

ARCHITECTURAL GUIDELINES AND STANDARDS
FOR CONSTRUCTION IN LAKEWOOD SUBDIVISION

Amended August 2000

The purpose of this document is to set forth the policies and procedures by which plans will be formulated and prepared for construction of new homes, alterations to existing homes, and any other construction which affects the exterior surfaces of the house or lot.

The authority and responsibility for the implementation and enforcement of these controls rests with the Lakewood Home Owners' Association Inc. (the Association) through the Environmental Control Committee (the "ECC"). The ECC derives their authority from the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") which is recorded in the Travis County Real Property Records.

The ECC will establish various rules for submittal and processing of plans including, but not limited to, requirements as to form of the application, the number of copies of drawings to be submitted, payment of reasonable fees, or inconsistency samples of construction materials to be used, etc.

In the event of a conflict between this document and the DECLARATION, the DECLARATION shall control.

I GENERAL NOTES

- A. Structures, drives, and all permanent improvements or alterations shall be designed and located to fit with the natural terrain and to minimize the necessity for removing trees. It is the responsibility of the applicant to show that sincere efforts were used during the design process to preserve existing trees, and that house placement and off-sets in the design were used to this end. Tree protection and fencing of areas where construction will not occur is required and shall be indicated on the site plan of each construction site.
- B. Consideration shall be given in design to use of masonry on homes, such that masonry areas have a smooth transition and balance around the front and sides of the home. Use of masonry at front elevation only is discouraged.
- C. Consideration shall be given through the design process to compatibility with the predominant styles and flavor the existing section of Lakewood, to provide for harmonious transition between sections of the neighborhood.
- D. The Environmental Control Committee shall give strong consideration against the duplication of exterior elevations on single family residences within immediate sight distance of each other. Town homes, Garden homes or other grouped housing areas will be exempt from this requirement.

II CONSTRUCTION WHICH MUST BE REVIEWED BY THE ECC INCLUDES:

- A. All initial construction affecting the exterior appearance of the house and/or lot such as any accessory building(s), garage, fence, retaining wall, mailbox, steps, awnings, trellises, decks, pools, recreational apparatus, antennas, etc.
- B. Major landscaping installations, especially those which include the installation of hard surfaces and surface drainage revisions.
- C. Remodeling or maintenance (i.e. repainting or reroofing) of existing structures that will substantially change its original appearance as approved by the ECC.
- D. Removal of any trees (other than cedar) in excess of 8" diameter. Any protected trees that are removed for construction must be replaced by trees with aggregate diameter equal to those that were removed, or as approved by the ECC.

III SUBMITTAL PROCEDURE

- A. An ECC approved form for submitting construction plans is required and available at the Association office. The form must be completed and all required information provided, before the ECC will review the plans.
- B. Although not required, it is recommended that all plans for significant construction, e.g. house plans, major landscaping plans, etc., be submitted in preliminary form for comments by the ECC.
- C. A \$200.00 refundable litter deposit must be paid to the Association prior to approval of the plan for construction projects abutting private streets... This deposit will cover litter control on lots that front on both private and City of Austin streets. This deposit will be refunded less costs incurred by the Association for litter clean-up related to construction within thirty (30) days following the first issuance of a Certificate of Occupancy by the City of Austin or as determined by the ECC.
- D. A \$500.00 refundable deposit must be paid to the Association prior to plan approval for construction projects abutting private streets. This deposit will cover damage to private streets and/or common area. A photo of the street and any common areas adjoining the lot must be submitted with the application. This deposit will be refunded within thirty (30) days following the first issuance of a Certificate of Occupancy by the City of Austin or as determined by the ECC.

- E. ECC approval does not imply that the proposed construction meets city building codes. The ECC will not, however, knowingly approve plans which violate of these codes.
- F. Violation of any of the ECC provisions or failure to comply with approved plans may be cause for forfeiture of any or all deposits listed above.

IV DEVELOPMENT STANDARDS

- A. Zero Lot Line - The plat will reflect no building set back on one side of the lot. Except in unusual cases, the ECC will require that structures on a zero lot line lot be built with one side of the structure on the lot line intended for that purpose. There are to be no windows on the "zero" side of the structure. The "zero" side of the structure must be walled or fenced along the length of the "zero" lot line with a material which is aesthetically compatible with the wall of the house.
- B. Ridge Line Heights - Shall be shown on all plans from existing grade for approval by the committee. Design of a structure should not unreasonably interfere with the view from existing dwellings or lots which will be home sites in the future.
- C. Setbacks - The setbacks are noted on the plat. Note that the structures may not extend beyond the rear setback line nor may then extend beyond the property line into any common area. Decks and garden windows may be cantilevered five (5) feet into a common area lot or easement, but these structures may not be supported outside the property line of the lot.
- D. Fences, walls or hedges - Under normal circumstances fences, walls or hedges not exceeding six (6) feet in height will be the maximum permitted. The design of the fence or wall must be approved by the ECC and the structural supports of the fence, i.e. the "skeleton framing" shall not be exposed to public view. Specifics as to height and location must be approved by the ECC prior to construction.

Alternate fencing material may consist of either 6" x 6" or 4" x 4" galvanized fence panels no higher than 5' height, 6 gauge wire. Panels must be on a maximum of 20' OC (on centers) using 4" x 4" treated lumber posts. Top of fence must be completed with 2" x 6" rail, using either treated lumber or an all-weather composite such as Trex lumber.

- E. Patios, Sunshade and Gazebos - These structures must compliment the architectural style and features of the house. The design, materials and height will be subject to approval of the ECC.

- F. Garages - All home plans must include a garage. Additions to or moving of the garage requires a separate set of plans illustrating the method by which the structure will be integrated with the existing dwelling. Carports will not be permitted without specific approval by the ECC, and will require separate storage areas for bicycles, lawn mowers, trash containers, etc.
- G. Electrical and gas meters, electrical panels, etc.- These items shall be screened from view and/or painted to match the existing wall or dominant color which surrounds them.
- H. Air Conditioning Compressors - These shall be screened from view by landscape or by placement.
- I. Paved areas - Walks and driveways which are exposed to public view shall consist of concrete (trowel finished or exposed aggregate), wood, masonry units or combination of these. Length of driveway must accommodate equal to a full sized passenger van, station wagon, or long-bed double pickup.
- J. Mailboxes - These shall be designed to compliment the architectural style and color of the house. Mailbox structures are subject to the approval of the ECC.

V BUILDING MATERIALS

The final plan submission must include by illustration and/or printed specifications the following:

A. Exterior surface:

- 1. Shall be wood, masonry, stucco, or combination of these Exposed concrete block is unacceptable.
- 2. Exposed foundation area (not camouflaged by landscape) is limited to 36" above finished grade maximum on front and sides of house that are visible from the street. This may be camouflaged by landscaping with specific approval of the ECC..
- 3. Wood trim, siding and beams are to be stained painted or sealed.

B. Exposed Sheet Metal:

- 1. Gutters and down spouts shall be painted to match or blend with the colors on the house. Gutters will be required on any roof overhang which extends past the property line and on the zero lot line side.

2. All flashing (such as at the chimney or sidewall) and all metal edging at the eave line shall be painted an appropriate color to blend with the predominant color surrounding the flashing.
- C. Roofing materials - Preferred materials are wood, clay or concrete tile, and sculptured composition shingles with a minimum weight of 250 lbs/square. Metal roofs may be used on certain architectural designs only if painted. Tar and gravel roofs will be permitted on horizontal surfaces only.

Roof pitch shall be a minimum of 4 in 12 or horizontal.

- D. Walls and Fences - Shall be of wood, slump block, stucco, wrought ironstone or brick, or a continuation of the use of the same materials used on the dwelling. All fence or wall details (including colors) are subject to ECC approval. Any other materials which are desired must receive a specific variance from the ECC.
- E. Patio structures, sunshades, trellises, gazebos and sun decks - Must utilize wood as the primary material and shall follow the architectural detailing of the house, and shall use the same roofing as the house. Any exception from this material specifications shall require a variance from the ECC.
- F. Venting of plumbing, heating equipment or kitchen hoods - Shall be directed to the rear behind the ridge line, except in cases of conflict with city requirements. All such vents must be painted to match the color of the shingles as closely as is possible.
- G. Antennas - Shall be located inside the dwelling. Any variance from this requirement must be granted by the ECC.
- H. Trash containers - Must be screened from streets and adjacent properties.
- I. Drainage - It is the responsibility of each lot owner to provide for drainage from his lot so as not to create large amounts of water run-off across, adjacent or nearby lots or common area.
- J. Trash receptacles - Trash receptacles are required on site at all times during construction. Construction "piles" are not permissible. All trash that may blow away from the site must be contained. All construction is to follow the City of Austin "Clean Builder" requirements.

VI. LANDSCAPING

The front of each home must be landscaped within six (6) month of completion. (i.e. the earliest, resident occupancy or date of Certificate of Occupancy).

- A. A landscape plan must be submitted to the ECC specifying location, type, numbers, and size plants used.
- B. The following criteria will be used to evaluate landscaping plans
 - 1. Mature size of the material to be planted.
 - 2. Quantity of plants in relation to the scale of the project.
 - 3. The percentage of long-lived and evergreen plants. A majority of this type is preferred for whatever plants are used; these must cover all soil when mature.
 - 4. Short-lived or herbaceous plants are to be used for short term coverage only.
 - 5. The plan should include diversion of irrigation run-off to prevent drainage on lots below.
 - 6. Plants which are unsuited for this climate and soil condition are not acceptable.

VII. CONDITIONS FOR APPROVAL

Approval of the construction plans shall be subject to the following conditions:

- A. Construction operations shall be confined to the hours of 7:00 A.M. to 8:00 P.M. on Monday through Friday and 8:00 A.M. to 6:00 P.M. on Saturdays. No construction will be permitted on Sunday without written approval of the ECC.
- B. All trash, debris, excess material, etc., shall be properly disposed of promptly. Construction materials shall be kept in a neat and orderly condition. Trash shall be removed promptly when containers are full.
- C. If a sign is posted by the builders and/or realtors, the sign must be clean and freshly painted and properly maintained. See Article VIII, Section 18 of the DECLARATION for other requirements.

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- D. Any change in exterior design or materials must be approved by the ECC.

VIII AMENDMENT PROCEDURE

These standards may be revised by the Association Board of Directors without prior notice.

X VARIANCES

The ECC shall have the right and privilege to permit any owner to vary from these guidelines; provided that such variance is necessary in order to carry out the general guideline of the Covenants and/or these standards. This variance must be granted in writing and shall not constitute a waiver of the ECC's power to require compliance with these guidelines as to any other property in the Lakewood subdivision.

This revised edition of the Architectural Guidelines and Standards for Construction in Lakewood Subdivision was approved by the Board of Directors of the Lakewood Home Owners' Association Inc. on September 6, 2000.

IN WITNESS WHEREOF, the undersigned, being the President of Lakewood Home Owners' Association has hereunto set his hand this 9th day of Oct. 2000

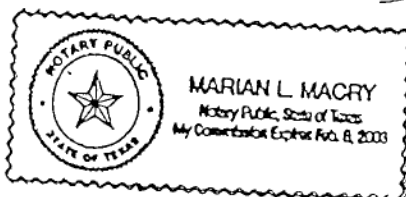
LAKEWOOD HOME OWNERS' ASSOCIATION, INC.

By: [Signature]
James Kennedy, President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 9th day of October 2000, by James Kennedy, as president of the Lakewood Home Owners' Association, Inc..



Marian L. Macry
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires 2-08-03
Printed Name MARIAN L. MACRY

THENCE, S 82° 25' E 170.00 feet to an iron pin;
THENCE, S 07° 35' W 294.58 feet to an iron pin;
THENCE, S 15° 08' W 92.56 feet to an iron pin;
THENCE, S 46° 42' W 178.06 feet to an iron pin;
THENCE, S 46° 47' W 888.91 feet to an iron pin;
THENCE, S 37° 42' W 26.22 feet to the PLACE OF BEGINNING,

located on Lakewood Drive across from the City's district park in the Bull Creek Area, in the City of Austin, Travis County, Texas.

PART 2. That the development of the property herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Planning Department of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned Interim ~~AA~~ Residence, Interim First Height and Area District. (SF.2)

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 5. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

October 28, 1976

APPROVED:

Jerry Z. Harris
City Attorney

ATTEST

Jeffrey M. Fred
Mayor
Grace Monroe
City Clerk

25OCT76

JM:vs

Return to:

LaKewood Homeowners Association

PO Box 9576

Austin, Texas 78766

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

02-12-2001 04:48 PM 2001022285
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DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS