

Lake Haven HOA, Inc.
Architectural Design Guidelines
REV - 10.2024

Thank you for your purchase of a Lake Haven Home! Attached you will find the Design Guidelines for the Lakehaven HOA, Inc. The Association's governing documents require that any modifications to the exterior of your home be approved by the Association.

These Design Guidelines are provided to you to help establish what modifications would generally be approved; however, each modification is reviewed on a case-by-case basis and based on your specific Lot. These guidelines are not intended to provide any preapproval and are subject to change by the Board of Directors and/or the Association.

All approvals are subject to the following conditions:

1. Change/improvement must not impede the flow of water in any drainage easement or swale.
2. For any portion of construction in any easement, owner/applicant must hold the Association harmless for any costs associated with repair/replacement of change/improvement should the Association or local municipality or local utility need to enter such easement.

At the end of this document, you will find the Association's Request for Modification Checklist. All modification requests must be submitted through the email to Architecture@LakehavenHOA.com or website with the required information online at www.lakehavenhoa.com.

A completed form must be submitted through the Association for all modifications. THE VERBAL APPROVAL OF ANY SALES AGENT, TOLL BROTHERS EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. **ALL MODIFICATION APPROVALS MUST BE IN WRITING FROM LAKE HAVEN'S MANAGEMENT COMPANY. WORK CANNOT BEGIN OR BE SCHEDULED PRIOR TO A DECISION BEING MADE.**

Be as descriptive as possible to expedite the process. Provide images, satellite imagery, dimensioned plans, paint colors, survey reports etc. where applicable.

When plans are required, they must be submitted with the form. A form is attached to these guidelines. Additional forms are available from the Association.

Again, congratulations on your new home and welcome to Lake Haven!

Lake Haven HOA, Inc.

Design Guidelines

10/28/2024

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DEFINITIONS

The Declaration contains design review authority and broad, general objectives of the community association to protect property values and integrity of the subdivision.

The Design Guidelines, which may be modified from time to time, have been developed to supplement the Covenants. The Design Guidelines serve two purposes:

1. To assist the homeowner, both in designing the proposed improvement and in determining how to apply for Approval.
2. To provide criteria for consistent decisions by The Association.

OVERALL GOAL

The overall goal of the Declaration and Design Guidelines is to keep the community an attractive and desirable place in which to live.

APPLICATION INFORMATION

1. The following exterior additions, improvements or modifications do not require a Request for Modification Review Form to be submitted provided certain conditions are met:
 - Children's Wading Pools (Guideline 6)
 - Repainting with the same color (Guideline 11)
 - Adding Brown or Black Mulch or Pine Straw to your yard
 - If you are unsure whether a Request for Modification Review Form needs to be turned in, please submit one!
2. A completed form must be submitted to the Association for all other types of modifications. **THE VERBAL APPROVAL OF ANY SALES AGENT, TOLL BROTHERS EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL MODIFICATION APPROVALS MUST BE IN WRITING FROM LAKE HAVEN'S MANAGEMENT COMPANY. WORK CANNOT BEGIN OR BE SCHEDULED PRIOR TO A DECISION BEING MADE.**
3. When plans are required, they must be submitted with the form. A form is attached to these guidelines. Additional forms are available from the Association' and the Owner's Portal.
4. Article 6, Section 6.2 of the Declaration states, "If the [Association] fails to approve or to disapprove submitted plans and specifications within thirty (30) days after receipt of all required information, such approval shall be deemed to have been given." Any homeowner applying this rule must be able to prove in writing that the form, as well as all required plans and specifications were received by the Association.

ASSOCIATION REVIEW - ENFORCEMENT PROCEDURES

1. Violation of the Design Guidelines and/or the Declaration may result in the following:
 - a. Suspension of the right to vote;
 - b. Suspension of the right to use the recreational facilities and common areas;
 - c. Imposition of a fine on a per violation and/or per day basis. The fine amount will begin at \$50.00 per infraction and will increase to a **DAILY** fine of \$25.00 thereafter if not corrected within ten (10) days.
 - i. Repeat offenders of the same violation will forgo the ten (10) day correction period. Fines will immediately be assessed based on the above-listed fine structure with written notification.
 - ii. Once corrective action is taken, an email with visual proof must be sent to the Management Company and the board for daily fines to cease.
 - d. Correction of the violation by the Association with all costs charged to the violator.
 - e. Filing a lien for all fines, attorney's fees and costs to correct the violation.
 - f. Filing a lawsuit in Forsyth County to enjoin the violation or to recover money damages or both.

TIMELINESS OF WORK

All work approved by the Lakehaven HOA Inc., Board of Directors shall commence within twelve (12) months of the approval date. If the work has not commenced within this timeframe, such approval shall be deemed to be withdrawn, and the Owner must resubmit the plans and specifications to the Association for reconsideration. Homeowners should submit a timeline of the work scheduled. **Homeowners shall inform the Association upon completion of a project so that a final inspection may be performed.**

ALL REQUIRED PERMITS

1. All homeowner Modification Request Forms that involve construction or alteration of a structure that requires a building permit from the local municipality(s) having jurisdiction must be submitted and reviewed for compliance with the Design Guidelines by the Association based only on the Design Guidelines not the permitting requirements of the municipality nor any State or Federal governing agency. HOA approval must be obtained prior to applying for building permits. The HOA must be notified of any adjustment to the plan during, or as a result of the permit approval process.
2. It is the responsibility of the homeowner to confirm if a building permit is required by the local municipality for the requested structure. Toll Brothers and the Lakehaven HOA Inc. Board of Directors do not have the authority or the ability to inform homeowners if the municipality requires a building permit.

3. The homeowner is fully responsible for obtaining the necessary permits as required by the governmental agencies having jurisdiction over the proposed improvement. The homeowner is solely responsible for compliance with the codes and ordinances of the governmental agencies having jurisdiction over the construction.
4. Toll Brothers, Homeside Properties, the Lakehaven HOA Inc., and the Board of Directors shall not be held responsible for any modification or alteration constructed by or on behalf of homeowners who do not obtain the proper permits. This is regardless of whether the structure is approved by the HOA, as the Association makes decisions based solely on the Design Guidelines.
5. Keep in mind that in the event a permit is successfully obtained from a local municipality or county, the Modification Request Form must be submitted, reviewed and approved before work can begin. A permit does not guarantee approval by Toll Brothers, the Lakehaven HOA Inc., or the Board of Directors.

The contents of these guidelines, and any actions of Toll Brothers, the Lakehaven HOA Inc., the Board of Directors or its agents, are not intended to be, and should not be construed to be an approval of the engineering or structural design, quality of materials or for compliance with applicable building codes, permitting requirements, zoning conditions or other governmental laws, regulations and ordinances governing construction in the Community.. Neither the Association, the Board, nor member thereof shall be held liable for injury, damages or loss arising out of any approval or disapproval, construction or through such modification to a lot.

ARCHITECTURAL GUIDELINES

GUIDELINE NUMBER 1: PATIOS AND WALKWAYS

1. Submission of a form for a patio is required. The following guidelines apply:
 - a. The patio does not extend beyond the sidelines of the house and does not extend to within ten (10) feet of the side property lines.
 - b. The patio does not exceed six (6) inches above ground level at any point.
 - c. The existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the patio is directed to the homeowner's own property and properly dispersed.
2. Submission of a form for a walkway is required. The following guidelines apply:
 - a. Cannot be seen from the street.
 - b. The walkway does not exceed four (4) inches above ground level at any point.
 - c. If the existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the sidewalk is directed to the homeowner's own property and properly dispersed
 - d. The width of the walkway shall not exceed 4'-0".
 - e. The form must note finish or texture if other than a natural broom finish in an unaltered concrete color.

GUIDELINE NUMBER 2: EXTERIOR APPEARANCE, DECORATIVE OBJECTS, FRONT PORCH FLOWERPOTS, HOUSE NUMBERS, ETC.

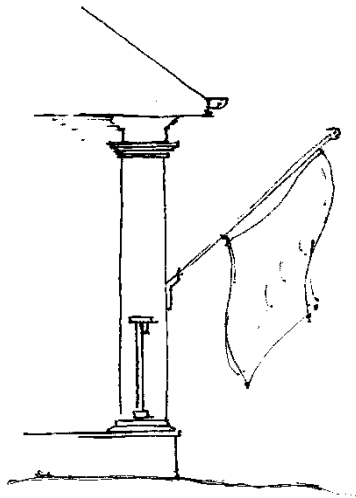
Exterior Appearance - General

The preservation of the character of the exterior appearance of homeowner property is the primary purpose of the Design Guidelines. In making selections or decisions, homeowners should consider the following:

1. A form must be submitted if you are repainting and considering any color change. Approval is not required to repaint with same color. Please review the other houses around you and select colors different from the house next door or across the street. See Guideline Number 12.
2. Window treatments that are visible to the street should be made to blend with the exterior by using a white or off-white liner so that the vibrant colors or patterns you select for the interior do not clash with your exterior colors.
3. Exterior decorative objects are **NOT** board approved. Items such as bird baths, birdhouses, wagon wheels, sculptures, statues, fountains, pools, antennas, free-standing poles of all types, flag poles, gazing balls, yard art, wind chimes and items attached to approved structures and visible from any street.
4. Decorations such as drapery, and religious items or symbols visible from the street are not approved and not to be affixed to the home unless in observance a various government or religious holiday/event is being observed. Items as such must be displayed in accordance with holiday decoration guidelines in Guideline Number 2 – Line 12. All aforementioned items must be removed from the outside of the home within 10 days of the conclusion of any such event.
 - a. Cultural Garland is allowed within the following parameters.
 - Religious symbols of any kind must be smaller than 3 inches x 5 inches and not in view of the street.
 - Must be in a straight line, parallel and stretched to the top of the door frame.
 - Garland is not to extend over 4 inches down the side of the door frame and must be affixed to the side of the door frame.
 - Example Below:



5. Political items such as symbols, pictures, signs, statues and non-current United States flags are prohibited from being displayed in entirety.
6. Outdoor storage of clothing, shoes, indoor furniture, cleaning equipment, and boxes or trash is strictly prohibited.
 - a. Toys and sporting equipment must not be stored within street view of the front of the house.
7. Clothes lines are prohibited.
8. A form is **not** required to be submitted for a single flagpole staff attached to a portion of the front of the house to display the official flag of the United States of America. Such flags may not exceed **3 x 5 FT** in size. See Figure 1.



3x5 Flag Mounted to Column

Fig. 1

9. Graden flags are allowed when only placed next to intersection of the front porch and walkway for the temporary display of flags related to schools, colleges, universities, or for holiday seasons. Size not to exceed 12" x 18".
 - a. Temporary flag displays shall abide by holiday decoration Guideline Number 2 – Line 12 and political statement guidelines Guideline Number 2 – Line 5.

10. Front doors and entry area decorations must be in keeping with the style and colors of the house.
 - a. Live plants and live flowers in pots must always be neat and healthy. Flowerpots must not exceed 20 inches in height and plants must not exceed 18 Inches from the top of the pot.
 - b. All flowerpots must be contained to the porch and not in the yard or landscape beds.
 - c. The number of flowerpots visible from the street and common areas are limited to four (4) flowerpots.
11. House numbers shall only be displayed in the original location.
12. Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use until fifteen (15) days after the Holiday. Holiday decorations must be contained exclusively to your front entry stoop and respective private rear porches and entries.
13. Properties are to be absent from contractor service signs.
 - d. All survey stakes and utility marker flags are to be promptly removed at the completion of the project.
 - e. All lawn and pest treatment signs must be disposed of 24 hours after treatment.

GUIDELINE NUMBER 3: LANDSCAPE LIGHTING, ACCESSORY COMMUNICATIONS AND POWER CABLING

Communications and Power Cabling

1. Extension, communication, and power cables (Both for mains, low voltage) are not to be visible from the street unless for the purpose of holiday decorations in accordance with Guideline Number 2 – Line 12.
2. Solar panels affixed to the home, for the purpose of powering low voltage accessories (i.e. Cameras or lighting) are not to be visible from the street.
3. Installation of electrical conduit on the exterior of the house is to be avoided. If exterior pathing is critical, an ARC request must be submitted with a plan, purpose and drawings. ARC will request that any such infrastructure must be run near ground level (within 1 foot of the ground) where it can be concealed behind landscaping.

Home, Landscape and Walkway Lighting

4. A form is required for all landscape and walkway lighting. All lighting including walkway lighting subsection must meet the following criteria:
 - a. Light fixture excluding the base must be a minimum of four (4) inches in height but does not exceed twenty-five (25) inches in height. Low Voltage sub surface lighting will be considered through Architectural Review; **and**
 - b. The number of total light fixtures (up and down lighting) does not exceed eighteen (18); **and**
 - c. All lighting does not exceed 20 watts rating (low voltage lighting) and **shall be directed towards the homeowner's house and landscaping only**. Any omni directional lighting fixtures are not permitted unless it is classified as walkway lighting (See Walkway Lighting Section below).
 - d. All Landscape light's color temperature shall not exceed 3700K or incandescent equivalent and be a consistent color with the home exterior lighting. Bluish Hues / daylight colors are not approved.
 - e. No color or animated (flickering) landscape lights shall be permitted unless during various government or religious holidays and per Holiday decoration Guideline Number 2 – Line 12.
 - f. Only Low Voltage lighting and cabling will be approved. 120V Electrical cables are not to be buried or concealed within landscaping or grass unless properly permitted by the county and installed per electrical code.

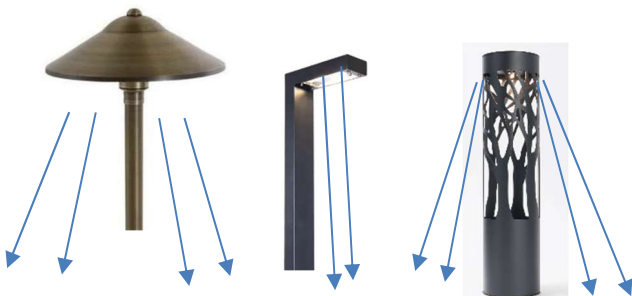
- g. Solar powered lights affixed to the home are not allowed, where visible from the street.
- h. Exterior colored lights of any kind are only permitted in observance of various recognized holidays as outlined in Guideline Number 2 – Line 12.
- i. All lighting must be properly maintained, kept in working order and intact. Nonfunctioning lights must be removed, replaced / repaired.
- j. All landscape light's housing color must blend in with the surroundings. Black, brown or close metallic equivalents are acceptable.

Walkway Lighting

- a. Walkway lighting shall only be located along the walkway from the driveway to the front door/porch.
- b. Walkway lights must be a minimum height twelve (12) inches, excluding the base.
- c. Walkway Lights are to be placed no closer than sixty (60) Inches apart so that light "pattern" does not overlap.
- d. Landscape / walkway lighting along the sides of the driveway or elsewhere in front of the house will **not** be permitted. Up-lighting of trees and of the house may be considered on a case-by-case basis through ARC requests.
- e. Walkway lights must direct the entire beam from the top of the fixture towards the ground. Ground level or omni directional lighting i.e. (Puck, disk, or lantern style lights) are not permitted.

Acceptable Examples of Pathway Lights

(These specific models are **not** required to be used. Imagery for demonstration of downward walkway lighting technique.)



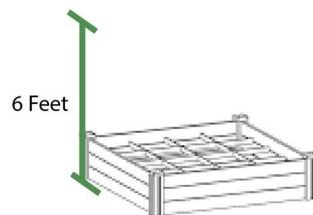
Not Approved Examples

(Lights of this type are not permitted. Lighting pattern is not exclusively focused on the ground)



GUIDELINE NUMBER 4: GARDEN PLOTS

1. A form must be submitted for garden plots. Garden plots are defined as planting areas or beds that contain anything other than ornamental plants, such as vegetables and herbs. The following guidelines apply:
 - a. The plot is located behind the rear line of the house and ten (10) feet from the side property line; **and**
 - b. All garden plots must be located behind the rear line of the house. All other proposed locations will be considered on an individual basis when a form is submitted.; **and**
 - c. The garden must be screened from any street view.; **and**
 - d. The maximum area of the garden planting zone on the property is 10'x10' or 100 Square feet.; **and**
 - e. Garden plot structures must be painted or stained black or brown to blend in with natural surroundings and color maintained in perpetuity.; **and**
 - f. The plantings are less than 6 Feet in height; **and**
 - g. The plot must be properly maintained per the community standards; **and**
 - h. The plot does not alter the existing drainage patterns in a manner that adversely impacts any adjoining property; **and**
 - i. Vertical growing structures will be permitted, but must be no taller than 6 feet from the original yard ground level (diagram below); **and**



- j. All garden plots vegetation must be cleared and properly disposed of by **November 1st**.

GUIDELINE NUMBER 5: PLAY EQUIPMENT

1. A form is required to be submitted for all play equipment. The following guidelines apply:
 - a. In the rear yard; **and**
 - b. Within the extended sidelines of the house, with the placement in the middle 1/3 of rear; **and**
 - c. Does not exceed 12ft x 18ft in size; **and**
 - d. Within the screened fenced area of the yard, if yard is fenced; **and**
 - e. Such that it will have a minimum visual impact on adjacent properties as determined by the Architectural Review Committee ("ARC"); **and**
 - f. The play equipment or associated landscaping materials do not alter the existing drainage patterns in a manner that adversely impacts any adjoining property; **and**
 - g. All play equipment must be anchored to the soil with a screw type fastener that is at least (twelve) 12 inches in length on each structural component that meets the ground.; **and**
 - h. Any play equipment that is damaged from use or acts of nature must be fixed or disposed of within fifteen (15) Days of incident.
 - i. Trampolines must be shielded from any street view, by fencing or landscaping, in the rear of the lot. Screening around trampoline needs to be removed in winter or when not in use. When screening is worn it needs to be removed or replaced.
2. Metal play equipment, other than trampolines, is NOT permitted, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.). Bright colors in general are not allowed. Play equipment should be constructed of natural materials and colors. All colors should be natural earth tones such as dark green, tans and browns, or match the color scheme of the home. All play equipment must be properly maintained.
3. A baseball backstop or similar item is **not** play equipment and must comply with the fence guidelines.
4. Playhouses will not be permitted in common areas.

GUIDELINE NUMBER 6: SPORTS EQUIPMENT

1. Sporting equipment including basketball & soccer goals are not to reside on the property in view of the street or neighboring property after sunset.
 - a. Temporary use is permitted but must be properly stowed after dusk.
2. Permanently affixed basketball goals, to the house or in-ground, are not approved.

GUIDELINE NUMBER 7: PRIVATE POOLS, LANDSCAPE PONDS and FOUNTAINS

1. A form is **not** required to be submitted for children's portable wading pools (those that can be emptied on a nightly basis) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed eight (8) feet in diameter. However, they must be stored inside overnight, when not in use. The HOA prohibits wading pools being stored outside overnight.
2. Above ground pools are prohibited.
3. A form **must** be submitted for **ALL** in-ground pools and ponds:
 - a. All forms for a pool addition shall be submitted with a drawing of the property that accurately depicts the location of the house, property lines, building setbacks, decks, easements and any other elements that may restrict the location of the proposed pool. See Figure 4. The drawing shall be prepared to a scale of 1"= 10'. The drawing shall dimensionally depict the proposed location of the pool and pool deck, pool equipment and any other related improvements. The proposed drainage plan shall be clearly indicated including all existing drainage conditions. All proposed materials and colors should be indicated on the drawing. The drawing shall indicate the location and type of silt fence to be installed and maintained during construction. Existing trees and other landscaping that are to be removed to accommodate the proposed pool improvements shall be marked with ribbon for review by the ARC prior to removal.
 - b. The appearance and detailing of all retaining walls must be consistent with the architectural character of the house. Homeowner is responsible for ascertaining need for, and obtaining necessary engineering, fencing, and building permits prior to beginning construction. Any fencing required due to installation of retaining wall must be included in the approval submission.
 - c. Fencing for lots with pools and spas must comply with the fence guidelines and county building codes (if applicable).
 - d. Glaring light sources, which can be seen from neighboring lots, shall not be used.
 - e. The pool area shall be enhanced with landscaping and all pool equipment shall be screened with evergreen landscaping.
 - f. Pool equipment shall be located a minimum of 15'-0" from any adjacent property and shall be behind the rear plane of the house.

GUIDELINE NUMBER 7: PRIVATE POOLS, LANDSCAPE PONDS and FOUNTAINS - Continued

- g. Dirt excavated shall not be stored on the lot longer than one calendar week. All stored excavated dirt shall be immediately covered with straw to prevent erosion and be provided with appropriate erosion control mechanisms.
- h. A construction timetable is required, including a completion date.

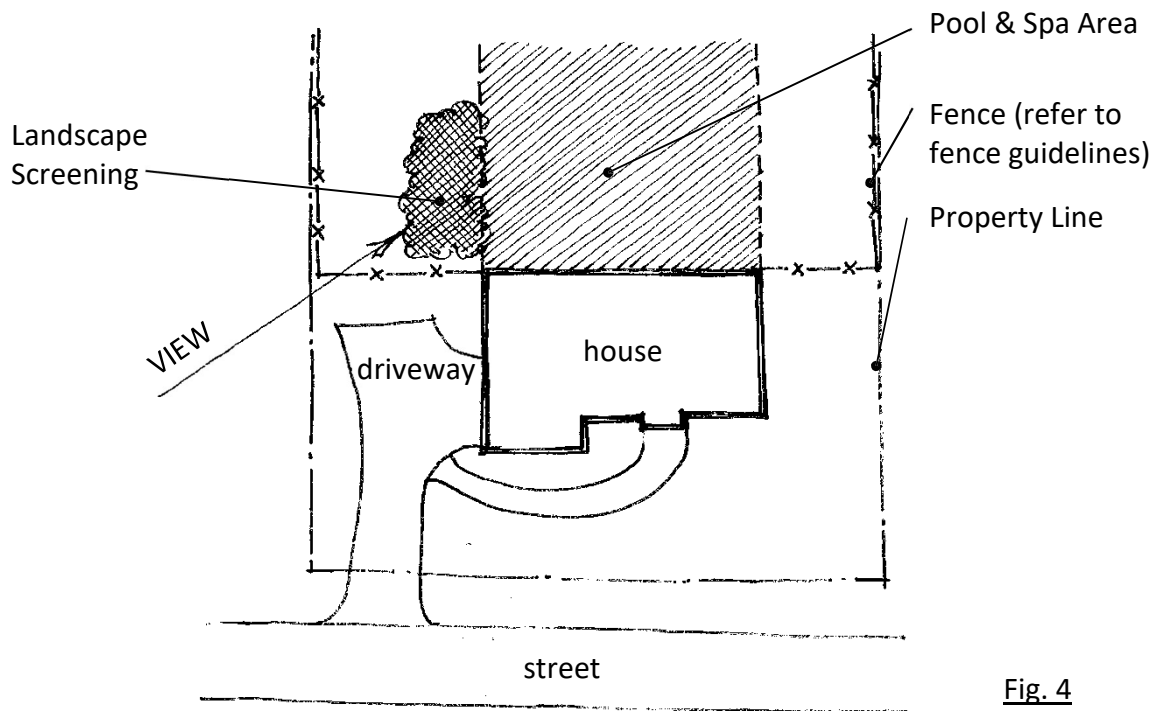


Fig. 4

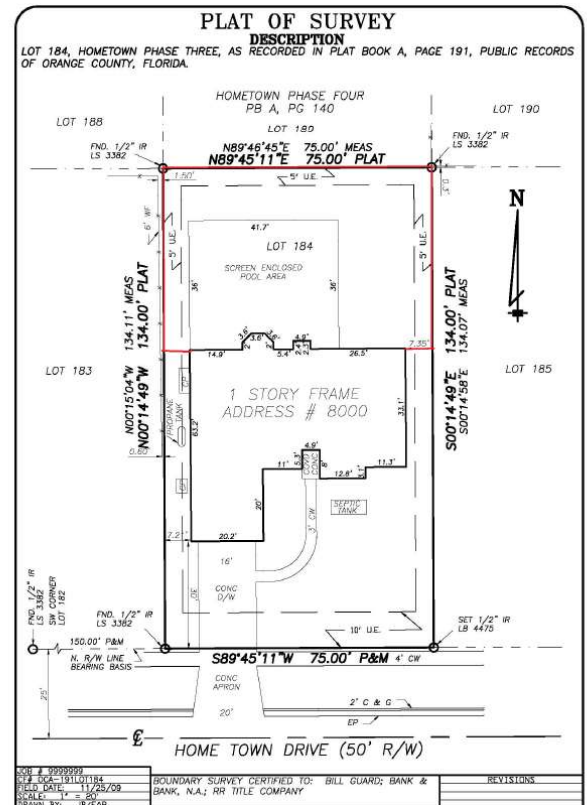
GUIDELINE NUMBER 8: FENCES, PRIVACY SCREENS

Fences

1. The original design concept of the community promotes a feeling of open space; therefore, fencing is not generally encouraged. A form must be submitted for **ALL** fencing.
2. Chain link and vinyl fences are prohibited. No wire fences, chicken wire, or welded wire fences are permitted.
3. No double fencing is permitted.
4. **ONLY APPROVED FENCE STYLE IS A 4 RAIL "HORSE FENCE"**
5. All forms must include the following information:
 - a. Dimensions:
 - 1) Fence must come off rear corners of the home and follow the property line.
 - 2) The height shall not exceed six (6) feet.
 - 3) The maximum span between posts shall be ten (10) feet.
 - 4) The minimum post size shall be 4"x 4" and the maximum shall not exceed 6"x 6".
 - 5) Crossbeams shall consist of four 1"x 6" rails per section.
 - 6) Crossbeam structure must face inside towards the yard.
 - 7) Black plastic-coated wire is permitted on the horse fence, as shown in picture at the end of this section.
 - b. Color: Unless approved by the ARC, the fence stain or paint must be black in color (Lexington Fence Coat – Acrylic Lacquer Black). No Exceptions.
 - c. A **NEW** Property Survey is performed through a licensed contractor.
 - 1) Property must be staked prior to Architectural Request Approval.
 - d. Site Plan: A site plan drawing denoting the location of the fence must accompany the form.
 - 1) Fencing on corner lots will be reviewed on a case-by-case basis and subject to county/city and community rules and regulations.
 - i. Corner lot fencing cannot block the view of intersections at any point.
 - e. Fences installed by homeowners must have a minimum ground clearance of **1.5 to 2 inches**. The ground clearance must be notated on modification request.

GUIDELINE NUMBER 8: FENCES, PRIVACY SCREENS – Continued

6. Dog Runs are **NOT** permitted.
7. Each homeowner must maintain the fences located on his/her respective property regardless of origin of construction or location.
8. Illustrations of the approved fencing and gate design are shown below.



Decking / Patio Privacy Screens

- 1) Privacy Screens will be approved on a case-by-case basis.
- 2) Design for Privacy screens must either match the color of the house or decking.; and
- 3) Screening will either be lattice or louvre construction based on the use case and directed by the Architectural Committee.
- 4) Plans including materials and dimensions must be provided to ensure proper construction.
- 5) Ornate or fabric type screening is **not** permitted.

Lattice Examples



Louvered Exsample



GUIDELINE NUMBER 9: EXTERIOR LANDSCAPING AND MAINTENANCE

1. A form is required to be submitted for ornamental trees and shrubbery.
 - a. Tree plantings (row or cluster styles) are not permitted from the front line of the house to the street. In the case of corner lots, trees (row or cluster style) are not permitted from the front corner of the house on the adjacent lot(s) to the street. However, row or cluster tree plantings are permitted from the front corner of the house to the rear corner of the property line. Staggered tree planting is preferred over rows. Hardwood trees should be located a minimum of ten (10) feet from property lines. Evergreen trees shall be located a minimum of five (5) feet from adjacent property lines.
2. All landscaping beds must be fully covered and refreshed at least twice a year, with pine straw brown or black all-natural mulch. "Rubber" mulch and any other material will not be approved. The application of pine straw, brown or black mulch does NOT require the submission of a modification request form.
3. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials in keeping with the horticultural appearance of the community. Approved grass types for front lawns are Bermuda, or Zoysia. The amount and character of the landscaping must conform to the precedent set forth in the community.
4. All flower beds and grass including the beauty strip (area of grass between the sidewalk and street) are absent from weeds.
5. Grass is to be cut and edged around full perimeter including fences, flowerbeds, driveways and sidewalks on a weekly basis including the beauty strip (Grass between sidewalk and the street).
6. Each owner is responsible for removal of debris, clippings, etc., for any clippings they create. All planting areas should be properly maintained, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. Bare earth must be covered with natural pine straw or brown mulch to prevent soil erosion.
7. The preferred landscape edging is a neat, black rubber material, which is not higher than 1 inch from the top of the soil, to be fully concealed from view by freshly cut Bermuda grass. The owner is responsible for monitoring the condition of edge/border. Cracking and or damage will require homeowner to repair or replace immediately.
8. Retaining Walls in the front of a home are considered on a case-by-case basis. They should be brick, stone, or split-face concrete block to match the house. Landscape timber walls will be allowed in rear and side yards on a case-by-case basis. **All** retaining walls must be submitted to the ARC for approval.

GUIDELINE NUMBER 9: EXTERIOR LANDSCAPING AND MAINTENANCE - Continued

1. Each homeowner shall keep his/her lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, regular mowing, edging, the pruning and cutting of all trees, shrubbery and weed control; homeowners should also maintain the painting or other appropriate external care of all structures and removal of dead landscaping. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set forth in the Community.
 - a. All bushes and shrubs in view of the street must be properly maintained and regularly trimmed in a symmetrical appearance. (I.e. Spherical, Conical or cylindrical) No shooting branches outside of the main shape of the plant.
 - The height of bushes must not exceed the top of the lower windowpane of the home.
 - Except for two (2) architectural height adding trees / plants where the height requirement is not enforced. Hardwood trees are not included in the count of two (2).
 - b. Trees must be appropriately pruned, where growth is centralized within the main foliage area of the tree. (base volunteer trees and lower branches must be pruned)
 - c. Dead & partially dead trees must be replaced.
2. Builder installed shrubs and trees may not be removed permanently. They must be replaced with like-kind material, and with Board approval.
3. Outdoor storage of garden tools and hoses must be screened from view.
 - a. Garden hoses are to be neatly coiled and properly stored when not in use.
4. Any tools or items stored under a back deck or porch must also be screened from view.
5. Outdoor storage of garbage cans and trash bins will NOT be approved.
 - a. Garbage cans must be properly stowed before dawn the following day after collection.
 - b. If Garbage bins are being serviced i.e. Cleaning, garbage cans must be stowed promptly after service is completed (the same day as service).
6. All debris, clippings, etc. must be properly removed from lawns, driveways, sidewalks, streets, etc. Hosing, raking or blowing materials into the streets and into the storm water management system is not permitted. Debris must be stored out of sight (in a garage) until the evening prior to trash removal.

GUIDELINE NUMBER 10: FIREWOOD

1. Firewood piles must be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas. They **MUST NOT** be visible from the street. The size of a firewood pile may not exceed 4' wide, 4' high and 6' long. See Figure 7.
2. Firewood pile coverings are allowed only if the cover is an earth tone color, and the firewood pile is screened from the view of the street. For example, a tarp-covered firewood pile may be located under a deck and have shrubs planted around it.

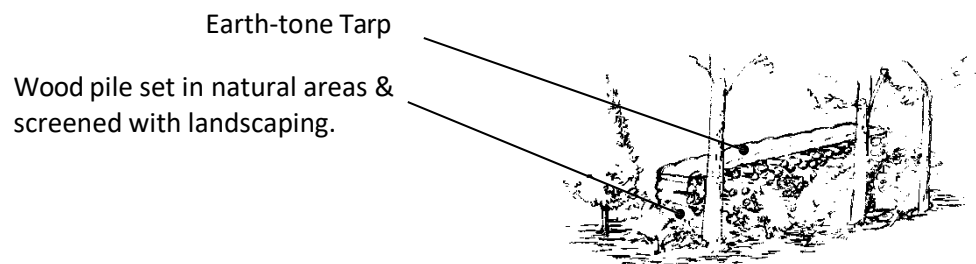
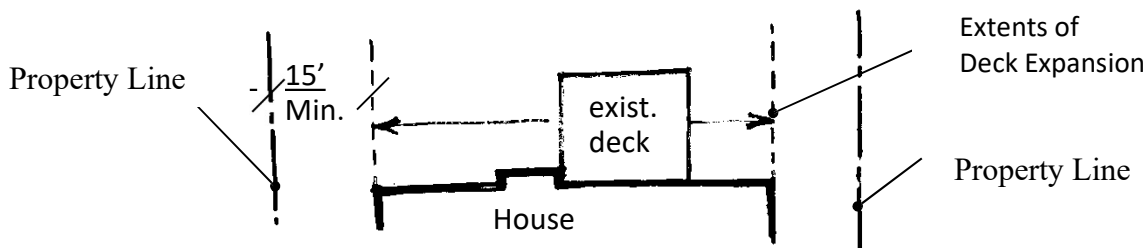


Fig. 7

GUIDELINE NUMBER 11: DECKS

1. A form must be submitted for ALL decks.
2. The form must include the following:
 - a. A site plan denoting location, dimensions, materials and color.
 - b. The deck may not protrude past the sides of the house and must be located in the rear of the house.
 - c. Materials must be cedar, cypress, or Number 2 grade or better pressure treated pine (other material will be considered). Composite material is allowed but is subject to color approval by the Association.
 - d. The deck must be natural, or stain shall be clear sealant, which compliments the exterior-home colors.
3. Vertical supports for wood decks must be a minimum of 6"x 6" wood posts that match the color of the deck or metal poles. Metal poles shall be boxed in so as to appear to be 6"x 6" wood posts.
4. A rail design shall be submitted with the site plan and form indicating the picket and rail materials and design. A brochure may indicate the design if a prefabricated design is used; otherwise, the design should be drawn to scale to indicate the design.
5. The following, without limitation, will be reviewed: location, size conformity with design of the house, relationship to neighboring dwellings, proposed use and screening components/features.
6. Homeowners are advised that local municipalities having jurisdiction will require a building permit for construction of a deck.



GUIDELINE NUMBER 12: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS

1. A form must be submitted for all **exterior** building alterations and additions. Building alterations include, but are not limited to, windows, construction of driveways, garages, porches and room additions to the house. Exhibit A is an example of the plan details that should be submitted with the Application for Modification. Repainting requires prior written approval **only** if the color is changed from the original color of the house.
2. The original architectural character or theme of any house must be consistent for all proposed additions and alterations to the structure. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A form requesting a paint color change requires the following information:
 - a. Paint sample color used in or approved for the community; and
 - b. Area of house to be repainted; and
 - c. Photograph of the house to be painted and the houses on both sides (in most cases, adjacent houses should not be painted the same color).

GUIDELINE NUMBER 12: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS –Continued

4. Storm windows and doors are **not** permitted.
5. For any changes to the plans as approved by the ARC, the owner must submit such changes for approval prior to commencing construction.
6. Tennis courts are prohibited (other than the community tennis courts).
7. Solar Panels mounted to the roof, ground or any structure are prohibited. Specifically for the purpose of mains power generation or charging.
8. Storage structures will be considered only on a case-by-case basis. For any storage structure, all adjacent neighbors must approve, and their signature placed on the Modification Request Form. A form must be submitted for all storage structures.
9. Prefabricated sheds are prohibited. Sheds constructed in the same manner and architecture of the Home will be considered on a case-by-case basis by the Architectural Committee and the Board after appropriate Forsyth County approvals are in place. (i.e. Setbacks and Land Grade)
 - a. Requirements for Building a shed:
 - Site plan showing property lines, setbacks and location of the Shed.
 - Architectural drawings and plans of how the structure will be constructed.
 - Must not be visible from the street.
 - Must be a single story.
 - Must have a gabled roof, and oriented with gable facing the house.
 - Must not exceed 8 Feet x 10 Feet.
 - Must be constructed in the same manner as the home.
 - Must be constructed on a concrete slab/ foundation.
 - All exterior attributes must match the house. (i.e. Siding, paint, windows, doors, gutters, roofing, etc..)
 - Building permits and inspections are required.
 - Property setbacks and land grade must be approved with Forsyth County.

GUIDELINE NUMBER 11: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS –Continued

10. Carports (or open-air covered structures used for the purpose of storing or parking cars, boats, RVs, etc.) are NOT permitted.
11. Homeowners are advised that local municipalities having jurisdiction will require a building permit for construction of any structure, attached or detached.
12. A form must be submitted for all awnings. Awnings or coverings must be a structural extension of the home's existing roof. Colors or finish must be compatible with the home's primary and trim colors. Addition of awnings or coverings requires the following information:
 - a. Picture or drawing of all windows/doors on which awnings will be installed and their location (back or side – generally, awnings are not allowed on the front of the home);
 - b. Dimensions and site plan must be provided as to where it will be built; and
 - c. Picture depicting the style of awning to be installed; and
 - d. Color samples and materials list.; and
 - e. Roof materials must match the house roofing style/materials and color.
 - f. Retractable or fabric-based awnings other than umbrellas are not permitted.
13. Pergolas/Gazebos will be approved on a case-by-case basis. Requirements are as follows.
 - a. Picture depicting the style to be installed; and
 - b. Must be constructed using lasting materials and structurally sound. Pop up tents or awnings with the purpose of long-term use are not permitted.
 - c. Wind and rain barriers are not permitted.
 - d. Must be permanently anchored to a concrete pad that spans under the entire structure. with at least ½" diameter bolts; and
 - e. Drainage of pergola roofs must direct water away from the home.
14. Outdoor Drapery must be of solid white, cream, or natural tan in color and must be installed on back decks/patios only. Drapery hardware must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the community. Drapery must be maintained, regularly cleaned, and in good repair at all times. When not in use drapery must be neatly pulled back to maintain a clean, tasteful appearance. Note: Weighted drapery is encouraged to keep drapery contained within porch or deck footprint. All outdoor drapery must receive Board approval prior to installation.

GUIDELINE NUMBER 13: VEHICLES AND PARKING

1. The recreational area parking lot is intended for the use of residents (in good standing) during their use of the recreational area, pool and tennis courts and clubhouse facilities.
 - a. No boat, trailer, camper or any other type of recreational vehicle may be parked or stored in open view on residential or common property.
 - b. Any vehicle left parked in a common area longer than 24 consecutive hours is subject to being towed by the Association.
2. All cars parked in open view must be operable, may not be unsightly, and must have current license plates and registration.
3. No vehicle may be parked on any yard or sidewalk.
4. Parking vehicles on the street is limited and subject to the Declaration. Temporary parking by guests (four hours or less) is allowed if it does not pose a nuisance to neighbors or impede traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic (i.e. park only on one side of the street).
5. All homeowner vehicles should be parked in the garage. If the number of vehicles exceeds the number of spaces in the garage, vehicles may be parked on the homeowner's own driveway.
6. No commercial vehicles are to be parked overnight on neighborhood streets or driveways.
7. Parking is never allowed within 20 feet of an intersection, nor in front of any fire hydrant.
8. Additional Restrictions and Rules regarding Vehicles and Parking are contained in Article 7.4 of the community's Declaration.

GUIDELINE NUMBER 14: SATELLITE DISHES/WINDOW AIR CONDITIONERS/WINDOW FANS

1. The following guidelines for mounted satellite dishes must be met:
 - a. Satellite dishes must be no larger than twenty-four (24) inches in diameter.
 - b. Rooftop mounting of satellite dishes on the rear of the house (out of public view) shall be required unless installation in such location imposes unreasonable delay or prevents the use of the antennae, unreasonably increases the cost of installation or an acceptable quality signal cannot otherwise be obtained.
 - c. If ground mounted, satellite dishes must be screened from view by evergreen landscaping – not lattice. Any cable must be buried. A maximum of two satellite dishes per lot is allowed. See figure 11.
 - d. Satellite dishes mounted on the house wall or roofs shall be located in a manner that limits the visibility of the dish(es) to the street. Every effort shall be made to locate the dish discretely and out of view.
 - e. Front yard mounting of satellite dishes is strongly discouraged due to the difficulty in properly screening the dish. However, if there is no other reasonable alternative location, all dishes located in the front shall be mounted on grade within five (5) feet of the house and screened with evergreen landscaping that will provide screening without blocking the signal. See Figure 11.
2. Colors of satellite dishes are subject to review. Colors shall be neutral and be compatible with the colors of the house.
3. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
4. The owner or occupant shall be responsible for the maintenance and repair of the satellite dish including, but not limited to, (i) reattachment of satellite dish, and any components thereof, within forty-eight (48) hours of dislodging, for any reason, from its original point of installation; (ii) repainting or replacement, if for any reason the exterior surface of the satellite dish becomes worn, disfigured or deteriorated.
5. Window air conditioners or window fans are prohibited. Any other type of appliance or device located in a window or wall where the device is visible on the exterior must be approved.

GUIDELINE NUMBER 15: ADDRESSES

1. Address plaque numbers that differ from the original installed by the builder are prohibited.
2. No plants shall be planted in such a manner that such planting and their future growth obstruct view of the address plaque.
3. Curb applied painted addresses are not allowed.

GUIDELINE NUMBER 16: SIGNS IN YARDS

1. The ONLY sign allowed in the front or side yard is a FOR SALE or FOR RENT sign or signs required by legal proceedings, in accordance with the Covenants.
2. BOOSTER signs from schools or organizations are allowed to be displayed for the summer and must be taken down by July 1st.
3. CONTRACTOR signs to identify current work being done by contractor(s) are allowed to be displayed for a maximum period of two (2) consecutive weeks.
4. Signs must not exceed 2 x 3 feet in size.
5. One security / No Soliciting Sign is permissible but not to exceed 18 inches x 18 inches.
6. Private Residence signs are not permitted on the front of the house.

GUIDELINE NUMBER 17: SPECIAL CONSIDERATION FOR LAKE LOTS

1. In addition to the above guidelines, all improvements to the rear yard shall be submitted for approval by the ARC. Improvements to rear yard within ten (10) feet of the rear property line are discouraged, and no structure will be approved that encroaches into common lake area

Lake Haven HOA, INC. - REQUEST FOR MODIFICATION REVIEW

PER ARTICLE 6 SECTION 2, THIS REVIEW MAY TAKE UP TO 30 DAYS FOR APPROVAL AFTER ALL REQUIRED INFORMATION IS RECEIVED

Name _____ Date _____

Address _____ E-Mail _____

City/State/Zip _____ Phone Number _____

Community _____ Lot/Block _____

Please provide the Architectural Control/Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc.:

All Architectural requests must be submitted through the Lakehaven Website / Architectural Email. Below is a checklist for required information for each approval type. The approval process will not proceed without the minimum requirements listed below. PER article 6 Section 2, this REVIEW may take up to 30 days for approval after all required Information is received.

_____ **Patio or Walkway**

_____ Lot survey denoting location
_____ List of materials to be used.

_____ **Garden Plot**

_____ Location and size of garden
_____ Type of plants to be grown

_____ **Fencing**

_____ Picture or drawing of fence type.
_____ New Survey of the Property
_____ Dimensions (maximum height may not exceed 6 feet; maximum span between posts shall be ten feet).
_____ Color
_____ Site plan (Plat) denoting location. All drawings must be transposed on the Plat of your Property.
_____ Crossbeam structure must not be visible from any street (must face inside toward yard).
_____ Materials
_____ All nails, screws or fasteners shall be aluminum or hot-dipped galvanized.
_____ All posts shall be anchored in concrete.
_____ Permit (if required by County/City)

_____ **Exterior Landscaping and Maintenance**

_____ Landscape plan denoting plant types, materials and locations.
_____ Landscape borders: material used photo of material and border design style.

_____ **Play Houses**

_____ Location (must have minimum visual impact on adjacent properties)
_____ Size and Sketch / Photos
_____ Materials (in most cases, material used **should** match existing materials of home)

Private Pool

Picture or drawing of pool type.
Dimensions (maximum size 1,000 square ft.)
Color (must be blue or white).
Site plan denoting location.
Type of lighting source.
Landscape plan
Survey of property
Proper County Permitting

Deck/Porch

Picture or Drawing (deck must match any existing deck).
Dimensions
Color (must be natural or painted to match exterior color of home).
Site plan denoting location (in most cases may not extend past sides of home).
Materials (must be cedar, cypress or No. 2 grade or better pressure-treated wood).
County Permitting / Inspections

Exterior Building Alterations / Paint (Submit only if other than original paint color)

Color
Area of home to be repainted.
Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

Building Additions

Lot survey including location of addition.
Size, color, and detailed architectural drawing of addition.
Materials (material used **must** match existing materials of home).
Building permit.

Please submit your request to ARC (Architectural Review Committee) via email at Architecture@lakehavenhoa.com
Further attention: Michelle Baker, Community Manager via email at MBaker@homesideproperties.com

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. I understand that I am responsible for complying with all city and county regulations.

Neither Homeside Properties, LLC, the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____ Date _____

FOR ARCHITECTURAL CONTROL COMMITTEE USE

Approved By: _____
Covenants Committee Member

Date Received _____

Approved _____ Not Approved _____ Conditions _____