

LAKES OF WHITE OAK HOMEOWNER'S ASSOCIATION

ARC GUIDELINES

Owners upon request will be made available a copy of current Design Guidelines. The guidelines are intended to provide guidance to owners regarding matters of particular concern to the ARC. The Design Guidelines are the exclusive basis for decisions and compliance with the Design Guidelines but does not guarantee approval of submitted plans.

Submitted design plans should mimic or have a certain likeness to the current residential home to include but not limited to the requirement that stucco, vinyl siding, brick, stone, or James Hardie siding be used.

Decisions of the ARC may be based solely on aesthetic considerations. Each owner acknowledges that opinions on aesthetics matters are subjective and may vary from past and future decisions as committee members change.

Decisions will also be based upon the published Convents, By-laws and the Rules and Regulations of the Lakes of White Oak Homeowner's Association.

1. Structure modifications or changes of paint color

Recommended materials include: Vinyl Siding, Brick, Stone, Stucco, or James Hardie siding. Metal or galvanized steel sheds are not allowed.

The exterior colors of the walls and roof shall be compatible and harmonious with the colors of subdivision residential structures. No more than 3 exterior colors shall be used (color samples must be submitted). When more than one color is used, one shall be clearly dominant. The second and third colors shall be compatible with each dominant color and limited to architectural details such as fascia and other building trim work. frames and other building trim. High contrast colors shall be limited to architectural elements such as entry doors (this excludes garage doors). The natural color of brick and stone shall not be altered with paint or stain, unless the original dwelling had been built as such.

All exterior colors and materials of all structures (including but not limited to, residences, exterior structures, greenhouses, carports, garages, etc.) shall be specified in the plans and specifications submitted to the ARC. for approval and shall be subject to the color and material guidelines contained in these guidelines.

2. Detached Exterior Structures

- a. No detached exterior structure, either temporary or permanent, shall be placed, erected, or installed upon any parcel except as submitted and approved by the ARC.
- b. The ARC. request must contain the following information: Type of structure, shape, color (color samples are to be furnished), size, material and a plat of property with location of proposed structure clearly indicated
- c. Pre-existing prefabricated metal buildings have been grand-fathered as of July 9, 2003; however, if the structure needs to be replaced the same type of structure will NOT BE ALLOWED. If property is sold, the structure must be removed by closing.
- d. There shall be no more than 2 structures (ie. garage, shed, pool house etc..) in addition to the house erected on the property.
- e. Any structure in excess of 2 that currently exists on this date (January 6, 2025) shall be grandfathered in and allowed to remain. However, should 1 of the structures need to be replaced or rebuilt, it would then fall under the current regulations.
- f. All structures under 12 feet X 10 feet shall have a roof overhang of 6 inches, and all structures larger than 12 feet X 10 feet shall have a roof overhang of 12 inches.

***All structures must be permitted from the appropriate local government after approval is received from the ARC.**

3. Trashcans, Recycle Bins and Other Waste

- a. Trashcans, Recycle Bins, and other waste shall be screened from view from the street and adjacent parcels. Trashcans and Recycle bins are not to be placed in the Public Right of Way (i.e. STREET).
- b. Trashcans and recycle bins shall be removed from the curb within 24 hours of their scheduled pick-up.
- c. No parcel shall be allowed to become a storage facility for building materials that are not being used for an approved DRC project underway.

4. Swimming pools/Spas/Hot Tubs

- a. Existing above ground pools have been grand-fathered as of July 9, 2003; however, when the home is sold and prior to closing, the above ground pool must be removed.
- b. All plans for in-ground pools/spas/hot tubs must be approved by the ARC and be permitted by the appropriate local government(s) after ARC approval.
- c. All pools/spas/hot tubs must be screened from view and the type of screening MUST be included in the ARC request.

5. Fences – ALL FENCES MUST BE APPROVED BY THE ARC

- a. Fences are to be wood, wrought iron, aluminum or vinyl in generally accepted fencing styles to be approved on a parcel-by-parcel basis for site suitability.
- b. All fences require a permit from the appropriate local government(s) after ARC approval.
- c. Fences shall be erected with the 'good side' out unless otherwise approved by the DRC. The homeowner erecting the fence is responsible for the maintenance of the fence and lawn area by the fence.
- d. The fence should be set back a minimum of one foot from the property line to allow for maintenance of the fence and lawn area.
- e. No pet pen or doghouse of any type is to be visible from the street or adjoining parcels. Generally speaking, this means the yard must be fenced with a 6 Feet privacy fence where the animal pen or doghouse is located.
- f. NO CHAIN LINK FENCES ARE ALLOWED.
- g. Fences and/or Detached Structures are not permitted to extend forward of either an owner's or your neighboring property's front home line. This is especially important on corner lot properties where neighboring property owner's view could be impaired.

6. Landscape structures and drainage devices

- a. Landscape structures of a permanent or non-seasonal nature must be approved by the ARC.
- b. Drainage issues may be referred to the ARC for review, however, city and county ordinances always have precedence. Drainage devices (swales, berms, retaining walls, and the like) should be reviewed and approved by the ARC where possible.

7. Nuisance

- a. Nuisance is defined as the following: Any use of properties within the Association that causes the property to appear to be in an unclean or untidy condition, or that will be obnoxious to the eye: nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other conditions that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding properties.
- b. No noxious or offensive activity shall be carried on within the Association, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any person(s) in the Association.

8. Antennas/Satellite Dishes

Per FCC ruling, the ARC may regulate size to 1 meter or less. Placement should be as inconspicuous as possible and screened as long as signal is unobstructed. ARC approval is required for installation of Antennas/Satellite Dishes.

9. Tree Removal

Trees over 6" inches in diameter, measured 2 feet from the ground, may only be removed with approval of the ARC.

All city and county ordinances have precedence to the ARC

10. Drives and parking pads

- a. Must be approved for purpose and design by the ARC.
- b. ARC request should include PLAT of the parcel with placement of drive/parking pad clearly indicated.
- c. All parking areas and drives are to be concrete or properly installed and maintained paving bricks.
- d. If a color is going to be used other than the normal colors (gray, white) the color must be approved by the ARC for aesthetic considerations.

11. Play sets, swing sets, trampolines, inflatable pools

- a. Must be approved by the ARC and situated to reduce visual impact from the street and adjoining homes.
- b. ARC request should include PLAT of parcel with placement of play set, swing set, trampolines, or inflatable pools clearly indicated.

12. Clotheslines – ARE NOT ALLOWED.

13. Exterior Lighting

- a. Floodlights shall be directed to shine within the parcel boundaries only.
- b. Landscape lighting shall need approval of the ARC.

14. PARKING

- a. No parking in the street, except for occasional overflow parking.
- b. No commercial vehicles over ¾ ton.
- c. No fabric or other type of covers on cars, trailers, boats, motorcycles, or recreational vehicles in drive or on parking pads without ARC approval.
- d. No inoperative vehicles.

15. Recreational Vehicles

The term 'recreational vehicles' shall include, without limitations, motor homes, mobile homes, boats, jet skis, or other watercraft, trailers, other towed vehicles, motorcycles, minibikes, four-wheelers, scooters, go-carts, campers, buses, commercial trucks, and/or commercial vans. Any recreational vehicle parked or stored in violation of article 18.19, in excess of, two days shall be considered a nuisance.

Addendum to Lakes of White Oak
Homeowner's Association
ARC Guidelines dated July 9, 2003

The following addendum was recommended and approved by the Board of Directors on September 14, 2005. These guidelines are intended to provide guidance to the Architectural Review Committee (and property owners) regarding landscape issues.

As provided for in Articles 18.07 and 18.18 of the Association's Covenants

Lawn and Landscape Maintenance

All lots shall be maintained in a healthful and attractive condition. The observance and adherence to the following guidelines is designed to accomplish a well-manicured and uniform community that is attractive to the members of the community and prospective homeowners.

Flowerbed(s) and pine island(s) are to be maintained by the homeowner or lawn care service in a weed free condition.

Turf areas shall be maintained and neatly mowed throughout the year with particular emphasis in the growing season. Additionally, turf areas shall be kept as weed free as possible through weed prevention and year-round maintenance. The application of weed/grass killer is to be applied to areas where grass and weeds traditionally grow to include but not limited to the cracks in driveways and sidewalks.

The edging of sidewalks and curbs is expected at a minimum of once a month. Homeowners who direct their grass clippings into the street are fully responsible for clearing said clippings on the same day in which the incident occurs.

Dead plants, trees, and bushes shall be promptly removed from the property. Leaves and fallen branches are to be promptly removed and properly discarded. Compliance and adherence to this guideline is to be closely monitored in the fall season so that no leaves or debris are allowed to accumulate on any property.

All hedges, trees, and shrubs must be neatly maintained and trimmed. The size of said plantings are to be maintained in proportion to the lot and home through out the year by means of routine pruning and care.

Any landscape plants and trees near the street, shall be trimmed/pruned so that pedestrians and automotive traffic sight is not impaired.

See Article 18.18 of the Association's Covenants.

Addendum to Lakes of White Oak
Homeowner's Association
ARC Guidelines dated April 11, 2022

The following addendum was recommended and approved by the Board of Directors on March 14, 2022. These guidelines are intended to provide guidance to the Architectural Review Committee (and property owners) regarding solar panels and temporary improvements

Solar Panels

- a) No artificial or man-made devices designed or used for collection of or heating/cooling by solar energy or other similar purposes are allowed without the approval of the ARC.
- b) If approved, solar devices must be installed at the rear of the house and may not be visible from the street. Additionally, approval must be obtained from the neighbor directly behind the house.

Temporary Improvements

- a) No temporary building or structure shall be permitted on any home site except that trailers, temporary buildings (storage units), barricades and the like may be permitted during the construction of a permanent improvement, and provided the ARC shall have approved the design, appearance, and location of the same.
- b) The temporary building or structure shall be removed no later than ten (10) days after the date of completion of the improvement for which the temporary structure was intended, and shall be permitted for no longer than a period of six (6) months unless the ARC grants an extension of time.

Addendum to Lakes of White Oak
Homeowner's Association
ARC Guidelines dated January 6, 2025

Additional Structures

- d) There shall be no more than 2 structure (ie. garage, shed, etc..) in addition to the house erected on the property.
- e) Any structure in excess of 2 that currently exists on this date shall be grandfathered in and allowed to remain. But should 1 of the structures need to be replaced or rebuilt, it would then fall under the current regulations.
- f) All structures under 12 feet X 10 feet shall have a roof overhang of 6 inches, and all structures larger than 12 feet X 10 feet shall have a roof overhang of 12 inches.