



## Architectural Design and CC&R Overview Sheet

This list is meant as an overview of both the Architectural Design Guidelines (ADGs) and the CC&Rs for the Community of Lakes at Telaga. It is strongly advised that you review the official versions of both documents before proceeding with any plans to build within the community.

### Building Types:

- 1) Tuscan, Mediterranean, Sun Valley style dwellings utilizing stucco, stone, timbers and heavy fascias are encouraged
- 2) Single-story dwellings to be a minimum of 2800 s.f.; two-story dwellings to be a minimum of 3200 s.f.
- 3) Minimum 3-car garage; side-load unless otherwise approved by the Architectural Design Committee (ADC)
- 4) Detached garages and shops will be allowed with ADC approval; architecture of any approved detached building must be consistent with primary dwelling in aesthetic appearance and must be located in such a manner as to not adversely impact adjoining properties
- 5) Roofs shall be of tile or at minimum 40-year architectural grade composition shingles; minimum 6:12 roof pitch unless otherwise approved by the ADC; the color of the architectural shingles shall be antique black or as approved in advance and in writing by the ADC; roof tile color to be approved in advance and in writing by ADC
- 6) Siding to be stucco, natural or synthetic stone, brick, or natural or synthetic wood (true lap)
- 7) Windows to be wood or colorfast vinyl; the ADC may, at its discretion, allow aluminum or other metal windows provided they are factory-plated or colored in a non-reflective finish
- 8) Driveways shall be constructed of concrete, masonry pavers; walkways, driveway borders, patios, and porches made of concrete will be created with a stamped, textured or colored appearance
- 9) All exterior colors and roof colors to be approved by ADC and should tend toward earth tones
- 10) All fencing to be constructed of black, 5' wrought iron per the Lakes At Telaga approved fence design, and must be approved by the ADC prior to installation
- 11) Extreme or eccentric types of dwellings will not be allowed
- 12) All front exteriors shall be lit via a photo-cell device
- 13) Mailboxes and stands are provided by the Developer; installation is the responsibility of the Builder.

### Landscaping requirements:

**Tree count** (tree types and sizes must be defined on the landscape plan submitted for approval)

Front yard: Minimum of 3 deciduous trees and 3 evergreens

Back yard: Minimum of 3 deciduous trees and 3 evergreens

**Tree Size** (the following are MINIMUM size requirements)

Deciduous: 3-inch caliper minimum

Evergreen: 10 feet high minimum

**Shrub count/size** (shrub types and sizes must be defined on landscape plan submitted for approval)

Front yard: 12 - 5 gallon size minimum, 12 - 2 gallon size minimum

Front & back yard – Full sod

Corner lot/side yard: 12 – 2-gallon size minimum

Back yard: 12 - 5 gallon size minimum, 12 - 2 gallon size minimum

**Planter Beds** (types and sizes must be defined on the landscape plan submitted for approval)

Front yard: 20% minimum

Back yard: 15% minimum

Corner lot/Side yard: 20% minimum

**Lake Front Lots:** Lake edges and borders must duplicate landscape design and planting utilized in common area lake borders.

### **Setbacks:**

- 1) Front setback: 30 feet
- 2) Rear setback: 20 feet
- 3) Side setback: 10 feet
- 4) Side setback/corner lot: Thirty (30) feet from the Common Area boundary closest to the side road, or ten (10) feet from the property line, whichever is furthest from the side road.

Lake-Facing Portion of a Home Site: Any approved structures must remain at a minimum of twenty five (25) feet from top of slope of any lake or waterway within the community (unless otherwise approved by the ADC).

Any approved fence must remain at a minimum of five (5) feet from top of slope of any lake or waterway within the community (unless otherwise approved by the ADC).

- 5) Easements: No structure shall be permitted to be constructed over any platted easements. Any fencing over any platted easements must be approved by the ADC.

### **ADC Review Requirements:**

- 1) \$600.00 plan review fee required; both preliminary plan and final plan review process required
- 2) Architectural drawings of interior and exterior of proposed home, including elevations of all four sides (a high degree of architectural focus is also to be placed on the rear elevation); cross sections; exterior wall texture, color and type of material; location of protrusions; type, material and color of any trim, doors, windows, fascia, shutters, decking and handrails
- 3) Roof plan, including type of roof
- 4) Exterior light fixtures to be indicated, including direction of light to be emitted and whether such lighting is recessed or surface mounted
- 5) Site plan, including setback locations
- 6) Landscape drawings.