



**FIRST AMENDMENT TO DESIGN MANUAL -ARCHITECTURAL
REVIEW COMMITTEE
LAKES EDGE SUBDIVISION**

DRAFTED -March 2022

Addendum to Original Manual October 2009

It is the intent of this amendment to provide guidance reflective of the maturity of the Lakes Edge neighborhood and to clarify certain terms of the original design manual that may be ambiguous in nature. In recognition of the status of the complete development and occupancy of all lots it is chosen to leave verbiage related to new construction within the original manual drafted in October of 2009. In the event of an existing structure being substantially damaged or altered through either acts of God or voluntary demolition; this amendment and the pre-existing manual should act in concert to provide guidance for the process of re-construction hereto forward.

- 1) Final Approval/ Final Inspection (top of page 3 and page 4 of original manual) will be reflected as such on the revised ARC Plan Submission form. These terms are synonymous. This third and final step is to occur within 15 days of completion of improvements which have been previously approved by the ARC committee. Committee approval is step two and is defined as the approval of the request to begin the homeowner's project or improvement.
- 2) There are projects that do not require pre-approval to begin work. If the work being done is maintenance of the owner's property and the repair involves using the same structural plan, materials, color, sheen, type etc; there is no need for committee approval. When repainting a home: the homeowner may choose to use an exact existing color for their home that is already approved and painted on another Lakes Edge home. This does not require ARC approval.
- 3) Committee approved projects and those not requiring approval are to be completed withing 90 days of beginning work. There may be unforeseen circumstances where the size of the project, supply chain disruption of needed materials, weather conditions etc. cause a delay in timely completion. The individual making the original ARC request should present written explanation of their extenuating circumstances to the ARC committee. Failure to reasonably comply with this guideline may result in the assessment of damages to the homeowner as defined in the Lakes Edge restrictive covenants. The decision to levy any such damages ultimately lies with HOA board of directors.
- 4) In the event of the destruction of an entire existing structure or landscape feature; whether intentional or due to a force of nature; homeowners are responsible for the removal of debris within a reasonable timeframe. This removal; with the purpose of rebuild or resale of the property should occur withing 90 days of the event.

- 5) Site Placement (Page 5 of the design manual) is defined as all building and all accessory structures.
- 6) Fencing and Walls (Page 6 of the design manual) Six inch wide, 3 or 4 rail wooden fences are permitted as long as they are properly maintained.
- 7) Exterior Painting (Page 7 of the design manual) Color chips are usually not large enough to determine the overall appearance of the application of a specific color of paint. Therefore, the homeowner should provide the ARC committee with a 3 ft X 3 ft sample painting of the desired color and trim. This can be either on a wooden board or on the actual house siding. An exception is made where the desired color is already present on another Lakes Edge home which can be used as a reference for the ARC committee.

Low Sheen (page 7 of the design manual) is defined as satin or eggshell.