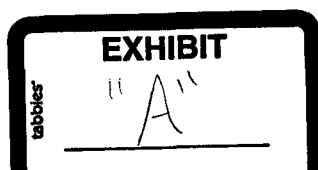


***LAKE FOREST OF KELLIWOOD  
HOMEOWNERS ASSOCIATION, INC.***

***ARCHITECTURAL GUIDELINES***



## FOREWORD

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This document is presented as a minimum set of Architectural guidelines and standards for the Lake Forest of Kelliwood Homeowners Association, Inc. (to include the Lakes of Buckingham). The intended use is to provide a framework to illustrate and define design objectives for a unified, a harmonious setting for the diverse lifestyles inherent in a community of this type.

These guidelines are supplemental to The Declaration of Covenants, Conditions and Restrictions for the Lake Forest of Kelliwood Homeowners Association, Inc., and are to be used in architectural review of homeowner plans. Non-compliance with these guidelines is grounds for disapproval of plans. These guidelines are also for use as standards for future compliance to maintain the integrity of the community. All plans must be submitted to the Architectural Control Committee (ACC) for the Lake Forest of Kelliwood Homeowners Association, Inc. (Lakes of Buckingham)

Location, size, style, color and types of signs, building, walls, fences, vegetation, ornaments, parking and other design elements are described in the following pages. Illustrative diagrams and descriptions are meant to insure an orderly and well-maintained sense of place and community.

These guidelines are created to enhance the investment in property and to provide an attractive environment for the people living within the Association's boundaries.

**In the event of a conflict between these Residential Guidelines and the Declaration of Covenants, Conditions and Restrictions, the Declaration shall take precedence.**

## REVIEW PROCESS

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### REVIEW PROCESS

Any exterior changes or modifications must be submitted to the ACC for review and written response.

Buildings or improvements such as swimming pools, driveways, drainage facilities, landscaping, fences, walks, fountains and statuary, outdoor lighting, or any exterior addition to or alteration of a Living Unit located on a Lot must be submitted to the ACC for review and written approval. The required submittal must include a site plan showing all uses and the location and dimension of buildings, swimming pools, entries, driveways, parking areas, pedestrian ways, and storage areas or other structures. In addition, a schematic plan must also be submitted to the ACC for its approval in writing. The schematic plan must specify, in such form as the ACC may reasonably require, structural, mechanical, electrical, and plumbing details and the nature, kind, shape, height, exterior color, scheme and materials of the proposed improvements or alterations. The ACC has the right, free of charge, to retain one (1) copy of the site plan and the schematic plan.

The ACC has the right to specify a limited number of acceptable exterior materials and/or finishes that may be used in the construction, alteration or repair of any improvement.

Should an Owner or occupant proceed to place any building or improvement on a Lot or proceed with any construction, alteration or exterior change on any improvements located on a Lot without first applying for the written approval of the ACC, the Owner or occupant will be in violation of the Declaration. The work must stop until the Owner or occupant has submitted a site plan and schematic plan, together with such other documents as the ACC deems appropriate, and approval has been obtained from the ACC for such improvement. .

***THE ACC HAS FULL AND COMPLETE AUTHORITY TO APPROVE ANY CONSTRUCTION OF ANY IMPROVEMENT ON ANY LOT AND ITS JUDGMENT SHALL BE FINAL AND CONCLUSIVE.***

Where not otherwise specified in the Declaration, the ACC has the right to specify requirements for each Lot to include:

- 1) minimum setbacks;
- 2) driveway access to adjacent streets;
- 3) the location, height and extent of fences, walls or other screening devices (no fence may exceed a height of eight feet (8'))

## REVIEW PROCESS

- 4) the orientation of structures with respect to streets and structures on adjacent properties;
- 5) roofing materials;
- 6) surface materials of driveways and front walks.

The ACC has full power and authority to reject any plans and specifications that do not comply with the Declaration or that might be incompatible, in its judgment, with the overall character and aesthetics of the Property.

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## SITE LAYOUT

The intent of the site layout development guidelines and standards is to illustrate criteria for various building setbacks and other requirements. The illustrations are for the use of the builder and homeowners to gain the approval of the Architectural Control Committee (ACC).

### BUILDING SETBACKS

#### LAKE FOREST OF KELLIWOOD

Buildings on any lot are not permitted to be nearer than fifteen feet (15') to an interior side line of the Lot.

No part of the main residential structure, exclusive of one (1) story garages, can be located nearer than twenty feet (20') from the rear line of the Lot.

Brick wing walls, provided they are attached to the residence and parallel to the front Lot line, can be extended to the side Lot line.

No garage entrance may face the street on which the residence fronts unless the garage is located at least forty feet (40') or more from the front property line of the Lot.

Corner lot building setback lines are fifteen feet (15') from the side street property line.

Encroachment with residential structure and garages is prohibited in utility easements.

Enclosed parking for a minimum of two (2) cars, vans or pickup trucks or a maximum of four (4) cars, vans or pickup trucks is required for every Lot. Additional vehicles, in good repair and attractive condition, must be parked on an improved driveway which has been approved by the ACC.

No boat, trailer, recreational vehicle, camping bus, truck, or self-propelled or towable equipment or machinery of any sort shall be permitted to park on any Lot except in an enclosed structure. The only exception is that during the construction of improvements on a Lot, necessary construction vehicles may be parked thereon for and during the time of necessity therefore.

## SITE LAYOUT

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### BUILDING SETBACKS

#### LAKES OF BUCKINGHAM

Buildings on any lot are not permitted to be nearer than three feet (3') to an interior side line of the Lot.

No part of the main residential structure can be located nearer than ten feet (10') from the rear line of the Lot.

Brick wing walls, provided they are attached to the residence and parallel to the front Lot line, can be extended to the side Lot line.

Corner lot building setback lines are fifteen feet (15') from the side street property line.

Encroachment with residential structure and garages is prohibited in utility easements.

Enclosed parking for a minimum of two (2) cars, vans or pickup trucks or a maximum of four (4) cars, vans or pickup trucks is required for every Lot. Additional vehicles, in good repair and attractive condition, must be parked on an improved driveway which has been approved by the ACC. Street parking by residents is not permitted.

No boat, trailer, recreational vehicle, camping bus, truck, or self-propelled or towable equipment or machinery of any sort shall be permitted to park on any Lot except in an enclosed structure. The only exception is that during the construction of improvements on a Lot, necessary construction vehicles may be parked thereon for and during the time of necessity therefore.

#### LAKE LOTS

Lots backing onto lakes are to be fenced with wrought iron of a standard design. This fencing is required to promote a feeling of spaciousness for the lots and the open space.

The back yards of these lots must be treated in the same way as the fronts of the lots. The back yards will be in full view of residents and guests.

Dog kennels, storage yards, wood piles, etc. are not to be visible from public view.

## SITE LAYOUT

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### INTERSECTION SETBACK

Public street intersections require a non-obstructed visibility setback as illustrated. Adjacent property owners are prohibited from placing trees, shrubs, or other obstructions within this area.

## **DRIVEWAY INSTALLATION**

Driveways shall be connected to private street paving. Steel reinforced concrete is required for driveways.

Steel reinforcing shall be a minimum of #6 – 6" x 6" woven wire mesh or #3 steel reinforcing bar twenty-four inches (24") on center, each way.

Designs patterns and colors must be submitted to and approved by the ACC.

## **DRIVEWAYS**

Under no circumstance may an entire front yard be paved as a driveway. A minimum of twenty-five percent (25%) of a front yard is to be planted in shrubs, ground cover, trees, or turf when a turnaround drive is used.

Paving material may not abut building foundation except as entry walks or approaches to garages.

## **POOLS AND SPAS**

Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated, installed above ground spas or hot tubs are acceptable. Above ground spas or hot tubs visible from public view or other lots must be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, filters, etc.

Privacy screens for pools or spas on lake lots must be set back a minimum of twenty feet (20') from rear property lines and must not exceed thirty feet (30') in width parallel to rear property lines. The maximum privacy screen height is not to exceed six feet, zero inches (6'0") above existing grade. Screening material must be with masonry wall (compatible with residence), wood fence with finished side out, or other screening material approved by the ACC.



## SITE LAYOUT

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Swimming pool appurtenances such as rock waterfalls, and sliding boards must not be over six feet (6') in height.

Pool walls shall not encroach on utility easements. If pool plumbing is required in utility easements, contact utility coordinating committee before digging. Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility districts.

Swimming pools on lake lots should be designed with caution.

### FENCES

Fencing of lake lots is defined further in the Architectural Guidelines. If a fence is used, it must be of the same design illustrated and not exceed forty-eight inches (48") in height from natural ground.

### FENCES ON SLOPES

The preferred approach to fence/grade transition is to run the fence at a slope consistent with the angel of the grade. Pickets are to remain vertical, tope rail and bottom rail are to be the same angle as the slope.

An acceptable approach to transition grade changes with fencing is to stair step (stagger) the fence down the slope. Changes in elevation are to occur at normal post spacing (approximately 8'0"). The top rail and picket heights are to be level with the horizon.

### FENCES • GENERAL CONSTRUCTION

All wood fences are to be constructed with #2 cedar 1 x 6 pickets, #2 treated southern yellow pine posts and rails. Fence pickets are to be attached with eight (8) penny aluminum ring shank nails, on a string line guide.

The ACC must approve brick, stone, and stucco fences.

Quality material, (no used fencing), is to be used in fence construction. Attach pickets to rails with aluminum ring shank nails or hot dip galvanized nails.

Top of fences are to be level to the horizon.

Fences are to be kept in good repair.

No dog-ear pickets are permitted.

## SITE LAYOUT



### WROUGHT IRON FENCE

Wrought iron fences are to be installed as to the design standards illustrated. Panels bolted instead of welded to posts are required, for ease of maintenance. Iron should be primed and painted semi-gloss black.

Set iron posts in concrete footing.

## ARCHITECTURE

It is the intent of this section to establish basic criteria for the construction of a residential dwelling or changes or alterations to existing residential structures. Emphasis is on quality in material design and construction in order to insure and maintain the architectural integrity of residences within the community. The house footprint and the roof form should work together to provide variety and interest when viewed from the street, and open spaces.

It is the intention that all building construction is of the highest quality. As a minimum, builders are required to comply with the Southern Building Code, and all requirements of Harris County, Texas.

### SQUARE FOOTAGE

The minimum square footage for a Living Unit Lake Forest of Kelliwood is 3,800 square feet of living area. Any one story Living Unit must contain a minimum of 3,500 square feet. No Living Unit may exceed two and one-half (2 ½) stories in height.

The minimum square footage for a Living Unit in the Lakes of Buckingham is 2,800 square feet of living area. Any one story Living Unit must contain 2,500 square feet of living area.

All computations of living area shall be exclusive of attics, basements, open or screened porches, open terraces, stoops, patios, driveways and garages or detracted servants quarters. Measurements shall be to the face of the outside walls of the living area.

The ACC has the authority, but not the requirement, to grant a written variance to the height and square footage requirements noted above.

### EXTERIOR MATERIALS

No material change should ever occur on an outside corner. The technique of "shirt fronting" of masonry veneer will not be permitted. Material changes are most successful when made as part of a larger offset; for example, a masonry pier or recessed window.

Gable ends of a uniform material tend to be more architectural than those which change at the eave line.

High contract trim or material variations should be avoided to favor those which are chosen to blend all elements into a single idea.

## ARCHITECTURE

The number of primary materials on the exterior a (excluding the roof) should be limited to a maximum of three (3).

## EXTERIOR BUILDING MATERIALS

### BRICK

Brick used on residences shall be domestic, hard fired clay, even in color and texture. Used brick is discouraged, and may be used only with written consent of the ACC.

Mortar joints shall be tooled and slump joints are not acceptable. Colored mortar may be used if complementary to the brick color.

### STONE

The ACC must approve the use of natural or cultured stone. Because of the many types and placement of natural stone, the ACC may require that a test panel be built to demonstrate the appearance for consideration by the ACC. Cultured stone may be approved with submittal of colored illustrations.

### STUCCO

Stucco may be used as an exterior wall finish only with the approval of the ACC. When stucco is allowed, the detailing should be consistent with the style of Architecture. Trim and moldings shall be plumb and level, free of dents and deformities.

Waterproofing to prevent infiltration of moisture is essential to stucco construction. Qualified and experienced contractors working under strict supervision are required to construct stucco exterior walls following all manufacturers specifications and recommendations.

### WOOD/SYNTHETIC WOOD SIDING

Siding of 1/2" "Masonite," "Hardiplank," "Hardipanel," and other equivalent products and smooth surface lumber planks are permitted on a case per case basis. Siding shall be permitted only with special consideration of the ACC. The spacing of boards MUST BE APPROVED by the ACC.

Metal and vinyl siding is not permitted.

## ARCHITECTURE

### WINDOWS

Wood windows are acceptable. Wood windows shall be primed and painted or stained in colors complementary to the masonry. Metal windows are also acceptable in white or dark anodized colors.

No unfinished metal on windows, screens, or sliding glass doors is allowed.

Stained glass must be approved by the ACC. Leaded and beveled glass is encouraged.

No reflective or glazing glass will be allowed on any front or side facade, or any façade, which is visible from a public street, lake, or common area.

The use of wrought iron ornamentation or burglar bars on the exterior of any window or other fenestration is prohibited without the prior approval of the ACC.

### ROOF GEOMETRY

Roof plan may be designed with hips and gables as an outgrowth of the plan form but are often most successful when using one or the other or using the change as accent only. Changes in roof geometry are best when accompanied by offsets in the plan.

Roof pitches should be a minimum of 5 in 12 for two-story residences and a minimum of 6 in 12 for single-story residences.

Mansard, gambrel, shed, flat (built up) roofing geometry is not permitted.

### ROOF MATERIALS

Roof materials may be clay or concrete tile, slate, or composition shingles (240# or heavier).

Standing seam metal (factory finished steel), terne metal or copper and metal shingles required special consent of the ACC.

## ARCHITECTURE

### ROOF TOP APPURTENANCES/SATELLITE DISHES

Subject to Federal Communications Commission regulations requiring that antennae for the reception of commercial television and radio signals be permitted to be placed so that high quality reception can be received, no antennae may be visible from outside of a dwelling unit. All antennae must be concealed within a roof attic or otherwise completely concealed.

## ARCHITECTURE

Subject to Federal Communications Commission regulations requiring that antennae for the reception of commercial television and radio signals be permitted to be placed so that high quality reception can be received, no satellite dish antennae are permitted unless concealed in an attic or otherwise completely concealed from view, except for dishes measuring one (1) meter in diameter or less.

Screening of dish antenna must be done with mature shrubs, opaque wood or masonry screens or other comparable building materials.

No rooftop or window HVAC equipment is permitted.

Vent stacks and other necessary roof protrusions should be located to be away from public view. Locate where possible on the back side of the roof. All vent stacks and flashing is to be painted to match color of shingles. Shingles are to be overlapped at valleys so that no valley flashing is exposed.

No projections of any type are permitted to be placed or remain on the roof of any residential building with the exception of one (1) or more chimneys and one (1) or more vent stacks without the prior written consent of the ACC.

### SKYLIGHTS AND SOLAR COLLECTORS

The location and design of all skylights and solar collectors must be approved by the ACC. Solar collector panels and skylights shall not be allowed on the front slope of any roof, or in any public view.

All exposed metal roof accessories – stack vents, roof flashings, attic ventilators, metal skylight curbs, solar collector frames, etc. shall match roofing material color as closely as possible. In cases where metal roofing is employed, roof accessories may be made of the same metal as the roofing, or painted to match its color. All stack vents. And attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane.

### DRIVEWAYS

The Owner of each Lot must construct and maintain a driveway not less than ten feet (10') in width from his garage to the abutting private street, including the portion in the street easement. The Owner of each Lot will repair, at his expense, any damage to the street occasioned by connecting his driveway.

## ARCHITECTURE

### APPROVAL OF PLANS

Buildings or improvements such as swimming pools, driveways, drainage facilities, landscaping, fences, walks, fountains and statuary, outdoor lighting, or any exterior addition to or alteration of a Living Unit located on a Lot must be submitted to the ACC for review and written approval. The required submittal must include a site plan showing all uses and the location and dimension of buildings, swimming pools, entries, driveways, parking areas, pedestrian ways, and storage areas or other structures. In addition, a schematic plan must also be submitted to the ACC for its approval in writing. The schematic plan must specify, in such form as the ACC may reasonably require, structural, mechanical, electrical, and plumbing details and the nature, kind, shape, height, exterior color, scheme and materials of the proposed improvements or alterations. The ACC has the right, free of charge, to retain one (1) copy of the site plan and the schematic plan.

The ACC has the right to specify a limited number of acceptable exterior materials and/or finishes that may be used in the construction, alteration or repair of any improvement.

Should an Owner or occupant proceed to place any building or improvement on a Lot or proceed with any construction, alteration or exterior change on any improvements located on a Lot without first applying for the written approval of the ACC, the Owner or occupant will be in violation of the Declaration. The work must stop until the Owner or occupant has submitted a site plan and schematic plan, together with such other documents as the ACC deems appropriate, and approval has been obtained from the ACC for such improvement...

***THE ACC HAS FULL AND COMPLETE AUTHORITY TO APPROVE ANY CONSTRUCTION OF ANY IMPROVEMENT ON ANY LOT AND ITS JUDGMENT SHALL BE FINAL AND CONCLUSIVE.***

Where not otherwise specified in the Declaration, the ACC has the right to specify requirements for each Lot to include:

- 7) minimum setbacks;
- 8) driveway access to adjacent streets;
- 9) the location, height and extent of fences, walls or other screening devices (no fence may exceed a height of eight feet (8'))
- 10) the orientation of structures with respect to streets and structures on adjacent properties;
- 11) roofing materials;
- 12) surface materials of driveways and front walks.

## ARCHITECTURE



The ACC has full power and authority to reject any plans and specifications that do not comply with the Declaration or that might be incompatible, in its judgment, with the overall character and aesthetics of the Property.

Any remodeling, renovation or redecoration of any exterior wall of any Living Unit or other building on a Lot which in any manner changes the visual appearance of such exterior wall must have ACC approval prior to work commencement. This would include but is not limited to changing the color, appearance, texture or reflective character of any exterior surface. The addition or alteration of shutters, awnings or other window coverings or the addition of wall applications would also require ACC approval.

### **OUTBUILDINGS**

Any structure on a lot other than the residence, detached garages, gazebos, and children's play equipment shall be considered an outbuilding. Outbuildings shall not exceed 10' x 10' (100 square feet) and shall be no more than eight feet (8') high, or located closer than three (3') from side property lines and on the side of the lot farthest from public view of streets, green belts and common open space or in a location that is the least obtrusive.

Tree houses are not permitted on any Lot without the prior written approval of the ACC.

Metal storage outbuildings are strictly prohibited.

Any other type of permitted outbuilding must be in keeping with the overall character and aesthetics of the Living Unit located on the Lot. Building materials, paint color and roof shingles shall be compatible and blend with the residence.

The ACC has the final decision regarding a violation of the outbuilding requirements.

### **OUTDOOR KITCHENS**

Outdoor kitchens will be considered by the ACC on a case per case basis.

Building materials, paint color and roof shingles shall be compatible and blend with the residence.

## ARCHITECTURE

### GAZEBOS/SHADE STRUCTURES

Freestanding structures for shade and ornamentation may be placed in rear and side yards behind fences. Gazebos may be octagonal, hexagonal, round, or square with conical or hip type roofs less than twelve feet (12') high, measured from the ground plane.

Associated decks or paved slabs shall not be more than two feet (2') above the ground plane.

Arbor or trellis type shade structures are also permitted but shall not exceed ten feet (10') in height. The roof of these structures may not be used as an elevated deck for outdoor seating.

Gazebos/shade structures are not permitted closer than six feet (6') from any property line and shall not encroach on any utility easement.

### PATIO COVERS/PATIO ENCLOSURES

Patio covers may be attached to a residence at a height of not less than seven feet (7') and no more than twelve feet (12') from the ground plane. Patio covers attached to garages and breezeways shall not be less than seven feet (7') high and not more than nine feet (9') high. Patio covers must conform to building setback lines and shall not encroach on utility easements.

The use of compatible construction materials and choice of colors should make the patio cover blend with the residence and not have an "added on" appearance.

Roofs shall have a minimum pitch of 3:12 = patio covers and enclosures shall not have decks for outdoor seating above three feet (3') high.

Exterior walls for patio enclosures may be constructed of wood, brick, or siding compatible with the residence.

Aluminum and vinyl siding is not permitted. Corrugated plastic, corrugated metal, or aluminum roofing is not permitted.

## ARCHITECTURE

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### DECKS

Decks shall not be more than three feet (3') above the ground plane. All plans for decks shall be submitted to the ACC. Structural elements of the sub deck shall not be exposed to public view.

### PORTE-COCHERES

Porte-cocheres are permitted provided that the porte-cochere treatment is an integral part of the architectural design of the proposed improvements and is constructed in a fashion and of materials determined by the ACC to be consistent with the overall character and aesthetics of the Living Unit.

Carports are not permitted.

### PLAY STRUCTURES

No more than two (2) play structures, including swing sets, play sets, climbing structures, slides, play forts and play houses shall be placed in the backyard of a residential Lot.

Maximum dimensions are ten feet (10') in width and fifteen feet (15') in length, and not more than eight feet (8') in height.

No play structure shall be closer than six feet (6') to any property line and shall not encroach on any utility easement.

Play structures on lots adjoining lakes and common open space shall be screened from view.

Cloth type tarpaulins, nylon, or similar material for shade and/or decoration must be approved by the ACC, if deemed that adequate screening is inappropriate. Flags, streamers, banners, or wind socks are not permitted.

Basketball goals must be located behind the front plane of the house. Only freestanding goals are permitted and should be stored out of view when not in use. Mounting on garage, house, or fence is prohibited.

## ARCHITECTURE

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### FLAGS

No flagpoles are to be located on residential lots visible from plain view or other lots.

Flags may be displayed celebrating events with flagstaffs attached to residences. No more than two (2) flags are to be exhibited on any residence at any one time.

Advertising flags are strictly prohibited.

### SIGNAGE/YARD ART

Signs, advertisements, billboards or advertising structures of any kind are prohibited on any Lot or Living Unit. Signs advertising a Lot or Living Unit for sale or rent may not be displayed on any Lot or Living Unit.

### LIGHTING

The owner and/or builder are to install and maintain lighting on individual lots in a manner to not cause distraction, nuisance or to be unsightly. All lighting must be in compliance with the most current Harris County lighting ordinance.

Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing night time security. Care is to be taken in placing fixtures, selection of fixtures and types of light sources.

Sodium vapor lights, except for subdivision street lights, are prohibited.

Mercury vapor security lights, when the fixture is visible from public view or from other lots, is prohibited. Mercury vapor lights, when used for special landscape lighting affect (hung in trees as up and down lighting) are permitted.

Colored lenses on low voltage lights, colored light bulbs, fluorescent and neon lighting are not permitted.

Incandescent, low voltage incandescent, metal halide, quartz, and natural gas lights are permissible.

Spotlights are to be concealed from direct view and directed to avoid light spill onto adjacent property.

## ARCHITECTURE

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Exterior illumination of street address numbers, and architectural features such as columns, entries, chimneys, and landscape features are encouraged.

All exterior lighting fixtures visible from a public street, lake or common area must have the approval of the ACC and be in compliance with Harris County rules and regulations. Lights should be decorative in nature and should complement the architectural features of the residence. Free standing decorative fixtures are acceptable, but must be approved by the ACC.

Lights should be directed to illuminate house number graphics. Ground lighting or decorative light fixtures are acceptable. Decorative fixtures must be of high quality materials and workmanship and be in scale and style with the residence.

## EXTERIOR COLOR SCHEMES

All exterior colors must be submitted to and approved by the ACC. The palette of exterior colors for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials, which are used in their natural state such as brick, stone, copper, etc. The use of pastel colors or primary colors is strongly discouraged and may be used only by special approval of the ACC. Paints or stains should be limited to three (3) complementary colors per residence.

## SCREENING

### Mechanical Equipment

All air conditioning compressors, power and meter boxes, and pool equipment shall be completely screened from streets, common areas, lakes, or amenities. Screening may consist of architectural or planting elements as approved by the ACC. In absence of complete yard fencing, meters, air conditioners, etc. must be screened from view.

No chain link fence is permitted.

Shrubs or vines should be placed in front of screens.

Hedges may be used for screens if plants are mature enough and spaced close enough to provide adequate screening. Screening with plants is to be accomplished with initial installation, not assumed growth at maturity. Staggered spacing of shrubs for hedges makes a good screen.

## ARCHITECTURE

Privacy walls must match dwelling unit materials and shall be no more than eight feet in height. All privacy walls must have ACC approval.

### HOUSE NUMBERS AND MAIL BOXES

House numbers and mail boxes must be harmonious with the overall character and aesthetics of the Living Unit and the overall community. The ACC has the final decisions as to what is considered harmonious.

#### **WINDOW COOLERS**

Window or wall type air conditioners or water coolers are strictly prohibited.

## LANDSCAPE

The intent of this section of the guidelines is to produce a harmonious landscape setting for Lake Forest of Kelliwood (Lakes of Buckingham). The landscape should not compete with the residential architecture for attention, but should provide the setting. The emphasis is on those areas of the lot visible from public areas of the community. Everything possible should be done to preserve, enhance and create the overall community environment.

### GENERAL RESPONSIBILITIES

The owner is responsible for maintaining the landscaping of all areas on his property (lot) and the portion of the street right of way between the property line and the street curb is also to be landscaped and maintained by the owner. Irrigation systems are not required, but are encouraged. The owner of the property is to adhere to these guidelines upon and after initial installation.

### PLANTING BED EDGES

Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. Edging that will be conducive to easy maintenance with weed eater or gasoline or electric powered edger's should be considered.

Railroad ties, landscape timbers, scalloped concrete borders, etc. are not in character with the desired landscape effect and are strongly discouraged. Edging should not compete with the visual quality of planting beds, but should enhance appearance.

### ***ALL EXTERIOR CHANGES MUST BE SUBMITTED TO THE ACC FOR REVIEW AND APPROVAL.***

### TREE PRESERVATION

No tree measuring three inches (3") in diameter at a point two feet (24") above ground, and no flowering trees or small evergreen trees or shrubs may be cut, removed or molested without the prior written approval of the ACC.

### TREE PLANTING

All trees with a trunk caliper of 1 3/4" or more are to be planted by the method illustrated. A third stake is optional. Tree stakes are to be removed approximately six (6) months after planting.

## LANDSCAPE

Dig tree pits a minimum of twelve inches (12") or larger on all sides and back fill with a prepared soil mixture of 1/3 topsoil, 1/3 organic matter and 1/3 sharp sand.

Dead or severely stressed trees are to be removed immediately.

Detail illustrated is for balled and burlapped trees. Same detail applies for container grown trees.

## **PLANTING DETAILS**

### **MACHINE DUG TREE PLANTING**

Machine dug trees are to be planted as indicated. Guy wires are optional but are encouraged for the first six months after installation. Keep trees mulched to a minimum depth of two inches (2") and well watered for the first year after installation. Remove dead or severely damaged limbs.

### **CONTAINER GROWN AND B&B TREE PLANTING**

Conforming to the directions for the size of the tree pit illustrated here is very important to the vigorous growth of trees. Consult local nurseries for soil amendments.

### **SHRUB POCKET PLANTING**

Shrubs to be planted as specimens or in planting beds where spacing is more than forty inches (40") on center, also require that the installation procedures illustrated to be followed.

## **ANNUAL & PERENNIAL FLOWERS**

The planting of seasonal color is highly encouraged for personal enjoyment and enhancing property.

Colorful and fragrant flowering plants are attractive to humming birds and butterflies. The owner is encouraged to experiment with a varied palette of plants. Massing of flowing plants can be more spectacular, than scattering color though out planting beds. Color can best be utilized at the main entrance of the residence to call attention to architectural features.



## LANDSCAPE



### IRRIGATION

Installation of an irrigation system by Owners is encouraged but not mandatory.

Sprinkler heads should be located to effectively water areas intended with minimum overthrow onto pavement, walks, etc. and to effect 100% overlap insuring effective and even coverage.

***ALL IRRIGATION PLANS MUST BE SUBMITTED TO THE ACC FOR REVIEW AND APPROVAL.***