

LAKE VALLEY

DESIGN REVIEW MANUAL FOR LAKE VALLEY A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

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INTRODUCTION

CONCEPT

Lake Valley is a residential community of single-family homesites in Lake County, Florida. It is planned to become an enclave of individually designed and built residences, all adhering to these guidelines to result in a carefully blended community of outstanding quality and value.

The design, review and processing of each home to be built on one of the homesites will be subject to the direction expressed in this manual. All of the guidelines and procedures outlined herein have a positive purpose and are not meant to restrain creativity, but to encourage it within parameters which will ensure high standards. It not only will help make certain the finished community will be aesthetically pleasing, but it will also help assure property owners of ensuring values. Philosophical guidelines to the approach of individual home designs, as well as a practical guideline, include (i) simple and strong architectural statements, and whether modern or traditional, they must reflect styles compatible to the community in general; and, (ii) suggested materials include a variety of masonry types, siding, and appropriate combinations to achieve design intent.

The Lake Valley "Design Review Manual" has been prepared to assist builders, architects, landscape architects, engineers and homeowners in planning the development of each parcel. While not intended to dictate the design of each parcel, these standards will ensure the overall integrity of the community is preserved. The "Design Review Manual" will be used to review each proposal for conformance with the overall community design objectives, and to protect the health, safety and general welfare of all residents.

The guidelines herein are intended as a supplement to the requirements of applicable federal, state, county, township or municipal codes. All prospective builders should completely familiarize themselves with all of these codes that may apply, as well as with the "Declaration of Covenants, Conditions and Restrictions" for Lake Valley. This manual shall not be considered as primary to the federal, state, county or municipal codes or to the Protective Covenants.

ARC: An Architectural Review Committee (ARC) will be established to review, evaluate and approve or disapprove proposed plans for development of parcels within Lake Valley. All projects will need to be processed through appropriate public agencies as well as through the ARC. The Developer will be the ARC until the Developer's Class B Membership is converted into a Class A Membership pursuant to Article III of the Declaration. Thereafter, the ARC will have a maximum of three voting members, all of whom will be appointed by the Association elected by a majority of the Lot owners. Any change to the number of voting ARC members can only be enacted by a majority vote of the Board of Directors. From here on out, the Board of Directors will be referred to as BOD. The ARC may have non-voting consultants in attendance from time to time to advise on specific matters. The ARC shall perform reviews for site plans, architecture, landscape architecture and site engineering and approvals for all new structures and/or modifications of existing structures. The duties are pursuant to the powers and authority granted in the Declaration of Covenants, conditions and Restrictions of Lake Valley and the Homeowners Association By-Laws and Regulations. The ARC will meet on an as-needed basis.

Plans and related submittals must be submitted to the ARC administrator Board two (2) weeks for review. The ARC does not review and shall assume no responsibility for the following: (i) the structural adequacy, capacity or safety of the proposed improvement or structure; (ii) whether or not the location of the proposed improvement or structure(s) on the lot is free from any possible hazard, whether caused by conditions occurring either on or off the property; (iii) soil erosion, incompatible, or unstable soil condition; (iv) mechanical, electrical, or any other technical design requirements for a proposed project; (v) compliance with any and all building codes, safety requirements, governmental laws, regulations, codes or ordinances; (vi) performance or quality of work of any contractor; and, (vii) title defects on any portion of the property.

SUBMITTAL PROCESS: All proposed plans for development of parcels within Lake Valley shall be submitted to the ARC for Building Design Review and for the Landscape Design Review. Though not required, it is recommended that these two submittals be together. The Building Design and Landscape Design reviews are to ensure that the proposed project is in compliance with the design guidelines. **No construction or installation shall commence without prior written approval of the ARC and all required governmental approvals.** All construction shall be completed within one year of obtaining the appropriate building permits. Any errors in judgment in approval of plans not relieve the Builder, Architect or Owner from ultimate responsibility to correct the condition created by the error, or inactivity. **At its sole discretion, the ARC has the right to waive all or portions of the submittal process in certain cases.**

Drawings and documents for submittal must be accompanied by the following information:

- North arrow (when appropriate) and scale.
- Builder's/Owner's name, address and telephone number.
- Architect's and, if applicable, the Landscape Architect's name, address and telephone number.
- Lake Valley lot number.

Following is a schedule of information required at each review. Only complete submittals will be considered.

Building Design Review:

1. Two (2) completed copies of the Design Review Application.
2. **Site Plans:** Two (2) completed sets of drawings containing the following:
 - a. Site Plan (drawn at 1" = 20' minimum)
 - b. Property boundary, setbacks, easements, existing utility lines
 - c. Building footprint(s)
 - d. Location and construction methods, materials, and colors for all paved areas including driveways, auto courts, sidewalks, patios, terraces, and decks.
 - e. Walls and fences with sufficient construction detailing to describe the intended character.
 - f. All other information from the plat plan issued as an attachment to guidelines.
 - g. Proposed finished grading.
 - h. Proposed floor elevations for all structures.
 - i. On site septic system location.

3. **Architectural Plans:** Two (2) completed sets of drawings containing the following:
 - a. Floor plans at $\frac{1}{4}" = 1'0$ showing overall dimensions and area of proposed structures.
 - b. All major elevations (front, sides and rear) at $\frac{1}{4}" = 1'0$ indicating overall heights and roof pitches.
 - c. Selection of all exterior materials and finishes.
 - d. Soil conditions (i.e., fill depth, bearing capacity moisture content) may vary from homesite to homesite. Builder is responsible for all on-site soils investigations and testing necessary in providing proper structural design for all improvements and must meet the requirements of the Lake County Building Department.

One (1) set of the submitted drawings and Application will be retained by the ARC and one (1) set to be returned to the applicant upon completion of the review. Submittals which are required to be revised and resubmitted must contain all the above information with the revisions.

Landscape Design Review:

1. Two (2) completed copies of the **Design Review Application**.
2. **Landscape Drawings:** Two (2) completed sets of drawings containing the following:
 - a. Landscape Plan (drawn at $1" = 20'$ minimum)
 - b. Existing and proposed trees and shrubs.
 - c. Patios, terraces, retaining walls, hedges and screen walls with dimensions and heights where appropriate and where not indicated on the site plan.
 - d. Pool, air conditioning, and irrigation equipment and method of screening.
 - e. Location and construction methods, materials, and colors for all paved areas which are not indicated on the Site Plan.
 - f. Quantity, common name, botanical name, plant height or spread at time of installation of all proposed plant material.

Landscape drawings and specifications must be submitted to the ARC administrator fifteen (15) days before installation is anticipated.

One (1) set of the submitted drawings and Application will be retained by the ARC and one (1) set will be returned to the applicant on completion of the review. Submittals which are required to be revised and resubmitted must contain all the above information with the appropriate revisions.

SITE GUIDELINES:

Driveway/Paved Areas: In an effort to minimize the visual impact of automobiles in the neighborhood, on street parking will be prohibited. A concrete apron extending from the curb to the right-of-way will be provided by each homeowner built to Lake County Code which is the community standard detail. The driveway shall extend from the concrete apron to the garage and must be at least 5' from the side property line. All homesites shall have a paved driveway of stable and permanent construction of at least sixteen (16) feet in width. Unless prior approval is obtained from the Association and/or the Developer, all driveways must be constructed of concrete, pre-cast concrete pavers, textured concrete, brick or stone. Paver colors should coordinate with the architecture and are subject to approval. Driveways, parking spaces, garages

and the driveway to a garage shall be planned, executed, and maintained in an attractive and functional manner and shall consider the location of existing trees, topography, streetscape and compatibility with surrounding improvements. All construction must comply with Lake County building code. All paver or finishes must be approved by ARC.

Mail Boxes: All mailboxes shall be of common design approved by the ARC and shall include only the surname and house number of the resident; and shall be located at the street front of each homesite, as prescribed by the United States Postal Service. The homeowner shall provide, install, and maintain the mailbox as specified by the ARC.

Fences and Walls: Fences, walls, and hedges should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of architecture and the natural forms of the site. All walls and fences shall be designed to be compatible with the total surrounding environment and shall not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to ensure security and privacy.

Fences and wall height shall not exceed 6' height and all fences and walls are subject to approval by the ARC. No wood fences or privacy fences are permitted. No dog runs are permitted. No fencing to be allowed in front yards, except wrought iron fencing (or comparable) which will be approved on a limited and individual basis at the sole discretion of the ARC.

Invisible fences for the containment of pets are encouraged in lieu of any physical structures.

Only black vinyl coated chain link and wrought iron fences will be allowed on a limited and individual basis at the sole discretion of the ARC.

Wood Fences are strictly PROHIBITED. Privacy fences are strictly PROHIBITED.

Swimming Pools/Spas: Swimming pools and outdoor spas will be permitted and must be approved by the ARC and comply with all building codes. Any swimming pool and related screen and/or fence enclosure to be constructed upon any homesite is first subject to the review by the Architectural Review Committee and must be in writing. The design must incorporate, at a minimum, the composition of the material and must be thoroughly tested and accepted by the industry for such construction. Pools and spas shall be located and screened so that they do not adversely impact neighboring properties with light and sound.

Detached Structures: Detached structures of any type shall not be allowed.

Decks: Decks shall be designed to integrate with the architectural style of the home. Wood decks will be stained to match the house.

Exterior Lighting: All exterior lighting shall be consistent with the character established in Lake Valley and be limited to the minimum necessary for safety, identification, and decoration. Exterior lighting of building for security and/or decoration shall be limited to concealed uplighting or downlighting and the style and type of lighting shall be compatible with the building design and materials. The source of lighting shall not be visible from streets and other common areas and no color lenses or lamps are permitted.

BUILDING GUIDELINES:

Dwelling Size and Building Restrictions: No single family residence shall be constructed on a lot with a living area which is less than 1,750 sq. feet for a single story ranch or contemporary styled home; 2,250 sq. feet for a 2-story with the first floor minimum at 1,200 sq. feet; and, 1,950 sq. feet for all other styles with the first floor minimum at 1,250 sf. Any home with less than 1,900 sq. feet will have a roof pitch with a minimum of 6/12 pitch and shall have abundant landscape with approval by the ARC. All homes shall have architectural style or ceramic tiled roofs, an automatic water sprinkler system and St. Augustine grass. Living areas are exclusive of the space within the garage, basement, attic, breezeway, porch, deck, patio or an unfinished storage or utility room.

Building Setbacks: There shall be a 50 foot setback from the centerline of the road, 7.5 foot setback on each side and a rear setback of 7.5 feet to guarantee privacy for all residents. Where a homesite fronts on more than one street (such as a corner homesite), the minimum front setback shall apply to the frontage on all such streets. The direction in which any dwelling unit's front elevation shall face on a homesite shall be approved by the Architectural Review Committee. The Architectural Review Committee may grant an exception for the above minimum setbacks in a case where a homesite may be rendered unbuildable due to its size, shape or topography, and to save existing trees. The Architectural Review Committee may, in its sole discretion, impose more stringent setback requirements as to the location and positioning of any building.

Site Considerations: The ARC shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent homesites and natural site amenities. Consideration shall include: (i) physical terrain of the site; (ii) views from homesite; (iii) views to the homesite from adjacent lots; (iv) driveway access; and, (v) height of the structures.

Building materials and Colors: The exterior wall and roof materials of each house shall be compatible and shall compliment a common color tone. The color and texture of materials and paint or stain to be used on the exterior of all dwellings shall be those considered complementary to the neighborhood. All colors must be approved by the ARC. The exterior construction of all of the residences shall be either brick, stone, stucco, cedar, wood substitute or vinyl siding. Cedar, wood substitute, or any other comparable or substitute material, and vinyl siding are not recommended but may be allowed on a limited and individual basis at the sole discretion of the ARC and must be approved in writing by the ARC.

Block: Concrete block is encouraged and shall be the primary siding material. The exterior shall be stuccoed with special attention given to details such as window trim, treatment of outside corners, fascias, main entry, etc.

Brick: Natural sand mold brick is preferred. "Manufactured" sand mold and textured brick may also be approved. Color ranges should be subtle; no speckled or glazed effects are permitted. Details in brick walls, window head and sills, chimneys and foundations are encouraged.

Stone: Natural stone laid in a natural horizontal bed is preferred over square-cut dimensional or ashlar stone patterns. If flat-faced, vertical bed stone is used, flush joins rubbed with burlap are recommended. "Manufactured" stone will be allowed if meeting the requirements above. No simulated stone shall be permitted.

Siding: Whereas, cedar, wood substitute and vinyl siding are not recommended, they will be allowed on a limited and individual basis at the sole discretion of the ARC and if it meets the recommendations of shape and color herein, all with semi-transparent or solid color stains are recommended.

Garages: While side loaded garages are encouraged, front loading garages are acceptable. Garage doors shall compliment and blend with the design character and color of the house. Garage doors shall be of one color and constructed of metal, wood or wood-based materials. If a metal product is used, it must have the appearance and styling of a wood panel. Garages must accommodate a minimum of two full-size vehicles.

Height: At the sole discretion of the Architectural Review Committee, no two-story or multi-story building will be allowed on lots where, in the sole discretion and opinion of the ARC, the two-story or multi-story building will adversely affect the view of the lake for the other houses in the development. In any event, no house will exceed 35' in height measured from grade at the main entry to the highest roof ridge.

Chimneys: All chimneys and fireplaces are encouraged to be of traditional brick or masonry construction. "Manufactured" masonry, stucco and wood enclosures will be considered. **Exposed metal flues are PROHIBITED.**

Window and Shutters: The use of unfinished metal storm windows is not permitted. The use of reflective glass or film may be deemed inappropriate by the Architectural Review Committee. Shutters should be properly proportioned to fit the window (1/2 of the width of the window) and should be of authentic period design. Awnings are only acceptable in certain instances where they are an integral part of the façade design. In such cases, the fabric color shall compliment the siding.

Skylights: Skylights must be designed as an integral part of the roof. Skylight glazing shall be clear, solar, bronze or gray only. Skylight framing material shall be bronze anodized or colored to match the roof.

Garbage and Refuse Areas: Garbage and refuse shall be placed in containers and shall be capped and contained in such a manner that they are inaccessible to animals. It is preferred the containers shall be concealed by means of a screening wall of material similar to and compatible with that of the building or concealed by sufficient landscaping to provide a permanent screen from view of surrounding property. These elements shall be integrated with the building plan, be designed so as not to attract attention, be located in as reasonable and inconspicuous manner as possible, and will be approved at the sole discretion of the ARC.

Screen Enclosures: All screen enclosures must conform with the architectural style of the house.

Foundations: All exterior wall materials must be continued down to finished grade, as far as code permits.

Storage Tanks: No storage tanks, including but not limited to those used for storage of water, gasoline, oil, other liquid or any gas, shall be permitted outside a building except as approved by the ARC.

Drainage and Grading: No drainage ditches, swales, cuts or other physical improvements or elements of the landscape or terrain which control or determine the location or flow of surface water and drainage patterns may be created, destroyed, altered or modified.

LANDSCAPE GUIDELINES:

To ensure that the overall beauty of the community is preserved and enhanced, the Architectural Review Board has the authority to approve or disapprove landscape plans for individual residences. Primary goals of the Design Guidelines are to minimize the disturbance of existing ecological systems and to preserve existing drainage courses and vegetation, including trees, understory and groundcover.

Landscaping as approved by the ARC shall be installed prior to completion of residence.

Minimum Requirements

Landscaping:

Lawns & Sprinkler System: Each Lot Owner shall maintain a healthy and regularly manicured lawn. The lawn should cover the whole yard. This includes ensuring that no exposed dirt is visible within the designated lawn areas, and the entire lawn space is uniformly covered by healthy grass. Any areas of bare soil must be re-seeded or sodded to meet this standard. St. Augustine grass is preferred, or any other ARC approved drought resistant, grass species, and an Automatic Sprinkler System is required for all lots. Lawns shall be kept reasonably free of weeds, including broadleaf weeds and invasive grasses. Owners are encouraged to utilize appropriate weed control methods.

Trees: Each Lot Owner shall plant and maintain in both the front and back yard of His or Her Lot, at least three (3) trees. Such trees shall be of any of the following varieties: Oak, Cedar, Hickory, Maple, Pine, Elm, Magnolia, Palms, Crepe Myrtles, or any other ARC approved trees. For protection of the environment and per Lake County requirements the following trees are **PROHIBITED AT ALL TIMES:** Australian Pine, Brazilian Pepper, Florida Holly, Paper Mulberry, Silk Oak, Ear Tree, Eucalyptus, Melaluca and Chinaberry.

Shrubs: Each Lot Owner shall plant and maintain decorative landscaping that enhances your home's curb appeal and benefits the neighborhood's appearance. All shrubs, regardless of type, must be regularly pruned and maintained to ensure their health, appropriate size, and neat appearance.

Mounding: Each mounding is permissible within property lines if it is done in a subtle way with gentle slopes to resemble natural grades.

Maintenance: The owner shall be responsible for maintenance of all landscaping in a good living condition so as to present a neat, healthy and orderly appearance. Maintenance shall include the replacement of all dead plant material which did not live after initial installation. The ARC encourages all Lot Owners to be thoughtful when maintaining their landscaping, ensuring it respects adjacent properties and common areas. This means preventing issues like overgrown trees or shrubs, root encroachment, and any other elements that might extend beyond your property lines or interfere with shared spaces.

GUIDELINE PROCEDURES

Variance and Additions: The ARC shall have the right and privilege to permit any owner (without the consent of the owners) to deviate from any or all of the building and/or landscaping standards set forth herein, provided that such deviation is necessary in order to carry out the general purposes of the “Declaration of Covenants, Conditions and Restrictions for Lake Valley”

and/or the Lake Valley "Design Review Manual." Any such permission by the ARC and/or Association shall be in writing and shall not constitute a waiver of the ARC and/or the Association's powers of enforcement with respect to any of the Standards as to any other part or parcel of the properties. A variance request form is included as Exhibit C in this manual.

Amendment Procedure: These guidelines are subject to revision as follows: (i) at such time as the ARC shall determine that any portion of these guidelines should be revised, the ARC shall send in written form a proposed amendment outlining the change(s) and the reason(s) for the change(s) to the Association; and (ii) the Association, upon receipt of the proposed amendment(s) and in accordance with the By-Laws, Regulations and corporate charter, will have the matter properly considered and decided. The decision will then be reported back to the ARC in writing which, in turn will make the appropriate amendments to this manual.

CONSTRUCTION REQUIREMENTS

Construction Compliance: Each builder is required to comply with the minimum construction standards detailed in this section. It will be the builder's responsibility to ensure that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion, and that proper cleanup of dirt and debris, repairing damage to the landscaping and streets within Lake Valley or neighboring lots resulting from construction activities on the lot of the builder. All Builders and Homeowners shall be held responsible for the acts of their employees, sub-contractors, suppliers and any other persons or parties involved in construction or alteration of a homesite. In this regard, a Builder or Homeowner shall be responsible for prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site or affect the quality of workmanship.

Streets: Builders are responsible for any damage to the public roads at Lake Valley.

Utilities:

Electricity: Duke, see attached layout for meter base locations. Any meter base not placed on the designated side will be an excess service charge to the builder.

Water: Utilities, Inc.

Electricity, water, telephone and cable television services have all been provided underground for each homeowner in the prescribed easement area. All service connections from the easement area to the homesite shall be underground and hidden from view, and are the responsibility of the builder or owner.

Conditions of Approval (During Construction): The following shall be conditions of any approval and shall be the responsibility of the owner for the residence on which an approval was granted to ensure these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade.

Commencement of Construction: Construction shall commence within one (1) year of the approval of plans by the ARC and Public Agencies and the issuance of building permits by Lake County. A certificate of occupancy shall be obtained by the owner within one (1) year of the commencement of construction. If these conditions have not been satisfied, the ARC shall have

the right, but not the obligation, to demand a re-submission of plans and specifications and such other documentation as it shall deem necessary and appropriate. In the event Lake County Ordinances are more restrictive, such Ordinances shall be controlling. Any deviation from this schedule requires written approval from the developer.

Site Maintenance: The General Contractor, job superintendent, employees, subcontractors and suppliers shall maintain the lot in a neat and clean condition at all times. All streets, gutters and adjacent property must remain clean and free of dirt, trash, debris or other materials related to or caused by the work. No materials of any type may be placed on adjacent lots, common areas or streets.

Temporary Toilets: All temporary toilets are to be provided by the builders and must be maintained in a clean, sanitary and odorless condition.

Construction Waste Containment: Each builder must ensure that his lot is kept neat and free of debris at all times. It will be unacceptable to have building material blowing onto adjacent properties. To facilitate this requirement, the developer requires a wire mesh enclosure of an adequate size on each lot or a construction dumpster. These enclosures must be properly utilized and emptied on a regular basis. In the event the enclosure is in place, but not utilized, the ARC will arrange for the removal of the debris and charge the building in violation.

Storage: All construction materials and equipment must be confined to the lot on which the residence is being constructed unless specific written permission is given by an adjacent landowner for the storage of such materials.

Washouts: Concrete trucks shall be limited to washout only on the lot where the residence is being constructed. All cement or concrete residues are to be removed from the lot. **Washouts on the streets, common areas or on adjacent lots are strictly PROHIBITED.**

Dirt, Sand and Dust Control: Each lot builder/owner will provide adequate dust control during the course of construction. **Silt fencing is required on each lot.**

Drainage and Grading: No drainage ditches, swales, cuts and no other physical improvements or elements of the landscape or terrain which control or determine the location or flow of surface water and drainage patterns may be created, destroyed, altered or modified.

Temporary Structure: No structure of a temporary character shall be used on any lot except construction sheds approved by the ARC.

Use of Adjacent Property: Use of adjacent lot(s) for purposes of access, parking equipment or material storage will not be permitted without the written permission of the adjacent lot owner(s).

Compliance: Every effort will be made by the Association and the Developer to assure an orderly build-out of all improvements to the lot. The Association and the Developer reserve the right to deny site access to any general contractor, job superintendent, subcontractor, supplier or their respective employees who are in violation of the construction regulations. The Association further reserves the right to cause construction activities to stop in the event that: (i) improvements to the lot are being built contrary to approval plans and specifications; and, (ii) the Lake Valley "Design Review Manual", the "Declaration of Covenants, Conditions and Restrictions for Lake Valley", and security measures are not being complied with fully.

Completion of Construction: The owner/builder shall notify the ARC in writing of completion of construction, so the ARC may perform a final inspection.