

Architectural Guidelines

St. Regents Lake

Standards of Construction and Landscaping

Following are those requirements applicable to all construction in St. Regents Lake (SRL). They shall be incorporated in plans, specifications and landscaping plans when submitted to the Architectural Coordinating Committee (ACC).

All approvals or disapprovals of architectural styles, textures, colors, species, plans, specifications, lighting, plantings, or any type of exterior construction are within the sole discretion of the ACC.

It is the purpose and intent of the ACC to protect the value and investment of all property owners in St. Regents Lake by insuring and rigidly enforcing these guidelines.

Exact likeness in architectural style and/or colors shall be avoided, if possible, adjacent to or directly across from a like structure.

Exposed foundation shall be composed of brick, stone or other approved materials. Chimneys shall be composed of brick or stone, except where prefabricated fireplaces are used. Prefabricated flues shall, to the extent possible, be held to the rear roof line of structures. Direct vent gas fireplaces may be vented to the sides of structures. Roof materials shall, at a minimum, consist of twenty year three tab asphalt/fiberglass shingles. However, other products such as slate, cedar, synthetic slate, metal and dimensional products may be used with the approval of the ACC. All Colors of roofing products must be approved by the ACC. Permitted siding materials shall consist of brick, stone, (natural or synthetic), stucco, dryvit, hardboard, natural wood, vinyl or tasteful combinations of the same. Plywood siding is not permitted. All exterior paint colors must be approved by the ACC.

All flashings shall be anodized aluminum or copper. Screens, storm windows, and storm doors are permitted but must be either anodized bronze or be painted to match the trim of the residence. Brick molding on windows and doors shall be a minimum of 3 ¼ " wide. All fences must be brick,

stone, ornamental iron, wood, open rail, wood or vinyl. All fencing shall be compatible with architecture of the residence and area. It is the intent of the ACC to discourage fences in areas where views and “vistas” will be interrupted and “block” views from adjacent and nearby residences. Particular rigid requirements will be applied to all lakefront properties. No stockade style fences will be permitted.

Roof pitches, window sizes, trim quality and materials, porches, decks, patios, chimneys and location thereof shall also be reviewed and require approval by the ACC. Attached or detached sheds, garages, or buildings must use the same quality and type materials used in the principal residence.

Exterior lights used as flood lights, accent lights, security lights, etc., shall be installed, placed, or located in such a manner that luminance shall not extend beyond the lot lines of the residence on and for which installed. Each lot shall have a standard regulation mailbox of original design, mounted on an appropriate wood post as precedent in SRL to date.

Square footage minimum requirements of all residences are proffered and may not be waived by the ACC.

These guidelines may be modified from time to time to allow the use of new and improved materials which, in the opinion and sole discretion of the ACC, enhance the intent of these guidelines.

The ACC shall consist of the Architectural Control Chairperson, who shall appoint two additional members to serve on the committee. The Architectural Control Chairperson shall be the sole non-removable member of the ACC for the duration of the restrictive covenants and restrictions unless he designates a successor and/or additional members to serve by inter vivos appointment.

Specific Construction and Landscaping Requirements

1. Minimum Square Footage – 1800 square feet finished heated space, excluding garages and porches.
2. Minimum Roof Pitch – The minimum roof pitch shall be 10/12

3. Minimum front porch requirements:
 - a. Stoops or porches approximately 5' by 7' shall be brick with brick steps and concrete deck.
 - b. Country style porches wider than 7' may be built on 12" brick piers with lattice work between piers. Decking may be 5/4" thick salt treated material. Steps must have closed risers. Bands, risers and porch trim, rails, etc. are to be painted.
4. Landscaping – All homes must incorporate a minimum landscape allowance of \$500.00 for planting.
5. Maintenance of lots:
 - a. All trash and building debris are to be contained and controlled in a manner to not be unsightly and a nuisance to the community.
 - b. Stone will be applied to the driveway immediately after clearing to stabilize the driveway and reduce tracking of mud on streets, etc.
6. Mail boxes must be installed in accordance with the standard design, color and street number style established by the Architectural Committee.
7. House plans, specifications and site plans are to be approved prior to start of any construction.
8. Owners are responsible for all Homeowner Association dues after transfer of title to lot.