

Legacy at Lake Jessamine Homeowners Association, Inc.

ARCHITECTURAL REVIEW GUIDELINES

The Architectural Review Board (ARB) will review requests as outlined below:

- Only requests submitted on the Application to the Architectural Review Committee form will be considered by the ARB. Application forms can be obtained by contacting Management.
- Forms must be completed in full (including attached survey and samples) before being reviewed by the Committee.
- Owners should allow thirty (30) days from receipt of a completed application and required attachments by the Committee for results of the review.

FENCING

- Fencing may not exceed six (6) feet in height on all lots excluding waterfront lots. Fences backing up to water must taper down to (4) feet in height and all fences on waterfront properties must be metal/aluminum picket fencing with colors submitted for approval to the ARB.
- Fences are permitted no further forward than fifteen (15) feet from the front corner of the residence.

SATELLITE DISHES

- Satellite dishes must be permanently attached to the side of the house or the back of the house and must be approved by the ARB. Satellite dishes must be located no higher than 6 feet off the ground or below fence line.

AIR CONDITIONING UNITS

- No window a/c units are permitted.

PAINT

- All paint schemes present and future will be in accordance with the natural earth tones and colors as set by the Developer while the community was being built. All colors must be approved by the ARB.

GARAGE USAGE

- Garages are to be used for Vehicle storage and yard equipment, additional appliances I.E. Freezers.
- Garages may not be converted into another room.

PATIO/SCREEN ENCLOSURES

- Any enclosure of a Patio be it Screen or adding windows will require an Architectural Plan drawn up.
- Enclosure of a patio will require that the roof follow the exiting roof line or be gabled. No exposed Aluminum roofs over a screened enclosure or covered enclosure will be permitted unless the covering of the aluminum contains shingles matching the existing color and style of shingle on the home.
- Front Doorways/patios are not to be screened in or enclosed. A Screen Door will be permitted over the front door(s) with ARB approval.
- Adding additional patio or pavers to extend existing patio or creation of new patio requires proper approval and professional installation. This includes but not limited to having the ground properly prepped and leveled, surface bed prepared and for Pavers a proper sand base and secure edging.

HURRICANE SHUTTERS

- Prior to installing removable fitted shutters ARB written approval will be required. Once fitted and installed the shutters cannot remain in place.
- Hurricane Shutters will be permitted to be installed no earlier than 48 hours prior to a hurricane and must be removed within 48 hours after the hurricane passes.
- No home will be permitted to have permanent hurricane shutters or protection covering doors or windows in the absence of an owner unless within the timeframe listed above.

LANDSCAPE MAINTENANCE & YARD WASTE & TRASH BINS

- All landscaped areas are to be maintained in a neat and properly cut fashion. Weeds shall not be permitted to remain in the landscaped areas including the sod and or plant beds. Driveways and sidewalks should be edged regularly and kept free of grass and weeds growing up through the cracks. Dead sod and other dead landscape materials should be replaced promptly.

- Lawn and garden ornaments shall not be displayed without prior written approval from the ARB.
- Any changes to the landscape design shall require ARB approval. Replacement of existing plants or changing out of annuals or perennials does not require ARB approval.
- Permanent landscape edging or temporary edging of landscape beds require prior written approval from the ARB.
- Removal of Mulch to replace with other materials such as rock, stone or rubber mulch will require ARB approval.
- Yard waste must be disposed of properly and not discarded onto the streets or sidewalks. Homes backing up to the nature areas and common areas are not permitted to dump yards was or debris in these areas.
- Compost piles and rubbish containers (including garbage cans) must be kept at the rear of the living units and or out of sight from the street.
- Trash cans may be placed curbside no earlier than 6:00pm the night prior to collection. Trash cans must be removed from curbside on the day collection no later than 8:00pm.

PARKING

- Vehicles are prohibited from parking on grass areas of the lots and on any common areas in the community.
- Street Parking is limited to guest parking during parties and events being hosted by the homeowner. Overnight parking is not permitted more than 48 hours within a 7 day period of time with the same vehicle or it will be ticketed and towed.

POOLS

- Permanent or temporary above ground pools are not permitted. Kiddie pools are permitted if they are removed and stored at night and they should not be setup in the front yard.

SPORTS AND PLAY EQUIPMENT

- Portable basketball goals and other sporting equipment will be removed from the street and to the side of the dwelling by night fall and may not remain out overnight. When put away for the night they must not be visible from the street.
- Lakeview properties that are located on a lake or pond whereas the homes completely surround the water shall not have any trampolines or unsightly play structures.
- There shall be no temporary play structure (e.g. - Blow-up or inflatable structure) erected on any property for more than 24 hours. Use of such is limited to the backyard only.

GRILLS

- Barbecue grills, smokers, or cookers of any kind may not be stored in the front of the dwelling or garage.

HOLIDAY DECORATIONS

- Christmas Holiday lights and decorations may not be placed out prior to November 1st unless approved by the ARB. All lights and decorations must be removed by January 31
- Other holidays may be decorated outside without ARB approval so long as the decoration do not exceed fourteen (14) days being displayed.

RECREATIONAL VEHICLES/COMMERCIAL VEHICLES

- No recreational vehicle (Camper/RV) is to be parked on the driveway for more than 24 hours and without prior notification to the management that such will be parked for either cleaning or loading/unloading of supplies.
- Boats/Work Trailer are not permitted to be parked on Driveways and must be stored within the garage.
- Commercial Vehicles are any vehicles that either displays commercial lettering, advertising or equipment or storage of equipment. Vehicles of this nature found parked in the community will result in a violation sticker placed on the vehicle advising that if such vehicle returned after 72 hours of the notice the vehicle will be towed from the community and or property.

Please remember that any changes or additions made without prior approval by the Architectural Review Board (ARB) could result in the required removal of the unapproved changes.