

Lakeview Pines, HOA

Architectural Review Committee Guidelines

As stated in your Lakeview Pines Covenants, any proposed installation, construction, or alteration of any structure within Lakeview Pines must be submitted and approved through the Lakeview Pines Architectural Review Committee.

Below is a list of examples of what is required to go through the Lakeview Pines ARC for approval:

- Exterior antenna of any kind.
- Fences
- Swimming pools and hot tubes.
- All play equipment. This includes: play sets, trampolines, etc. All play equipment must be in the rear of your lot.
- Exterior change/color of property.
- Driveway extensions
- Storage sheds and garages.

The Lakeview Pines ARC requires that all projects be completed within sixty (60) days from the construction start date, unless extended by the ARC in its sole discretion. The ARC also requires that you let Superior Management Services know when project is complete. All work is subject to inspection.

Lakeview Pines ARC has up to thirty (30) days to review submittals after all required information is received. Any non-approved installation of the above mentioned are subject to fines and/or correction at the owner's expense.

Structures: *Structure shall mean and refer to any temporary or permanent improvement upon the Property, including, without limitation, any building or part thereof garage, shed, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, paint color, shutters or any other items attached to the exterior of a structure. Also, Structure shall mean and refer to any excavation, grading, fill, ditch, diversion dam or other thing which affects the natural flow or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon, or across any portion of the property.*

- Site plan showing the location of all proposed and existing structures, including building setbacks, open space, driveways, walkways, and parking spaces.
- A foundation plan.
- A floor plan.
- Exterior elevations of all proposed structures and alterations to existing structures.
- Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed structures and alterations to existing structures.
- Plans for landscaping and grading.

Reminder: *The Lakeview Pines ARC may from time to time adopt, promulgate, amend, revoke, and enforce the Guidelines. *

STORAGE SHEDS & GARAGES: Construction, installation or placement of a storage shed, garage, play house or a building separate from the main house must be submitted to the ARC for approval. Sheds must be installed in an inconspicuous location and within the setback lines. *All plans must include:* length, width, height, materials, colors, and location

No signs or other advertising devices are permitted to be displayed. A "For Sale" and a "For rent" sign is permitted with prior written consent of the ARC.

SWIMMING POOLS: Swimming pools (above ground pools not permitted), hot tubs, and portable spas must be reviewed and approved by the ARC before installation. *Swimming pools must be enclosed by an approved fence.*

Fences: All fences on properties require written approval from the ARC prior to being installed.

Approved Fence Type:

Shadow Box Fence – Valspar Cedar Nature or Canyon Brown stain or natural only. No Paint permitted

No stockade style wood fences. All pickets shall be vertical

- All fences are required to be set in concrete.
- Shadow Box Fences are to be 6' along front and sides.
- Fences with a pond along the rear must be tapered down 8' from back property line along the side fence to 4' and rear fence should be 4'.
- 6' walk gate is approved on one side of home.

Location:

- Residents are required to have ALL PROPERTY MARKERS located before proceeding with installation and provide documentation from a Licensed GA surveyor that all property pins have been located, tall staked & flagged.
- If attaching to neighbor's fence, you must have their written approval prior to submitting the ARC application.
- All fences are to be installed on the side and rear property lines.

Exception:

- Rear and side when a portion of the lot is in a wetland or fence can't reasonably be installed to the property line due to other reasons.
- Front of the fence should be set 55' from front property pin. This allows for uniformity in front fence profile and a consistent street scape.

Exception:

- If the fence falls on a window or other obstruction (AC unit, Etc.) the fence can be moved back to clear the obstruction only. Propane gas tanks are not obstruction and will need to be moved behind the fence. Adjacent home's fence should be set in line with this exception when they install to keep a consistent street scape.
- Side yard fences on a corner lot shall not exceed the building setback line. As to not obstruct the view of the street. This is 20' off the property line.

Disclosure:

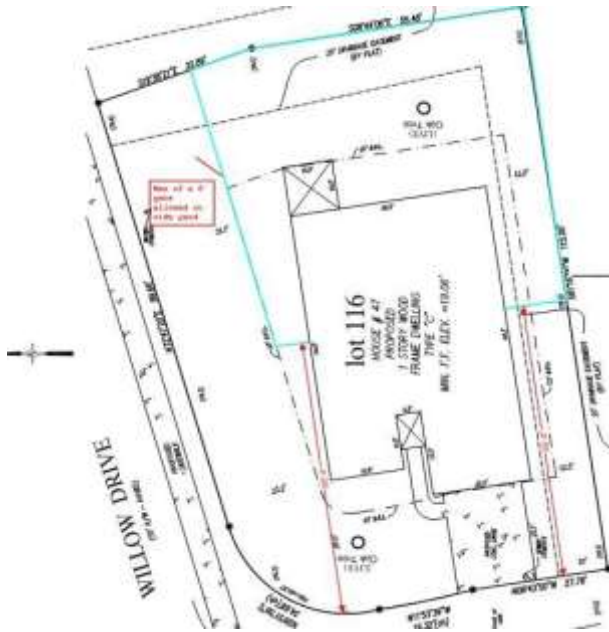
- All fences installed on an easement of any kind will bear the sole responsibility and cost of removal and reinstalling of fence should access be required. Notice shall be given by

at least 15 days prior to needing access for work but in an emergency no notice is required.

- Any fence placed in a utility easement will require a homeowner signoff form to accepting responsibility of removing fence at homeowner cost. If they elect to not install in the easement, they shall place fence on the rear and/or side easement lines. On the side yard easements, they are required to have fence panel facing the roadway to cover the easement area.

Exhibits

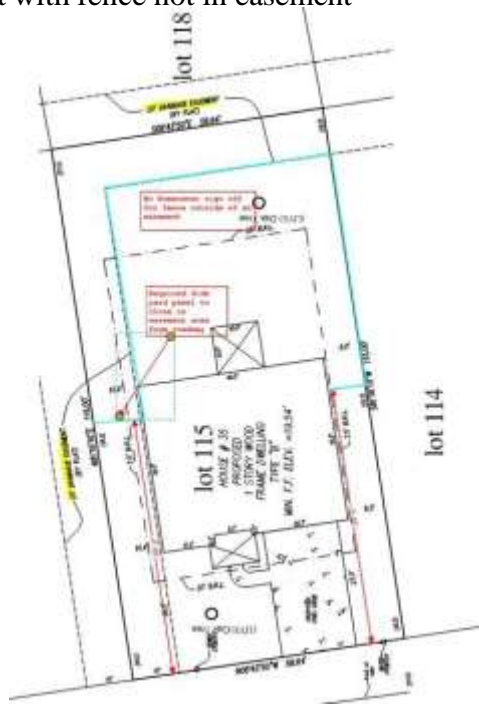
Lot with side yard



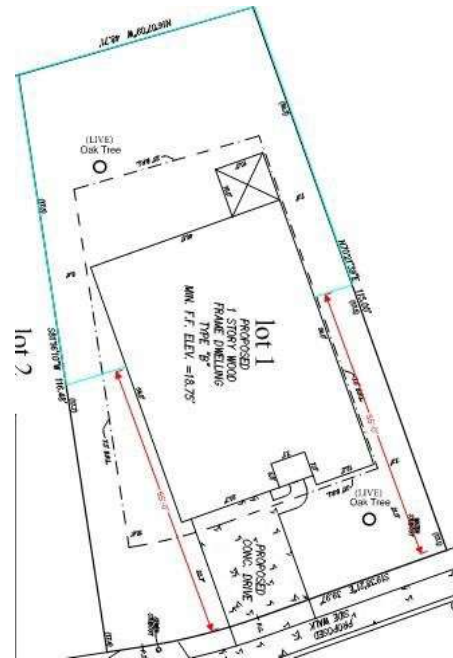
Lot with Fence in Easement



Lot with fence not in easement



Standard Lot Fence



PLAY EQUIPMENT: Must be located where it is not visible from private or public right of way.

This includes:

- Play sets- Maximum height of eleven (11) feet. WOOD ONLY.
- Trampolines
- Basketball Goals – All basketball goals need to be submitted for ARC approval. Basketball goals ARE permitted in driveways, adjacent to driveways with pavers underneath, backyards and one goal per cul-de-sac. Basketball goals in cul-de-sacs must not be blocking the street, cars, emergency vehicles or pedestrian traffic. It cannot be on blocks or be run down. The net must be in perfect condition and the base must be stable and in perfect condition. **Basketball goals are NOT permitted on the street or facing the street** (except for one per cul-de-sac), sidewalk or storm drains.
- Ramps- Rear of property and concealed ONLY.

Driveway Extension: Driveways cannot be expanded past the exterior walls of the garage.