

Enchanted Lake Estates Homeowners Association
Architectural Control Committee

Guidelines for Architectural Control

New Construction

The Architectural Control Committee of the Enchanted Lake Homeowners Association shall interpret and implement the Enchanted Lake Estates restrictions by setting forth the standards and procedures for Architectural Control Committee review and the guidelines for architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features which are recommended for use in Enchanted Lakes Estates.

It shall be the duty of the Architectural Control Committee to consider and act upon any and all proposals or plans submitted to it pursuant to the terms hereto, and to adopt Architectural Control Committee Rules, to perform other duties delegated to it by the Board of Directors, and to carry out all other duties imposed upon it by Enchanted Lake Estates restrictions.

The Architectural Control Committee meets these responsibilities by the following actions:

1. Approval of plans and specifications of all proposed new construction at Enchanted Lake Estates.
2. Approval of plans and specifications for all improvements of property at Enchanted Lake Estates.
3. Determination that ground and building maintenance at Enchanted Lake Estates is satisfactorily performed.

No new construction nor improvement to an existing structure may be initiated without approval of the Architectural Control Committee.

New Construction Approval

To maintain the quality of Enchanted Lake Estates, a certain criterion for new homes has been established by the Architectural Control Committee. This criterion for new homes may vary between specific areas within Enchanted Lake Estates and may change from time to time within a specific area, but will always be set in a fashion to maintain a quality residential atmosphere.

Enchanted Lake Estates Requirements for New Home Construction

Building Materials

- a. *Exterior Walls.* Not less than seventy five percent (75%) of the exterior wall area of the first floor of all dwellings shall be of masonry construction; provided, however, that the masonry requirements may be modified by the Architectural Committee if it determines that a specific design submitted to it for approval would warrant less, and would have no adverse effect on other Lots.
- b. *Composition Shingles.* All roofing materials other than those constructed of wood, tile, aluminum, Decrabond or Corona material shall require approval by the Architectural Committee. Composition shingles, whether asphalt, fiberglass, organic or other based shall not be approved by the Architectural Committee unless they meet the following minimum requirements:
 - i.) Be of a Laminated Architectural Grade;
 - ii.) Have a weight equal to 310 pounds per one hundred (100) square feet (310#/square);
 - iii.) Have a manufacturer's warranty extending for a period of not less than forty (40) years; and
 - iv.) Be of a color of medium to dark gray with high definition shading which most closely resembles weathered wood or slate, or such other color as may be approved by the Architectural Committee.

The complete removal of the existing roof shall be required in all instances in which composition shingles are to be installed over any existing roofing, including other composition roofing materials. The burden of proving that the material used complies with the requirements of this section remains at all times upon the Owner.

Plans and Specifications

The Architectural Control Committee shall approve or disapprove all plans and requests within thirty (30) days after receipt by the Committee. The Board has established ten (10) working days as a goal for completion of the review process. In the event the Architectural Control Committee fails to take any action within thirty (30) days after a request has been submitted, approval shall be presumed and this requirement shall be deemed to have been fully complied with.

To properly review new construction proposed for Enchanted Lake Estates, the Architectural Control Committee has established the following types of plans and specifications and minimum contents. All plans and specifications will be submitted for approval in duplicate.

- a. Blueprints will be of professional quality and drawn to a scale of not less than ¼ inch to the foot. All square footage must be indicated.
- b. The following blueprints will be submitted for each element of new construction.
 - 1. Front elevation
 - 2. Rear elevation
 - 3. Side elevation
 - 4. Floor Plan of each Floor
 - 5. Foundation Plan
- c. Specifications of Major Building Materials
- d. A plot plan will be provided with identifies:
 - 1. House and Driveway Placement on Lot
 - 2. Location of Easements
 - 3. Location of Proposed Fences

Square Footage

All single-family residences at Enchanted Lake Estates will have minimum square footages which may vary by type of home and location of lot. This minimum square footage will be set by the Architectural Control Committee. The main living area of each residence structure built in Enchanted Lake Estates, exclusive of open porches, garages, or carports, shall conform to the following minimum requirements:

a.	Lots 1 thru 7	Block A	2500 square feet
b.	Lots 12 thru 15	Block A	2750 square feet
c.	Lots 1 and 17	Block B	2750 square feet
d.	Lots 2 thru 4	Block B	2500 square feet
e.	Lots 5 thru 8	Block B	2400 square feet
f.	Lots 9 thru 16	Block B	2500 square feet
g.	Lots 1 thru 3	Block C	2400 square feet
h.	Lots 4 thru 6	Block C	2500 square feet
i.	Lot 7	Block C	2750 square feet
j.	Lots 1 thru 12	Block E	2300 square feet
k.	Lots 12 thru 23	Block F	2300 square feet
l.	Lots 1 thru 11	Block F	2250 square feet
m.	Lots 1 thru 15	Block G	2250 square feet
n.	Lots 1 and 2	Block H	2300 square feet
o.	All other lots		2500 square feet

Lots 1 thru 7, Block A, will be 1½ or 2 stories only. The downstairs or first floor living area, excluding porches and garages, of any 1½ or 2 story residence shall contain not less than 1200 square feet.

Improvement of Existing Structure or Grounds

The Architectural Control Committee must have sufficient information with which to evaluate proposed improvements to existing structures in Enchanted Lake Estates prior to issuing approval for commencement of the improvements. No building, fence, wall, residence or other structure shall be commenced, erected, improved, or structurally altered without the prior approval of the Architectural Control Committee and must include necessary information for each type improvement.

General Requirements for All Improvements

The applicant shall submit to the Architectural Control Committee:

- a. Four (4) copies of a plot plan showing the location of the proposed improvements on the lot.
- b. Four (4) copies of front, rear and side elevations with floor plan structural cross-sections where applicable. Plans or specifications should indicate the type of material to be used.

Architectural Guidelines

The Architectural Control Committee has established the following guidelines for specific types of construction and improvements at Enchanted lake Estates.

Antennas

No antenna or other device for the transmission or reception of television or radio signals shall be erected, used or maintained outdoors on any Lot, which antenna or other device shall be visible from the street adjoining the front of the said Lot, unless approved by the Architectural Committee.

Awnings

Awnings, as a general rule, are not felt to enhance the aesthetic qualities of a community and are therefore discouraged by the Committee. Exceptional interest in awnings on the part of a majority of residents may be considered by the Architectural Control Committee, however.

Building Alterations, Additions, and Detached Structures

Any additions to an existing building, any exterior alteration, or change in any existing building, or any new detached structure must have the approval of the Architectural Control Committee before any work is undertaken. Examples of such projects include a deck, storage shed, fireplace, fence, etc.

Any addition, exterior alteration, or change to an existing building shall be compatible with the design character of the original building. Any new detached structure shall be compatible with the parent structure.

Driveways and Patio

Extensions, widening, or re-routing of existing driveways must have the approval of the Architectural Control Committee before any work is undertaken.

Fences, Walls and Screens

Any fence or screen must have the approval of the Architectural Control Committee before installation is undertaken. All fences shall be of wood and/or masonry construction and shall not exceed a height of six feet, nor extend nearer to the street than the front wall of the principal building. All fences lying along the outside perimeter of the Association, to wit those with lots which abut and are contiguous to the right of way for Shorewood Drive and/or Bowman Springs Road shall have fences made of wood and shall be constructed at a height of eight feet. Homes adjoining the six foot masonry entry ways shall have a four foot transitional area in which the fence height rises from six feet at the masonry to the prescribed eight foot height.

No fence or screen will be approved if this installation will obstruct lines for vehicular traffic. Undue obstruction of view of amenities from adjoining property will be taken into consideration by the Committee when reviewing fences for approval.

Fences may be privately installed, but must be constructed to professional levels of quality. Non-professionally installed fences will be inspected by a representative of the Architectural Control Committee after completion to insure that the final product is of professional quality and final approval is withheld until successful completion of this final review.

Materials and Finish

- a. Wood fencing or screening will be approved if the design is in conformity with the architectural design of the community.
- b. All fencing and screening of solid type shall be constructed so that the framing to which the slats are nailed shall be on the inside of the fence where the fence faces the road. Other sections of the fence may have the framing outward.
- c. Walls above grade shall be constructed of natural stone, masonry or attractive timber.

Materials and Colors

Only material similar to that existing on the parent structure or material compatible with the architectural design character of the community will be approved. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community or if the color is similar to colors originally employed by the community.

Miscellaneous

Exterior lighting shall not be directed in such a manner as to create an annoyance to adjacent property.

Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

Garage doors should be kept closed except during times of actual use of the garage. Garages opening on side streets must have automatic garage door openers.

All garages shall open either to the side or rear of the lot or at an approved angle so as not to face directly to the front of the lot.

Carports or garages may be located on the front of a house provided they do not open to the front of the lot.

Outside clothesline or facilities for drying or airing clothes shall not be erected, placed or maintained on any lot within Enchanted Lake Estates unless they are erected, placed and maintained exclusively within an area not visible from neighboring property.

Play Equipment

Children's play equipment, such as sandboxes, temporary swimming pools having a depth of less than 24 inches, playhouses, and tents shall not require approval of the Committee provided that such equipment is not more than six (6) feet high, in good repair (including painting), and every reasonable effort has been made to screen or shield such equipment from view. Equipment higher than six (6) feet shall require approval as to design, location, color, material, and use.

Retaining Walls

Any retaining wall must be approved by the Architectural Control Committee before installation is initiated.

Swimming Pools

Permanent type back yard swimming pools must have the approval of the Architectural Control Committee before any work is undertaken. Permanent back yard swimming pools will be approved by the Committee only after careful consideration of the potential effect of such a pool on the neighboring property.

Temporary swimming pools above grade having a depth less than 24 inches require no such approval, but must have an approved fence surrounding the pool.

An application for the construction of a permanent type back yard swimming pool will not be considered unless the application is accompanied by an application for an acceptable fence design or have an approved existing fence.

Appeal of Architectural Control Committee Findings

Any property owner who believes that the Architectural Control Committee has unfairly judged his request for either new construction or an improvement to an existing structure may appeal that finding in writing to the Enchanted Lake Estates Homeowners Association Board of Directors. The Board of Directors may, upon two-thirds vote of the Directors, overturn the findings of the Architectural Control Committee if the Board of Directors believes that the original finding was unfair.