



Lakecrest Forest  
Lakecrest Village



## LAKECREST VILLAGE

# LANDSCAPE SPECIFICATIONS AND BUILDER GUIDELINES

[www.LakecrestVillage.net](http://www.LakecrestVillage.net)

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**LAKECREST VILLAGE**  
**LANDSCAPE SPECIFICATIONS**  
**AND BUILDER GUIDELINES**  
**(45' 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 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) 45' Lots (corner lot) – two (2) 30 gallon hard wood live oak trees with a minimum caliper of 3 inches 2 feet above ground. Minimum tree height is 10 feet. No palms.
  - (ii) 45' Lots (interior non-corner lot) – one (1) 30 gallon hard wood live oak tree with a minimum caliper of 3 inches 2 feet above ground. Minimum tree height is 10 feet. No palms.
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) 45' Lots
    - a. (5) one gallon shrubs;
    - b. (8) 5 five gallon shrubs; 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.
5. All **houses** must be constructed of at least **51% (on the entire front exterior wall area) brick, brick veneer, stone veneer, concrete or other masonry material**. Hardi-plank shall not be considered to be masonry material. The remainder of the exterior walls shall 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 45' 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 five (5) feet of vertical rise for each twelve (12) feet of horizontal length, in the case of a residence constructed on a 45 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.