

TOWNS AT LAKESIDE ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES – April 17, 2025

On August 26, 2013, the Board of Directors adopted the following information as the approved architectural criteria for the community.

Pursuant to Article VI of the Declaration, in order to ensure the construction or re-construction of improvements that comply with the uniform community standards, any owner wishing to construct or reconstruct improvements on their property shall first obtain the written approval of the ACC before construction begins. All improvements must be of identical or reasonably similar to the existing improvements in the community in regard to design, architectural features, landscaping, elevation, building and roofing materials, size (square footage and height), driveways and walkways, windows, lighting, location/setbacks for improvements, exterior appearance, and other standards as determined by the Board and/or the ACC. The Board and/or the ACC shall have the authority to adopt additional standards consistent with maintaining the uniform appearance of the improvements in the community. There shall be no deviations from the existing standards without approval of the Board of Directors. All plans and specifications shall be provided in advance to the Board and/or the ACC for review and approval prior to construction.

On February 26, 2009, the Board of Directors adopted the following information as the approved architectural criteria for the community. It is the responsibility of the Association to repaint all townhome units every 5-6 years and re-roof entire buildings when necessary. The following is the original color scheme of the townhome community and shall remain in full force and effect until such time as a future Board of Directors elects to adopt new criteria. In the event a color or product becomes obsolete, the Board of Directors reserves the right to choose a substitute. As long as Standard Pacific retains a presence in the community, the following guidelines shall remain in effect unless changed by Standard Pacific:

Townhome Color Series

Vendor: Sherwin Williams, last painted in 2022

DARK BODY: EAGLET BEIGE SW7573

LIGHT BODY: DECOR WHITE SW7559

BANDS: DOUBLE PEARL

DOORS: SW7600 BOLERO

Shingles

Dimensional Shingles - GAF Timberline HD Sunset Brick Red

If the first story of a building is the light color, the second story would be the dark color and visa versa. Also, the buildings alternate, and there are no two buildings adjacent to each other with the same scheme.

Front Doors: Therma-Tru Fiberglass Smooth Star S210, 6-panel doors

Vendor: American Door & Millwork Co.; 404-281-0289

Roofing: GAF Timberline 30 year

Vendor: James Samuels/Approved Roofing; 941-713-3146

Color: Dimensional Shingles - GAF Timberline HD Sunset Brick Red

Ridge: GAF, Seal-a-Ridge, Timberline HD Sunset Brick Red color.

Lighting

Fixtures: Secure Home Alexandria 18.5-in H White Motion Activated Outdoor Wall

Light: Item #: 67208 | Model #: SH-4192-WH-A, \$49.97

Vendor: Lowes

*******Recommended Light Bulbs: Dimmable LED bulbs, 800~1100 lumens. Bulb Color is Daylight color.**

Landscape

Border: Suncast ECO Edge Quick Edge QE20 (vinyl interlocking) OR Suncast PR060 (polyethylene roll type)

Vendor: Home Depot, or look up on internet at

<http://www.homeandbeyond.com/prod-0002708.html>

<http://www.homeandbeyond.com/prod-0002823.html>

Front Entry Screen Doors and Storm Doors

1) Retractable Screen Doors: Single retractable screen doors shall be permitted (standard size 39” wide by 84” high). Aluminum frame shall be WHITE only (no bronze, sand, black, crème, hunter green or any other color). Color of screening shall be charcoal. Retractable screen door shall only be in closed position when front entry door is in open position (to allow ventilation). When front door is closed and/or locked, retractable screen shall be retracted (pushed into wall and not visible from street). **Approved on March 25, 2008**

2) Storm Doors: Andersen 2000 series Storm doors. (Approved on July 7, 2022)
Model#: HD2SSN36WH (36 in. x 80)

1 White color only

2 Nickel finish hardware

3 This door has a retractable window which must be retracted or stored when the front door is closed and or locked.

4 This is the only storm door allowed that has been vetted by the Boards Attorney. As everyone knows screen doors are not allowed due to the Declaration of Covenants, Conditions and Restrictions of owns of Lakeside Plantation (the Declaration”) sets forth in Article Iv, Section 28

Gutter: On March 15, 2010, the Board of Directors adopted the following information as the approved architectural criteria for the community.

· The Board has passed a change to the Gutters section of the “Architectural Exterior Color

WINDOW SHUTTER – Approved April 17, 2025

RNB Building Products

Raised Panel Shutters, Standard Raised Panel Exterior Vinyl Window Shutters, Black, (1 Pair = 2pcs) 14.5"W x 58.5"H

PART #: BRPWS14.5-58.5

<https://www.amazon.com/Shutters-Raised-Standard-Exterior-Window/dp/B0881WMSTC?th=1>

GUTTER:

- a) Owners who have installed any gutters without Architectural Committee approval are in violation and are urged to comply immediately in order to avoid fines. The “ARC Application” can be found on the HOA website under “Architectural

Controls and Forms”.

- b) Units with existing gutters that do not meet the new criteria below will be grandfathered. These grandfathered units are listed in the criteria.
- c) Effective 08/26/2013, when submitting a ARC Application for gutter installation, the following criteria will need to be met:

Gutters are permitted on first and second stories per the following guidelines:

All gutters shall be "K" style, white aluminum, industry designation size "7K" which is 6" diameter.

All downspouts shall be 3" X 4" square, corrugated white aluminum. Representative photographs are available on the community website at <http://www.townsatlakesidehoa.com>.

First Story Roof Front: Inside units (those that share a entryway) shall both install one continuous gutter. (e.g., the entire U-shaped entry must be guttered). Gutters may optionally also be installed over the garage. Individual unit gutters will be approved for END UNITS ONLY. A downspout on each unit shall empty onto the driveway.

First Story Roof Rear: Gutters shall be installed over the entire unit lanai roof line, up to the adjoining unit boundaries. A single downspout shall empty to the ground level.

Second Story Front: Inside units shall both install one continuous gutter on the entire horizontal roof line between units. A single downspout, located on either unit, shall empty to the first floor roof.

Gutters are not allowed on any other second story horizontal roof lines.

End units shall install gutters on one or both entire front horizontal roof lines. Gutters are not allowed on building end horizontal roof lines.

Second Story Rear: Gutters shall be installed on the entire horizontal roof line between units. A single downspout shall empty onto the unit's lanai roof.

Existing gutter installations at the following addresses will not be required to make changes to meet the new criteria effective 08/26/13:

- 2270 Mulberry: second story front and rear
- 2272 Mulberry: second story front and rear
- 1066 Jonah: second story front and rear
- 1068 Jonah: second story front and rear
- 1059 Jonah: second story front and rear
- 1061 Jonah: second story front
- 1128 Jonah: second story front and rear
- 1280 Jonah: second story front

FLAG

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws. The Board retains the right to regulate the location of the flag and the manner that it will be displayed.