

## **Summary of Design Criteria for Asheton Park and Asheton Lakes**

Excerpted from Covenants, Conditions and Restrictions, Asheton Lakes. Recorded May 23, 2002, in Lee County Probate Office, Misc. Book 1267, Pages 683-719.

**Design Theme.** Construction design shall have a traditional style in keeping with its overall theme. Acceptable designs are not limited to but include the following: Williamsburg, Georgian, Federal, Southern Colonial and French Colonial.

**Accessory Structures.** No more than one (1) detached single-family residential dwelling shall be erected on a lot. No metal storage buildings are permitted.

**Exterior Materials.** Recommended materials shall be brick, stone, stucco, wood or other quality, natural materials. No simulated plastic, vinyl or other such manufactured brick or stone will be permitted, though cultured, hard stone may be used. No vinyl siding or smooth-face siding will be permitted. Exposed concrete block or poured concrete foundations and site retaining walls shall be covered with stone, brick, siding, or other materials to complement the principal materials of the structure.

**Roof Designs and Materials.** Primary residential roofing materials shall be cedar shakes, dimensional composition shingles, slate or concrete/clay tile in colors and textures which complement the balance of the colors and materials selected for the principal structure. Asphalt shingles must be dimensional in appearance. Minimum slope of main roof is to be 8:12. Metal may be used in limited amounts over dormers, awnings, etc.

**Roof Openings.** All roof openings, vent and fan locations and any other roof opening excluding chimneys must open from the rear of the principal structure. There shall be a minimum of roof penetrations; stacks and plumbing vents shall be placed on the rear slopes of roofs.

**Colors.** Principal colors for siding, stucco, trim, gutters, and downspouts shall be confined to lighter earth tones which are compatible with the natural environment. Stucco and synthetic stucco shall be painted or integrally colored. Sheet metal and PVC work, such as roof caps, flashing, plumbing vents, and chimney caps shall be painted to match the roof colors.

**Chimneys.** Chimneys shall be built in place or framed to receive prefabricated fireplaces and flues and shall not appear cantilevered from the unit. They shall be continuous to finish grade. Chimneys shall be constructed of brick, stone, or stucco, but may be constructed of siding if the chimney is not visible from the street. Prefabricated chimney flues shall be concealed by a metal surround at the top of the chimney.

**Garages and Carports.** Two-car or larger garages are required for each house, on each lot. Garages shall be located to the side or rear of the lot and shall open to the side or rear. Garages shall not open on the front elevation of the house.

**Windows and Doors.** No metal doors or low-quality metal windows, and no screen doors, shall be utilized on the front side of any structure. Metal clad windows will be permitted. Appropriate window treatments shall be utilized on all windows. No reflective glass, foil or other reflective material shall be used, with the exception of low-e glass. Low-e glass in windows is permitted.

**Pools, Tennis Courts and Recreational Equipment.** Swimming pools, tennis courts and all recreational equipment must be located in the rear of the lot, with minimal viewing by adjacent property owners.

**Utilities.** Compressors for central air conditioning units shall be sited at the rear of the structure and in a location which will not cause a nuisance to neighbors or to the use of active areas on site. Compressors shall be screened by landscape or architectural treatment. Window mounted air conditioning units are prohibited. Heating units and solar devices must not be visible from any adjacent lot or street. Utility meters must be located, to the extent practicable, so as not to be visible from any street.

**Fences, Walls and Screens.** Fencing in front yards is prohibited. Black or dark green, vinyl-coated chain-link fencing and wood privacy fences are acceptable. Regular, galvanized chain-link or wire fences are prohibited. Landscaping should be placed around the fence perimeter to limit the visibility of such vinyl-coated fencing. Fence drawings, layout, material samples and/or descriptions must be passed through the Design Review Committee, for approval.

**Lighting.** All exterior lighting shall be consistent with the character established and be limited to the minimum necessary for safety identification and decoration. Exterior lighting of buildings for security and/or decoration shall be limited to up-lighting or down-lighting, and the style and type of lighting shall be compatible with the building design and materials. Only white lamps shall be allowed except during the Christmas season.

**Landscaping and Planting.** Any lot which shall have been altered from its natural state, shall be landscaped according to plans. All shrubs, trees, grass and plantings of every kind shall be kept well maintained, property cultivated and free of trash and other unsightly material. Any landscaping, plant life, trees, or shrubbery which dies or becomes diseased must be promptly replaced with comparable plant life. Dead trees, must be removed from all home sites. All disturbed areas shall be landscaped with sod or mulch and plantings. No seeding of such areas will be permitted.

**Minimum Living Space.** Minimum living space for building requirements is at least 2,500 SF of heated and cooled, finished, area.

**Antennae and Satellite Dishes.** No radio or television antenna, satellite dish, or other similar device or aerial shall be attached to or installed on any portion of the Property unless the same is contained entirely within the interior of a building or other structure, or is otherwise not visible from any street or adjacent lot. No radiation or transmission shall be permitted to originate from any lot which may interfere with the reception of radio or television signals within the Property.

**Recreational Vehicles and Machinery and Equipment.** Commercial trucks, mobile homes, motor homes, trailers of any kind, campers, vans, motorcycles, motorized carts and all-terrain vehicles, lawn mowers, tractors, tools, construction machinery and equipment of any nature, golf carts, boats and any other type of watercraft, including boat trailers, and any other similar types of vehicles, machinery, or equipment shall not be stored or allowed to remain on any lot unless the same is placed, stored, and maintained within a wholly-enclosed structure, with roofing and doors, on such lot. Any common areas shall not be utilized for the parking or storage of any of the foregoing vehicles, recreational vehicles, machinery, or equipment.

**Outdoor Furniture, Recreational Facilities.** No furniture shall be placed, kept, installed, maintained, or located in or on the front or side yards or areas of a lot. Any furniture placed, kept, installed, maintained, or located at the rear of or behind a structure shall, to the greatest extent practicable, be located so that the same shall not be visible from any street.

**Mailboxes.** Only one (1) mailbox shall be allowed on any lot. All mailboxes shall be of a similar type, design, color, and location, to each lot and to existing standards.

**Driveways and Sidewalks.** All driveways and sidewalks on lots shall be constructed with permanent surfaces, such as concrete or stone/brick pavers. Driveways shall not be constructed of asphalt paving.

**Foundations:** The main-level finish floor elevation for any houses built in the above sections of Asheton Lakes subdivision, shall be no lower than 24" from the final finish grade around the perimeter of the house. Slabs on grade having a turn-down face of less than 24" will not be permitted. Crawl spaces or raised slab foundations are recommended for all homes. This provision does not apply to basement or garage slabs or to sides of a house not facing a public street.

The above is but a summary of design guidelines for Asheton Lakes and may not be inclusive of all provisions necessary for compliance with the Covenants.