

Homebuilding Guidelines

Architectural committee guidelines when building a home, adding on, or changing the exterior your existing home on Lakewood Estates Property.

- 1.) The home must have a minimum of 1400 SQFT of floor area or living area above grade. This is stated in our covenants and supported by Fannie Mae and Freddie Mac guidelines used for home financing. It is also supported by the American National Standard Institute (ANSI).
- 2.) Roofs are preferred to be on an 8/12 pitch or more for optimal aesthetic appearance and functionality in helping shed tree debris. However, a minimum 6/12 is required for aesthetic appearance.
- 3.) If you have a "long" roof line and would like to add more curb appeal, you can add "dog houses" to your roof.
- 4.) Some roofing materials that may be used are 3-tab shingles, architectural asphalt shingles, cedar shakes, Metal R Panels or formed metal shakes.
- 5.) Some siding types that may be used are architectural cement board, smart siding, B&B siding, log siding, cedar siding, real brick, real stone, culture stone, cultured brick, vinyl siding with wood grain texture and horizontal metal siding. Steel R panels and steel "barn" siding is not acceptable form of siding.
- 6.) The houses exterior color should blend in with the surrounding area that we live in.
- 7.) Pole barn style homes are not preferred and wouldn't fit in well within Lakewood Estate Property.
- 8.) Homes can't exceed 30' at their highest point. Outbuildings (E.g., Garage) can't exceed 17' at their highest point.
- 9.) Solar panel designs and locations can't in any way obstruct the view of any adjoining lots. It also can't diminish the esthetics of the lot/property its being installed on.
- 10.) Wind turbines can't diminish the lot in any way, obstruct any view of the adjoining lots and may not exceed a height of 25' with a max diameter of 3' in width (E.g., a satellite antenna).
- 11.) Once your request to build on your property is received by the committee, the committee will have thirty (30) days to respond. The board meets every 3rd Thursday of every month (unless cancelled or changed). During this meeting the board will decide whether to approve or deny your request. The board's decision will then be sent back to the owner via e-mail or by mail.
- 12.) An attached garage cannot be included in square footage of building plans of a home, unless the garage door is removed, and the area is completely closed in as a living area permanently.¹
- 13.) Storage containers of any kind will not be allowed on any Lakewood Estates Property, vacant or with a home. The only exception is for 12 months during the building process. The board will determine if the exterior of the home is completed enough for the container to not be needed and will need to be removed. If the container is not kept nice during construction, the board has the power to have the container removed at the owner's expense.¹
- 14.) Approval of construction plans by the Board grants the Board the right to inspect the property during construction for compliance with the approved plans. Such approval does not constitute an inspection or

¹ Added on 4/17/25 (effective 5/17/25), in monthly board meeting.

warranty of workmanship, materials, or construction quality. The Board assumes no responsibility or liability for the quality of construction or for compliance with applicable building codes. All responsibility for construction quality, safety, and code compliance remains solely with the property owner and their contractors.²

² Added by vote on November 20, 2025 – effective 1/15/2026