

Lakeside-Dockside HOA Architectural Guidelines

(Update Effective August 1, 2020)

Lakeside-Dockside homeowners must follow Owen Brown's Architectural Guidelines (OB guidelines) when they change or repair the exterior of their homes.

In addition, they must follow the following additional guidelines that address specific or unique features of Lakeside Dockside townhomes.

If OB and HOA guidelines differ, the more restrictive guideline applies.

Architectural Style (OB guidelines p 13)

The architectural style of the homes in Lakeside-Dockside is single family contemporary. This was determined prior to construction and may not be changed.

These homes have:

- Vertical wood siding (may be vinyl siding when re-sided),
- Uncommon or off-set roof lines,
- No shutters or muntins on windows,
- Plain window frames,
- Trim around the windows in the same color as the siding, other trim, downspouts, and gutter.

Basketball Backboards (OB guidelines p 15)

Basketball backboards, including portables, are NOT permitted.

Decks (OB guidelines p 18)

Main level (2nd floor) decks should be either 6'D x 17'W or 10'Dx17'W. The larger size requires 4"x4" or 6"x6" vertical supports with concrete footers.

Upper Level (3rd floor) decks should be 4'D x 8'W

Basement/ 1st floor decks may be of a larger size if they are completely enclosed within a fence.

Decks are not permitted in the front yard.

Railings should be at least 36" high with 2"x2" vertical rails no more than 4" apart. The vertical railings can extend and anchor to the deck itself or stop no more than 4" from the deck itself.

Pressure treated wood decks must not be painted, but may be sealed with a clear coat finish or wood toned stain. Composite and vinyl deck materials will be considered in wood tones.

Stairs between the main level deck and the ground may be considered.

Doors (Entry, Screen, & Sliding) (OB guidelines p 19)

Door colors

- Doors must be the same color as the trim on the house except those front door colors approved on a case by case basis.
- Town homes with a red roof will be allowed to have a red door.
- The trim of “highlight” windows, above or to the side of front door, must be painted to match the color of front door. All door trims must match the front door color.
- Existing front wood projections, gutters, or other trim may NOT be repainted the accent door color or changed in any way.
- Repainting of exterior brick or wood projections must match original builder approved color, which may not be changed in anyway.
- Storm doors must match the front door color. White storm doors may be used only for white front doors. Black, “full-view” style, may be used on any front door.
- The following front door colors will be approved on a case-by-case basis, depending on prior approvals granted to adjacent units. This is to preserve the aesthetics and architectural integrity of the original design.

Off-White (Sherwin-Williams No. 7005) to match builder-approved front door color



Terracotta (Sherwin-Williams No. 2803) and **Sierra Redwood** (Sherwin-William No. 7598) to match red roof colors



Repose Gray (Sherwin-Williams No.7015) to match darker roof colors



Door Style

Acceptable door styles are illustrated on page 15 of Owen Brown Guidelines. Additional styles may be approved on a case by case basis.

Doors must be of a plain design, without decorative embellishment.

Drainage Pipes (OB guidelines p 21)

Drainage pipes must be buried or hidden from view. They must not be directed in such a way as to cause water or erosion problems for neighbors or common areas.

Fences (OB guidelines p 22)

Board-on-board is the only acceptable style of fences in Lakeside Dockside. Fences should be no more than 6' in height. Properties adjacent to the lake may have a back fence no more than 4' in height. Fences must NOT be painted. Clear sealants are allowed.



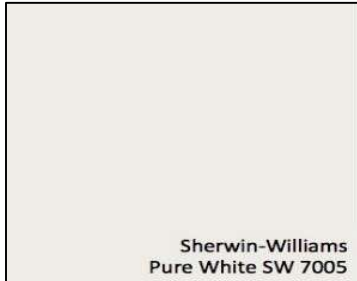
Board-on-board style

Painting (OB guidelines p 32)

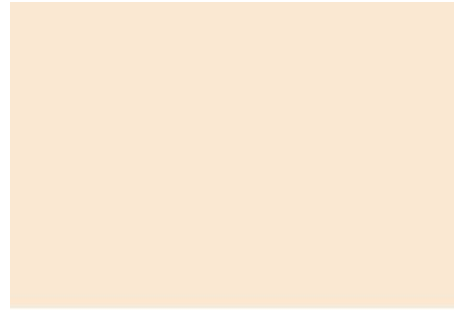
Semi-gloss paint may be used only on doors. For all other surfaces, a flat surface paint must be used. Color change is not permitted. No gloss finish is permitted.

Approved Siding Colors:

Off-White (Sherwin-Williams No. 7005)



Cream (Sunset Nude, Valspar 7002-91)



Sunset Nude

7002-91 | Valspar
Available at Lowe's

valspar

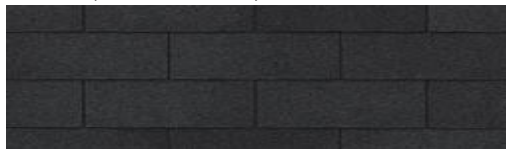


Roofing (OB guidelines p 37)

Roofs may be replaced with shingles of the same color in either 3-tab or architectural styles. This applies also to carports.

Approved Roof Colors:

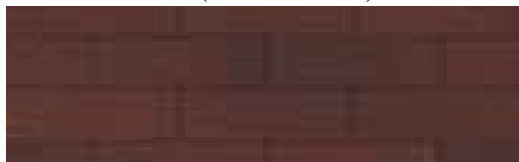
Black (CertainTeed)



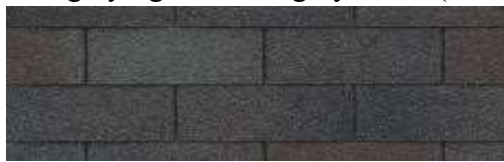
Royal Sovereign Charcoal (GAF)



Red Tile Blend (CertainTeed)



Slate grey: green, red, grey blend (CertainTeed)



Please use these colors as a guide and attach a sample/ picture with your application to ensure color match and compliance.

Sheds (OB guidelines p 38)

Sheds may not exceed 20% of the back yard. Their location or water runoff must not affect neighbors or common areas.

Screening (OB guidelines p 38)

Evergreen plants are preferred for screening and should be large and dense enough to provide immediate impact. The screening should be 2/3 the height of what is being screened or 4' whichever is greater. If a fence is proposed, a board-on-board fence is the only acceptable style of fence in Lakeside-Dockside.

Trash (OB guidelines p 41)

Reusable compost, recycle, and trash containers may be stored outside the house. They must be made of metal or sturdy plastic and have watertight, securely fitting lids. They must be stored in the rear of the house or in such a manner that they cannot be seen from adjacent and surrounding properties. It is possible to apply for screening in the front of the house that prevents the containers from being seen from adjacent and surrounding properties (see **Screening**).

Windows (OB guidelines p 44)

Replacement windows must be of the same style as existing windows for Lakeside Dockside community: 2/3 on top, 1/3 on bottom.

For all exterior projects that require digging, homeowners must contact Miss Utility MD prior to starting the project.