

**RESIDENTIAL
DESIGN GUIDELINES**

FOR

**THE ESTATES
OF
LAKE FOREST**

June 12, 1997

Revised September 30, 1998

INTRODUCTION

These Residential Design Guidelines have been approved by The Lake Forest Residential Architectural Review Committee (RARC) and shall be applicable to all lots in The Estates of Lake Forest. The RARC may publish additions or revisions from time to time. Conformance to these guidelines will be a major consideration by the RARC as it reviews each plan submitted for approval. In accordance with Article VIII, Section 8.2 of the recorded Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for Lake Forest Addition (DCR's), no improvement shall be erected, placed, or altered on any lot until all plans and specifications have been submitted to and approved in writing by the RARC. Terms as defined in the DCR's are used in these Residential Design Guidelines.

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1. **PLAN SUBMITTAL:** Prior to the erection, construction or alteration of any building, structure, fence, wall or improvement of any kind or nature on any lot, all plans and specifications must be submitted and approved in writing by the RARC. The Plans shall include but are not limited to:
 - (a) A site plan showing the "footprint" of the Structure, location of all existing trees with a six inch caliper or greater and proposed improvements, including but not limited to, Structures, patios, sidewalks, walkways, swimming pools, driveways, parking areas and structures, fences and walls.
 - (b) Exterior elevations of all proposed Structures.
 - (c) A description and samples of exterior materials, colors, textures and shapes of all Structures.
 - (d) Landscape plans, which shall include sidewalks, walkways, fences, walls, details, elevation changes, irrigation and watering systems, trees, vegetation and ground cover (indicating size, spacing and quantity).
 - (e) A tree mitigation plan, similar to that required by the City of Dallas for a building permit, which shall specifically identify any tree protected by PD-381 to be removed (destroyed) during the construction process. The Lake Forest Developer shall have the option at its sole cost to remove the protected tree(s) for planting elsewhere at Lake Forest upon these terms:
 - (i) the Developer's option must be exercised in writing at or prior to the time the Plans are approved by the RARC under this paragraph 2; and
 - (ii) the Developer must remove the protected tree(s) five business days from the date the Plans are approved or prior to the date construction commences on the lot in question, whichever occurs later.
 - (f) The location of air conditioning compressors and pool equipment, which shall be in the rear yard.
 - (g) Exterior illumination and location.
 - (h) Dimensional floor plan of all enclosed spaces and any garages or parking facilities.
 - (i) Mailbox location.
 - (j) For lots with no alley, the location and screening plan for trash storage.
 - (k) A drainage plan that complies with the Master Grading Plan.

- (l) An erosion control plan.
- (m) Such other matters as may be required by the Zoning Ordinance, the Existing Restrictions and building codes of the City.
- (n) Any other data or information requested or deemed necessary by the RARC.

2. **BUILDING SETBACK REQUIREMENTS:** Front yard, rear yard and side yard setbacks shall conform to the requirements established by the Zoning Ordinance (PD-381) and as approved by the RARC. Those requirements are:

Front Yard - 15 feet
Rear Yard - 5 feet
Side Yard - 9 feet

3. **MINIMUM FLOOR SPACE:** *4,500 square feet of air-conditioned and heated floor area, exclusive of porches, breezeways and garages. (Revised 3/1/98)*

4. **LOT COVERAGE:** As established by the Zoning Ordinance and Amended and Restated Declaration of Restricted Covenants:

Single story home - 60%
Two story home - 50%

The amended DCRs state that any rooms above the ground floor in single-story homes, or homes with lot coverage exceeding 50%, shall be deemed attic space and as such (i) shall be restricted to storage, mechanical and similar uses, and (ii) shall not be finished out or utilized as living, office or similar uses.

5. **NUMBER OF STORIES:** Maximum of 2 stories and a height of no more than 24 feet for single-story homes or 30 feet for two story homes as provided for in the Zoning Ordinance.
6. **EXTERIOR SURFACES:** 100% masonry (brick, stone, or *stucco*) facade except for openings, trim, eaves, cantilevered areas, or wood-supported sections. *(Revised 10/29/97)*
7. **EXTERIOR MATERIAL:** All brick, stone, stucco, glass or other material colors and blends must be approved by the RARC. Use of white or gray brick is not permitted unless specifically approved by the RARC. The brick size shall be limited to "queen-size" or smaller. Mortars are to be "cream" or "white" unless specifically approved by RARC.

8. **ROOF MATERIAL AND ROOF PITCH:** Roof material shall be composition (30 year), slate, tile, standing seam metal, concrete tile, "hardishake" or equivalent or other as approved by the RARC. The color shall be "Weathered Wood" for composition material and all other roof material color must be approved by the RARC. No wood will be allowed as an exterior roofing material. Minimum 12:4.5 roof pitch. (Rev. 6/1/98)
9. **WINDOW LOCATIONS:** All window locations will be approved by the RARC. RARC will focus upon all locations of second floor windows and make reasonable efforts to maintain the privacy of surrounding property owners.
10. **FACING WINDOWS:** All windows facing a public thoroughfare (excluding alleys) will be wood as manufactured by Kolbe & Kolbe, Weathershield, Colorado Heritage, or approved equivalent. The RARC will review all window locations to determine that wood windows are properly utilized.
11. **FRONT WALKS AND DRIVEWAYS:** Sidewalks and driveways will be installed as required by the Zoning Ordinance. Finishes other than broom-finished concrete shall be approved by the RARC.
12. **CIRCULAR DRIVES:** Must be approved by the RARC.
13. **GARAGES:** Minimum two-car with automatic opener. Detached garages require the approval of the RARC. The garage doors on front entry garages must be single bay width and architecturally enhanced through materials and detailing as approved by the RARC.
14. **MAILBOXES:** Mailbox design shall be masonry matching the home, approved by RARC.
15. **ADDRESS PLAQUE:** Cast stone on front of mailbox shall be the Russell Standard, manufactured by American Masonry. Font to be approved by the RARC.
16. **EXTERIOR LIGHTING:** All exterior lighting must be approved by RARC. Tree lighting shall be installed in all required front yard landscape trees. Tree lighting shall be operated with a photo-electric on-off cell and an emergency switch. All landscape lighting in the front yard (except porches) shall be mercury vapor. Exterior lighting must not produce glare or direct illumination across a property line of an intensity that creates a

nuisance or detracts from the use or enjoyment of adjacent property in Lake Forest.

17. FENCES:

- (a) Front yard: Masonry to match the home or wrought iron approved by the RARC. Gates shall be wrought iron or architectural wood design as approved by the RARC.
- (b) Adjacent to side street: Masonry to match the home, specified wrought iron, or a combination of masonry and specified wrought iron as approved by the RARC.
- (c) Rear yard: except for the six lots in Block E/7463, all lots have a rear yard fence constructed by the Developer of either stone or wrought iron. The following shall apply:
 - (i) wrought iron rear fences: one gate may be installed on each lot with location, a self closing latch, a locking device and a design specified by the RARC; and
 - (ii) rear fences on Lots 1-6, Block E/7463 shall be constructed by the first of each adjoining lot to develop of a design and material specified by the RARC.
- (d) Side yard: shall be constructed by the first of each adjoining lot to develop of a design and material specified by the RARC. *Wood fences are not permitted.* (Rev. 10/29/97)

18. RETAINING WALLS: Any retaining wall material visible from a public street (excluding alleys) shall be of mortar-jointed "granbury" stone or a material approved by the RARC. Retaining walls not visible from public streets may be concrete, rock, or wolmanized wood as approved by the RARC. The owner/builder of the "high side" property shall be responsible for installation of side property line retaining walls.

19. LANDSCAPING AND SPRINKLER SYSTEM: The required landscaping features are considered minimum requirements and shall be installed prior to occupancy:

- (a) Flower and/or shrub beds across the front of each dwelling.
- (b) Twenty (20) caliper inches of trees (red oak, live oak, pecan or cedar elm) of not less than 5 inch caliper each in the front yard and an ornamental tree of not less than 12 feet in height.
- (c) Solid bermuda grass sodding of the lawn area, unless otherwise approved by the RARC.

(d) An appropriate irrigation system for all landscaped areas.

20. **DRAINAGE:** A site plan prepared for each lot by the builder showing the proposed grading plan for the lot shall be submitted to the RARC for approval. Following completion of the dwelling construction and landscaping, the builder will request review and confirmation from the Project Engineer that the grading has been completed in accordance with the site grading plan and the master development grading plan (collectively, the "Master Grading Plan"). The builder will submit the written confirmation provided by the Project Engineer to the RARC prior to occupancy.

21. **FORM SURVEYS:** Each builder shall provide to the RARC, prior to placement of concrete, a form-board survey prepared by a registered land surveyor. Proposed drainage patterns shall be indicated. No concrete shall be placed if such survey indicates encroachments of any kind.

22. **CONSTRUCTION HOURS:** *According to the PD-381, Dallas ordinance No. 21584, dated February 24, 1993 exterior construction is allowed Monday-Friday 7:00 a.m. to 6:00 p.m., Saturday 8:30 a.m. to 6:00 p.m. No exterior construction is allowed on Sundays.*