



Lakecrest Forest
Lakecrest Village



LAKECREST FOREST

LANDSCAPE SPECIFICATIONS AND BUILDER GUIDELINES

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LAKECREST FOREST

LANDSCAPE SPECIFICATIONS AND BUILDER GUIDELINES (50' LOTS)

1. **Front & Side Yard**: Fully sod front and side yards (on corner Lots) with St. Augustine. In the event there is any natural vegetation preserved in the front or side portion of the Lot, only areas that have been cleared shall be required to be sodded. Sidewalks must be constructed along the entire front and side width of the Lots (including wheelchair ramps). The Developer will install all wheelchair ramps that are required by the approved paving plans for the construction of the streets in the each respective section. The builder shall be responsible for connecting sidewalks between the lots, to community walking paths (if any) and across gaps caused by easements or access ways (if any). The minimum tree requirement for Lots are as follows:

- (i) 50' Lots (corner lot) – Two trees, one of which must be hardwood, with a minimum caliper of 3 inches each. Minimum tree height is 8 feet.
- (ii) 50' Lots (interior non-corner lot) – One oak tree (or other approved hardwood tree), with a minimum caliper of 3 inches each. Minimum tree height is 8 feet.

2. **Rear Yard**: The builder is responsible for stabilization of soils and compaction so as to prevent erosion onto neighboring properties.

3. **Plant selection** to include:

(i) 50' Lots – Corner Lots have increased requirement in order to meet the requirements of #4 below.

- a. 10 one gallon species;
- b. 5 five gallon species; and

4. **Bed preparation**, edging, and mulching to meet standards of first class practice for the industry. Drainage Patterns of lots may not be altered. * Corner Lots: The builder must plant plants along the front 25% of the visible side of the house in quantities and sizes consistent with the requirements for the front of the residence on corner lots unless the rear / side fence extends to the front of the House.

5. All **houses** must be constructed of at least **75% (on the entire front exterior wall area) brick, brick veneer, stone veneer, concrete or other masonry material and 51% brick, brick veneer, stone veneer, concrete or other masonry material on the exterior wall area of all other sides (excluding the rear wall, exclusive of doors and windows in each case) of the residence. All siding** must be cement based board. **No hard board, vinyl or metal siding** allowed. The siding cannot be more than 1 board in width.

6. **All improvements** must conform to the rules set forth by the ACC and the deed restrictions.
7. **Normal Fences** to be constructed by the Builder shall be 6' in height, of cedar construction or better and shall be constructed so that the structural supports are not visible from any public streets, detention ponds, pipelines, ditches, public areas including HOA common areas. All picket widths for cedar fences shall be consistent throughout the Subdivision. All fences shall fully enclose the rear yard and be extended at least to the rear of the residence to enclose the yard.
8. **Special Fencing** – Builder shall not remove, modify or damage fences constructed by the Declarant or the HOA.
9. **Roofing** - shall be minimum 20 year composition shingles for 50' lots. Color shall be shadow black or equivalent. In subdivisions with two or more builders, the builder must coordinate the brand and color of black shingle to be used with each other and the ACC for uniformity throughout. Unless otherwise approved by the Architectural Review Committee, the roof pitch of each residence shall have a minimum of six (6) feet of vertical rise for each twelve (12) feet of horizontal length, in the case of a residence constructed on a 50 foot Lot. Notwithstanding the foregoing, the ARC shall have the authority to approve roof pitches different from that contained in the preceding sentence for structures it deems to be ancillary to the main dwelling, including but not limited to, eaves, overhangs for patios and similar structures.
10. **Drainage** must conform to the drainage plan approved by the local government having jurisdiction, H.O.A. criteria and ACC guidelines. The Builder shall not be permitted to access the lots through storm water detention facilities. The Builder shall not fill any area (easement or otherwise) designated as a 100-year overflow swale for the public streets. Builder shall use reasonable efforts to keep construction debris out of detention facilities and storm inlets during the process of home construction. This effort shall include but not be limited to collection of garbage which results from the respective builders building activities on adjacent properties on reasonable intervals.
11. **Driveways** are encouraged to be placed so that no two driveways on adjacent lots are placed next to each other.
12. **Plan Repetition:** When building houses with the same plan and elevation, the builder must skip 2 full lots on both sides of the street. When building the same floor plan with a different elevation, the builder must skip 1 lot on both sides of the street.
13. All **decks, pools, hot tubs or any other improvements** which are not shown on the plans **must be approved** by the ACC prior to installation. All pool equipment must be screened from view from fronting or side streets. All plans must show areas which are proposed to be cleared as part of the construction of the improvement.

