

Lakeside-Dockside HOA Architectural Guidelines

(Updated May 2017)

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.

Basketball Backboards (OB guidelines p 11)

Basketball backboards, including portables, are NOT permitted.

Decks (OB guidelines p 13)

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.

Decks must not be painted, but may be sealed with a clear coat finish or earth toned stain.

Stairs between any level are not permitted.

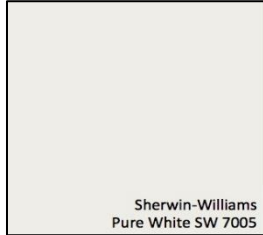
Doors (Entry, Screen, & Sliding) (OB guidelines p 15)

Door colors

- Doors must be the same color as the trim on the house.
- 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 16)

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 17)

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.



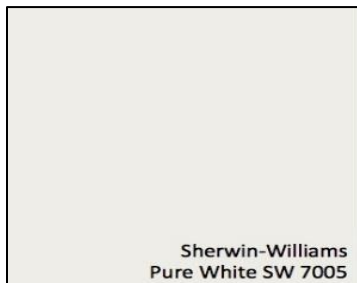
Board-on-board style

Painting (OB guidelines p 27)

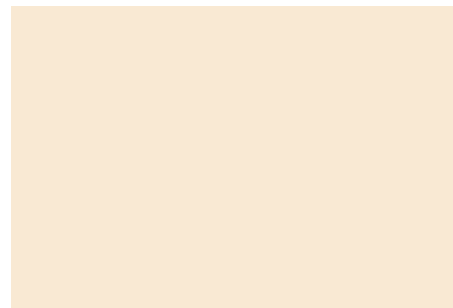
Semi-gloss paint may be used only on doors. For all other surfaces, a flat surface paint must be used. Color change is not permitted. No gloss finish is permitted.

Approved Siding Colors:

Off-White (Sherwin-Williams No. 7005)



Cream (Sunset Nude, Valspar 7002-91)



Sunset Nude
7002-91 Valspar
Available at Lowe's



Roofs

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:

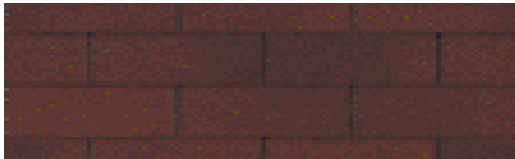
Black (CertainTeed)



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 32)

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

Windows (OB guidelines p 36)

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.