

Screened-In Patio Enclosure (Rear Only) Conditions

- 1 Patio Enclosure must be attached to the home and constructed of the same brick or stone currently on the home.
- 2 The stone or brick "knee-wall" must be at least eighteen inches (18) high.
- 3 Uprights, supports and screens must be black, dark gray or brownish-black.
- 4 Only one entry/exit door is permitted and must be located on a side, not facing the back of the home. (A variance may be granted on the door placement only if the owner can show evidence that a door cannot be attached to either side.) (Location of door is for lake lots only)
- 5 The door may be glass, screen or a combination, however, it must be dark in color; black, dark gray or brownish-black.
- 6 Construction area must be kept clean, including streets. Barricade fencing should be installed to discourage unauthorized access.
- 7 Adherence to property lines, setback requirements, surface and/or aerial easements as applicable.
- 8 Roof shingles should be the same Architectural Shingles that are currently on the home. If the "same" brick is no longer available, the "same" stone currently used on the home should be considered.
- 9 On lake lots, any portion of the foundation facing the lake directly or from the side, must be hidden by landscape.

LOCF Condition For Window Coverings

In keeping with the tone of the existing guidelines for modifications to the exterior of a property, neutral colors are the only colors permitted on an exterior facing the street.

All window coverings facing an exterior street or lake should be solid and neutral in color. All windows facing a street, and are street level, should have a window covering and the backing or lining of that cover should be neutral (Tan, Beige, White, Gray, Ivory, Off White, Sand, Ecru or a similar color).

Window Coverings facing streets and lakes should not have words or pictures.

Window Tint is permitted, but, must be approved. Foil, cardboard or fabric/sheets are not permitted. The use of a "temporary shade" product sold specifically for this purpose is permitted, but, not for more than 30 days.

**LOCF Conditions For
Pre-Fabricated Shade Arbors & Gazebos (KITS):**

In addition to the current guidelines for custom Shade Arbors and Covers, the following guidelines apply to a pre-fabricated kit installed by a property owner, or a contractor.

The specifications along with owner's survey must be submitted to the committee to include:

- all dimensions
- stain color
- installation method

Gazebos and arbors must sit on a concrete pad and be anchored in solid concrete. Additionally, the concrete must be stained, or used within a stone or stamped application. The concrete pad must also connect and be tied into the existing patio and not freestanding.

Pre-Fabricated Arbors and gazebos must be at least 15 ft wide and be constructed of solid wood;

Must be stained an earth tone to match similarly to the home (only earth tones are permitted in the brown family);

Must meet all the guidelines of the traditional shade arbor;

Must be approved by the committee for design;

(These additional guidelines have been promulgated by the LOCF ACC/Modification Committee)