



LAKEVIEW RIDGE HOA

ARCHITECTURAL DESIGN GUIDEBOOK

Given out by the
Architectural Control Committee (“ACC”)

A. THE ARCHITECTURAL CONTROL COMMITTEE AND THESE GUIDELINES

The main purpose of the Architectural Control Committee (“ACC”) is to assist the Board of Directors with a set of standards to support property owners in the design and construction processes while maintaining the community theme and the natural beauty of Lakeview Ridge. It is not the intent of the guidelines or that of the ACC to inhibit or restrict one’s personal creativity, but to provide specific parameters to help establish Lakeview Ridge as a highly desirable mountain home community. By shaping the quality and character of the homes constructed in the development, the value of its homeowners’ investments should be protected.

B. PURPOSE OF DESIGN GUIDELINES

The main purpose of these design guidelines is to encourage quality construction while preserving the natural environment as much as possible. Maximum consideration in the home design should be to take advantage of views, adjacent structures and the proposed impact on the natural qualities of the home site. Home plans will not be approved if they conflict with the architectural goals of the community and/or cause any potential harm to the subject lot or any other property within Lakeview Ridge.

C. ARCHITECTURAL STYLE AND GUIDANCE

It is a desire of the community to blend the homes so they become part of the environment. The use of native materials such as natural stone, brick, timber, exposed rafter tails & brackets, wood,



wooden porches, and decks is recommended and encouraged. Some materials are not appropriate for use in a mountain setting or may be negatively perceived by the public as they relate to value. For these reasons, no vinyl or aluminum siding materials may be used on the exterior of any structures.

Property owners and their design professionals are encouraged to present site-specific plans utilizing man-made and natural materials to make their home an appealing architectural part of the given environment. Property owners and their design professionals should work together with the ACC to create a home that complements the atmosphere of this beautiful community of Lakeview Ridge.

Lakeview Ridge Homeowners' Association, Inc. implemented certain specific regulations as shown in Exhibit E of the Declarant's Termination of "Declarant Control Period" under the Declaration of Covenants, Conditions, Restrictions & Easements (CCREs) for Lakeview Ridge (filed in Gilmer County, GA on July 5, 2023). Beyond these technical specifications the ACC reserves the right, based on this Guidebook and in its sole discretion, to ask for modifications of a design or may refuse the approval of a certain design if it appears to conflict with the overall architectural quality the community strives to achieve and maintain. Thoughtful and architecturally well-designed custom homes should assist in increasing the value of all properties in Lakeview Ridge.

Two architectural home styles being particularly considered desirable in Lakeview Ridge would be the Craftsman style and the Rustic Southern Traditional style of homes.

The Craftsman style was selected for its rustic textures, natural materials, and rugged character. This style also evokes images of mountain homes and lake cottages appropriate for this setting. Characteristics of "Craftsman" homes are lower pitched roofs with broad overhangs and exposed rafter tails at the eaves, front porches and tapered columns or columns on pedestals.

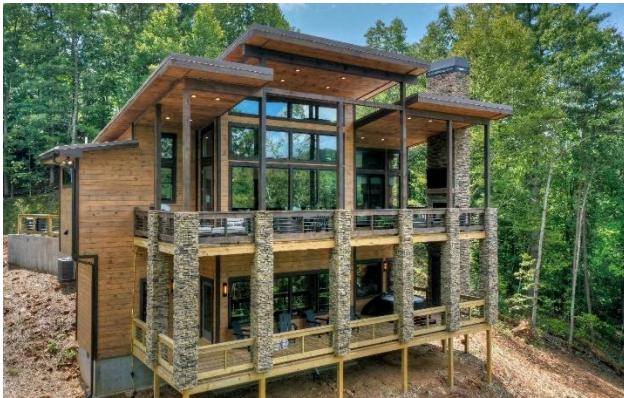
Characteristics of "Rustic Southern Traditional" homes are expansive porches, lap and shake siding with stone foundations and accents, gabled roofs, and a rambling footprint.

Shown below are individual examples of architectural concepts that would be supported by the ACC.



The ACC encourages property owners to seek professional architectural design advice to create their individual homes in an appealing and architecturally matching style. The ACC will be happy to assist both property owners and/or their architects in this process as well.

Below: Examples of architectural concepts that would be supported by the ACC





D. SPECIFIC REGULATIONS

1. Building Type

- Stick built and conventional construction homes are allowed.
- No log homes or modular homes may be constructed in this community.

2. Structures and Exterior

- Block, brick, rock or stone can be used for the foundations.
- Exposed concrete or block must have stucco, rock, stone or siding applied before completion of the home.
- Wood, rock, stone, stucco, brick, fiber cement, cement board (commonly known as Hardie Plank) and any combination thereof is permitted.
- Vinyl or aluminum siding and vinyl window shutters are not permitted on any structure.
- The exterior of all homes and structures must be of earth tone colors (see specifications attached).
- Windows and exterior doors must be of sound quality and workmanship and installed properly. Windows shall be appropriately sized and of a design which is architecturally appropriate for the style of the home. The locations and proportion should be consistent to provide a balanced look. Fixed glass gables and similar fixed glass openings may support an appealing design.
- Outbuildings must be constructed of similar materials and colors as the actual home.
- "Prefabricated" outbuildings of a shed type are permissible by the ACC subject to size, location and design but must be submitted for approval before construction begins. These must be painted the same color as the primary house.
- Detached garages are permitted but must be constructed of the same exterior material and color concept as the home.
- Roof-pitches must be a minimum of 6/12. This also applies to detached garages.
- Secondary parts of a residence, covered decks and porches, entrances, projecting alcoves and/or secondary structures located on a property such as a guest house may have less of a pitch.
- Roofs must be primarily covered with 30-year architectural shingles. Sample colors of shingles attached to these guidelines are permitted.



- Metal roofs are permitted only if their size does not exceed 35% of the total roof square footage which includes the main roof, secondary parts of the house, porches, gables and secondary structures such as guest houses. However, only the colors attached to these guidelines for metal roofs are permitted. Mill finish metal roofs, bright or strong colored metal roofs or any natural silver tone of metal roofs are not permitted. Metal roofs and their parts must be constructed either in the standing seam technique or with Tuff Rib Panels.
- Only one satellite dish is allowed per structure. No satellite dishes over 18 inches in diameter will be permitted. The location of the dish must be approved by the ACC.
- According to the CCREs, construction of a guest house on a property is permitted and must be designed with the same material concept as the main residence. Like outbuildings, a guest house may be constructed prior to the main residence.
- All architectural design regulations apply to guest houses as well. For a guest house the same application process is required. If the guest house is to be constructed before the main residence, the property owner must submit documentation for the guest house for approval, including a notarized affidavit confirming to eventually construct the main residence that will comply with the design guidelines of the ACC. Plans for the main residence must be submitted before construction begins on this building.
- No signs of any kind are permitted where seen from the street except:
 - Two professional security signs not to exceed 6" X 6".
 - One professionally lettered "For Sale" sign not to exceed 24" X 36".
 - Professionally lettered political candidate endorsement signs not to exceed 24" X 30". These signs must be removed 5 days following an election.

3. Landscape Lighting

- Landscape lighting is permitted, supports the beautiful experience of Lakeview Ridge at night and also provides a certain degree of safety.
- Wiring for all landscape lighting is to be placed underground.
- Walkway and drive lights shall be low voltage and spaced a minimum of 20 feet apart.

4. Solar Collectors

- No Solar collector panels or attendant hardware or any other energy conservation equipment shall be constructed or installed on any lot unless it is an integral and



harmonious part of the architectural design of the structure. All solar panels must be approved by the ACC.

5. Fencing

- No chain-link, barbed wire or other similar wire fencing is allowed.
- All fencing must be constructed of wood, stone or wrought iron.
- Invisible fences are permitted.
- All fencing except invisible fences must be approved by the ACC.

6. Exterior Colors

- Colors found in nature with the intent to preserve the unique natural mountain setting of Lakeview Ridge are desired.
- The exterior color of any house or structure must either be in natural wood or in an earth tone color.
- As documented in Exhibit E of the Declarant's Termination of "Declarant Control Period" under the Declaration of Covenants, Conditions, Restrictions & Easements (CCREs) for Lakeview Ridge the Board will be the sole determiner of what qualifies as "earth tone". The final approval is in the sole discretion of the Board and/or the ACC.
- All roofing must be an earth tone color as well, see above.
- Samples or color pictures selected by the property owner including their locations on the structures must be provided with their application for approval. It may be determined that a field evaluation is necessary. Color palettes should be within the range of earth or wood tones to blend with the natural surroundings and in accordance/matching with the attached color selections.
- Trim colors shall act to complement rather than stand out.

7. Landscaping

- The Georgia mountain area is rich with a wide variety of plant species and natural ground cover vegetation. Maintaining the native vegetation in the undisturbed areas of individual lots allows for the homes to blend more naturally into the surroundings.
- From the tree canopies to the extensive groundcover, each plant selection should work in harmony with the existing vegetation of each lot. The goal from the street view with



the landscape design is to make the homes feel as if they are nestled in the natural environment.

- Dense evergreen planting between home sites will help provide additional privacy, taking into consideration no restricting view corridors. Minimum shrub size may be required.

8. Garages, Driveways, Walkways and Landings

- Each residence should have a minimum of a 2-car garage (except when conflicting with a steep slope) measuring at least 24'x24'. The garage can be integrated, separate or connected with a breeze-way.
- The scale of a garage must be distinctly smaller than the scale of the primary residence. The level of detail for the garage must be equal to the main house.
- Garage doors must be single doors no wider than 10' unless approval is given by the ACC. Double garage doors are allowed with special approval in instances where helpful for reasonable clearance due to the size and layout of the lot and driveway.
- Driveways should be designed wide enough, designed in an appealing shape and flaring out at the curb for a skirt. All driveways shall be covered with concrete or similar solid substance, such as asphalt and must be approved by the ACC.
- Walkways should be of concrete or natural stone such as flagstone, gray or tan brick pavers, stamped concrete and the colors must be approved. All entry points for a home shall have an exterior landing.
- Retaining walls shall be approved by the ACC and will be subject to height and orientation restrictions. All retaining walls must be faced with natural materials or those consistent with the materials used on the lot structures.

9. Electrical and Mechanical Equipment

- All electrical and mechanical equipment must be screened from view from the street. This equipment includes but is not limited to air conditioning compressors, generators, electrical transformers, etc.
- This equipment can be screened by fences, landscaping and walls.
- A landscape plan for the specific home site is required to be a part of the property owner's ACC plan submittal.



- Propane and other fuel tanks must be buried underground.

10. Exterior Lighting

- All exterior lighting shall complement the style of the house of structure on which it is fixed.
- An exterior light fixture schedule shall be submitted with the final review for approval by the ACC. Exterior lighting shall not be intrusive to adjacent properties.
- Lighting along the street was not installed by the developer and property owners must not install any lighting along the street.
- No “utility company” security lights mounted on structures or poles will be permitted.

11. Contractor Responsibilities

- Contractors must have proof of insurance which must include but is not limited to automobile, workman's compensation, and liability insurance of no less than one million dollars.
- Contractors must provide one portable toilet for each job site within the development. The contractor must present a maintenance agreement which allows for weekly dumping and cleaning of portable toilets. Portable toilets must be positioned in a way where they are least visible from the street, if possible.
- Contractors must have a dumpster on site for each job site. Trash and excess/building material waste shall be placed in dumpster at the end of each working day.
- The Lakeview Ridge HOA reserves the right to levy fines of \$100 per day against owners whose contractors do not have an adequately clean building site, have a dumpster on site or do not have a functioning portable toilet.
- Building materials cannot be placed within the right of way of road or utility easements.
- Contractors must assume liability for damage to road surfaces caused by all construction vehicles, specifically overweight vehicles and negligence of operators. Concrete truck weight limit is 9 yards per truck.
- Contractors are responsible for the actions of any/all subcontractors.
- Contractors/subcontractors are responsible for any cut, break or damage to underground utilities caused by their negligence.



12. Lot Owner Responsibilities:

- Property owners are responsible for agents, employees, contractors, subcontractors and assigns.
- If the lot has been improved (built upon), then the property owners of the improved lot shall maintain their lot(s) to neatly kept and mowed condition. All stumps, brush piles and debris shall be removed from lot(s) or hidden from sight from the roadways.
- Tree owners are responsible for tree and limb removal when 1) fallen trees or limbs are on any easement, adjoining lots or roadways and 2) when dead, dying, leaning or fallen trees are an eyesore.

13. Improvement and Changes

- All improvements and changes to homes or structures where changes will be visible from the exterior are subject to the approval of the ACC.

14. Approval Process

- Lakeview Ridge is a covenant-enforced community, and our CCREs govern the building of new homes within our community. The community established an ACC to ensure that the natural beauty of the area is maintained for the enhancement of each property owner's investment. The ACC shall have the right and the responsibility to approve all building contractors employed or retained by any property owner, and to impose reasonable requirements with respect to financial reliability and professional reputation. The ACC may also require a performance or other bond from the building contractor to ensure completion of the construction of the home in question as well as to ensure protection and repair of any damage caused to the community infrastructure.
- If a home plan submitted for approval is identical or similar to one that has already been built in Lakeview Ridge, the ACC will work with the property owner to ensure there are differences in the design of the home yet to be constructed before approval will be granted.
- Before the exterior is painted, a site visit shall be performed by the ACC (if the ACC desires) to determine compliance with the final approved design. The property owner



or contractor (acting as the owner's agent) shall inform the ACC that the house is ready for inspection and schedule the site visit. The ACC may submit a written report to the property owner regarding compliance of the constructed house with the design in the final approved plans. Further, the ACC may consult with the architect or designer for final inspection of the house.

- The property owner or builder must request final field review no later than 30 days prior to closing or within 30 days of completion of all improvements. The ACC may then conduct a final field review, sending information to the builder and property owner listing any changes required to bring the home into compliance with the approved plans. If corrections are not made within 60 days, the compliance deposit will be forfeited. The property owner is responsible for compliance with the design guidelines. If the property owner or builder fails to request a final field review in time to allow for the review prior to the home being occupied, the construction deposit is subject to forfeiture. The builder and the property owner will both be held responsible for ensuring that the design and construction guidelines are met in full including all items listed in the final field review letter.

15. Miscellaneous

- All new structures as described in this document, as well as any and all improvements, changes or additions to existing or other structures are subject to ACC approval.
- Review of these projects will have certain fees associated. A portion of the fee remains with Lakeview Ridge HOA, the balance will go towards the handling and processing of the project by the ACC and/or an outside architect/consultant involved in the task.
- The guidelines, rules and regulations of this document supersede all previously composed and/or published guidelines, rules and regulations.

Date: 04/29/2024

Lakeview Ridge HOA
Architectural Control Committee ("ACC")