



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.