

Lake Fairways



ARCHITECTURAL POLICIES & GUIDELINES

Dated August 26, 2020

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

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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 Sales office.

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: _____

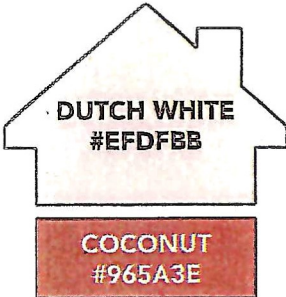
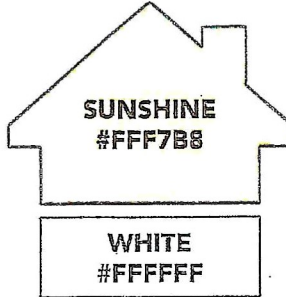

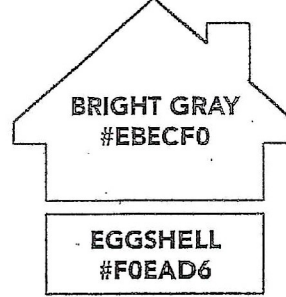








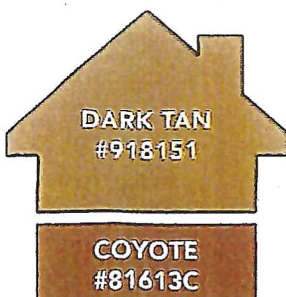

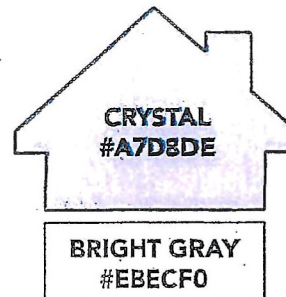









Approved by: _____
Agent or representative for Park Owner

Approved / Denied Date: _____

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 #EFDDBB</p> <p>COCONUT #965A3E</p>	 <p>SUNSHINE #FFF7B8</p> <p>WHITE #FFFFFF</p>	 <p>COOL GRAY #8C92AC</p> <p>BRIGHT GRAY #EBECF0</p>	 <p>BRIGHT GRAY #EBECF0</p> <p>EGGSHELL #F0EAD6</p>
ACCENTS	 ARTICHOKE #8F9779  BRIGHT GRAY #EBECF0	 EGGSHELL #F0EAD6  COYOTE #81613C	 DARK GRAY #A9A9A9  BLACK CORAL #54626F	 COCONUT #965A3E  COYOTE #81613C
	NATURAL	COLONIAL	COASTAL	PRESERVATION
PRIMARY COLORS	 <p>DARK TAN #918151</p> <p>COYOTE #81613C</p>	 <p>AZUREISH WHITE #DBE9F4</p> <p>BRIGHT GRAY #EBECF0</p>	 <p>CRYSTAL #A7D8DE</p> <p>BRIGHT GRAY #EBECF0</p>	 <p>BRIGHT GRAY #EBECF0</p> <p>DUTCH WHITE #EFDDBB</p>
ACCENTS	 EGGSHELL #F0EAD6  ARTICHOKE #8F9779	 COOL GRAY #8C92AC  EGGSHELL #F0EAD6	 EGGSHELL #F0EAD6  DUST STORM #E5CCC9	 BLACK CORAL #54626F  EGGSHELL #F0EAD6