- K. THE MINIMUM WIDTH HOME SHALL BE IS 23 FT.

## II. THE HOME SITE

1. THE TENANT IS RESPONSIBLE FOR THE OVERALL APPEARANCE OF THE HOME SITE. IT SHALL BE KEPT ORDERLY, NEAT, CLEAR AND FREE OF LITTER. TRIMMING OF PLANTS, WATERING, WEEDING AND THE GENERAL CARE OF THE LAWN AND SHRUBS OTHER THAN MOWING, ARE THE RESPONSIBILITY OF THE TENANT. LAWN EDGING AROUND DRIVEWAYS, WALKS, PLANTS, PLANTERS, AND THE MOBILE HOME SKIRTING UP TO A MAXIMUM 6" BORDER AROUND SAID ITEMS AND GRASS CLIPPINGS AFTER MOWING, WILL BE THE RESPONSIBILITY OF THE TENANT. ADDITIONAL LANDSCAPING MAY BE INSTALLED WITH THE LANDLORD'S EXPRESSED WRITTEN APPROVAL OF TYPE, AMOUNT AND LOCATION. ONCE PLANTED, ALL GROWTH BECOMES PARK PROPERTY. EDGING AROUND SAME IS THE RESPONSIBILITY OF THE HOMEOWNER. GARBAGE CONTAINERS ARE TO BE PROMPTLY REMOVED AFTER PICK-UP THE SAME DAY.
2. AT THE LANDLORD'S SOLE DISCRETION, HOME SITES NOT MAINTAINED TO SATISFACTORY STANDARDS WILL BE MAINTAINED BY THE LANDLORD. THE TENANT WILL BE CHARGED A MINIMUM FEE OF \$25.00 PER OCCURRENCE. ANY CHARGES FOR WATER OR OTHER MATERIALS NECESSARY TO MAINTAIN THE HOME SITE IN A SATISFACTORY MANNER WILL ALSO BE CHARGED TO THE TENANT.
3. UTILITY BUILDINGS NOT PROVIDED AS A PART OF THE INITIAL HOME SET UP MUST BE APPROVED BY THE MANAGEMENT IN WRITING AND ARE TO BE COVERED WITH THE SAME SIDING USED ON THE HOME.
4. NO FENCES OF ANY TYPE ARE PERMITTED. PARK OWNED SECURITY FENCING IS ALLOWED.



EXHIBIT C

RULES AND REGULATIONS FOR  
PINE LAKES MANUFACTURED HOME PARK

DATED JUNE 30th., 1988

WELCOME TO PINE LAKES MANUFACTURED HOME COMMUNITY. ALL REASONABLE MEANS HAVE BEEN TAKEN TO INSURE THAT YOUR RESIDENCY HERE IS SAFE, PLEASANT AND ENJOYABLE. RULES AND REGULATIONS FOR THE COMMUNITY HAVE BEEN ESTABLISHED FOR YOUR BENEFIT AND THE BENEFIT OF ALL OTHER MEMBERS OF THE COMMUNITY. CONSIDERATION AND COURTESY TO OTHERS, PLUS YOUR MAINTENANCE OF AN ATTRACTIVE HOME AND STRICT OBSERVANCE OF THESE RULES AND REGULATIONS WILL HELP MAINTAIN THE HIGH STANDARD OF THE COMMUNITY.

PLEASE READ THESE RULES AND REGULATIONS CAREFULLY:

THANK YOU FOR YOUR COOPERATION.

I. THE HOME

1. Homes shall be attractively maintained by the tenant and comply with all applicable laws, ordinances and regulations of the State, County, City, Township and Park as from time to time amended.
2. The location and positioning of the home on the lot will be carried out under the direction of Pine Lakes Park Owner. Park Owner's approval of the style and quality, size and type of all proposed additions or other improvements to Tenant's home or lot will be subject to Park Owner's written approval and will be based on factors such as the size, location, and the proposed location of equipment, additions or other improvements in relationship to other lots in the Park. Only new homes (never previously occupied) will be allowed in Pine Lakes.

A plot plan showing the location of the home, accessory buildings and any improvements existing and proposed to the home or lot shall be submitted to the Park Owner. Written approval from the Park Owner is required prior to any work commencing. Lee County building and zoning department permits and/or requirements must be complied with by the Tenant for any such improvements and/or additions to the home or lot.

- 3. The following are minimum architectural and design requirements for each home prior to occupancy of the Tenant:



- A. Underskirting of all homes is required and will consist of block with stucco, brick, stone, aluminum, vinyl or galvanized steel lap siding or a combination thereof. All underskirting shall incorporate adequate ventilation for areas under the home and shall also incorporate adequate access to utilities under the home.
- B. All porch steps will be cement with real brick or stone faces.
- C. Each home must have a screened room or Florida room of an area not less than 120 square feet. All screened rooms or Florida rooms shall be raised above ground level and all designs and plans for screened rooms or Florida rooms will be subject to approval by Park Owner. All screen rooms or Florida rooms shall be framed in wood and all exposed wood shall be covered with aluminum, vinyl or galvanized steel products approved by Park Owner.
- D. Concrete driveways are required from the carport or garage continuing to the street. The minimum width of any concrete driveway shall be 10 feet. River rock is an approved driveway surfacing treatment. Driveway painting or staining is not allowed without the express written consent of Park Owner.
- E. Each home will have an attached or detached garage or carport with a minimum dimension of 16' x 20'. The garage or carport shall be installed in a manner so that from the front elevation facing the street, the garage appears to be an integral part of the home. The minimum specifications defining an integral part include, but are not limited to:
1. A similar roof structure and roof shingles as used on the home.
  2. The same exterior siding and finishes as used on the home.
  3. The same color as used on the home.
  4. All supporting columns shall be finished with brick, stucco, stone, aluminum, vinyl or galvanized steel.
- F. Aluminum, galvanized steel or vinyl lap siding, brick, stucco or stone or combinations of same are the only accepted materials for the exterior surface of the home and the garage or carport. Typical extruded aluminum or galvanized steel "skin" is not acceptable under any circumstances.

- G. Color of exterior siding, roofing, awnings, trim, gutters, etc. must be composed of earth tone color combinations or other color combinations acceptable to Park Owner. All color combinations must be approved by Park Owner and colors may be approved or denied in the sole discretion of Park Owner.
- H. The minimum width required for any manufactured home shall be 23 feet, with a minimum length of 32 feet. The minimum interior air-conditioned square footage shall be no less than 750 square feet, excluding garages and screened patios and Florida rooms. Every home and accessory structure erected within Pine Lakes shall comply with all HUD building requirements as to building specifications and construction materials used, and shall also comply with all other applicable Federal, State and local building construction requirements.
- I. Fiberglass shingle roofs are required on each home and all accessory structures, including but not limited to carports, garages and screened rooms.
- J. Utility rooms, storage sheds and the like shall not be permitted unless expressly approved by management. It is contemplated that utility space and storage space will be provided in the garage or carport required to be constructed with each home. No open or exposed storage will be allowed and no shelving units will be allowed in carport areas.
- K. A combination central heating and air conditioning unit is required for each home and shall be placed on a concrete pad in the side or rear yard of each home. No window air conditioning units will be allowed unless expressly approved in writing by Park Owner.
- L. Landscaping, including shrubs and trees, is required in the front yard (street side) and around the perimeter of the central heating and air conditioning units. Landscaping planned for each homesite must be approved by the Park Owner prior to commencement of installation. Such approval shall be based upon quantity, location, size and type of landscaping proposed.
- M. The entire yard except where shrubs and trees exist shall be sodded with grass approved by Park Owner.
- N. The home must be tied down and blocked in compliance with State, County, City or other governmental laws, rules and regulations having jurisdiction over the installation of the home.