

# The Laurels Community Association, Inc.

## Architectural Standards and Requirements

### SIGNAGE

Signs are not permitted except for those of a temporary nature, such as "Open House" and "Garage Sale", and must be removed at the end of the same day as installed. "For Sale" and "For Rent" signs can be placed in the front yard of the Lot, provided they conform to County Codes as to size and specification.

### PLAN REVIEW

All construction plans including proposed elevation designs and plot plan shall be submitted to the Architectural Control Committee for approval prior to submittance for building permit.

All exterior color schemes shall be submitted to the Architectural Control Committee for approval prior to submittance for building permit OR at least three weeks before any finish work is begun.

Under no circumstances shall any changes be made in elevation design, color choice or orientation unless prior approval is obtained from the Architectural Control Committee.

### COMPLETION OF CONSTRUCTION

Once construction has commenced all improvements to the lot and the construction of the home shall be completed within six (6) months. Only an appeal to the Architectural Control Committee may result in an extension of this time frame.

### CONSTRUCTION

**STRUCTURE:** All houses shall be built of concrete block and stucco (CBS).

**ROOFS:** Roofs shall be a minimum 6/12 pitch on one story structures and a 4/12 pitch on two-story structures and composed of 5/8" sheathing with fiberglass, asbestos, stone-coated finished metal shingles with appearance of asphalt shingles or asphalt dimensional shingles (as approved by the Architectural Control Committee, minimum 240# weight). Wood shingle, tile, metal tile, textured metal, clay tile or poured masonry, flat Key West-style Traditional Metal Roofs are not allowed (ex: Traditional 5V Crimp Metal). Flat or built-up roofs will be permitted only over rear porches, patios, or Florida rooms within the area encompassed by a rearward extension of the sidelines of Living Unit. Fascia board shall be a minimum of 6" in width.

**WINDOWS:** Window standards shall be a minimum of anodized aluminum.

**SQ. FOOTAGE:** All houses shall be a minimum air conditioned square footage of 1750.

**GARAGES:** All houses shall have a two-car garage minimum. **Temporary, mobile or stand-alone structures such as sheds are not allowed.**

**ELEVATIONS:** All houses abutting stormwater ponds are required to have double frontage elevations. All elevations shall be approved by the Architectural Control Committee.

**FINISH FLOOR:** All houses shall have a minimum finish floor elevation of at least 22.00' and shall be a minimum of 18" above the crown of the abutting road.

**SCREEN**

**CAGES:** All aluminum screen cages shall be white or bronze.

**SITE WORK**

**DRAINAGE:** All finish grading shall be in conformance with the typical lot grading plan. Builder is responsible for constructing side swales and maintaining as-built elevations of rear lot swales. (See attached Typical Lot Grading Detail Sheet (page 3 of 4))

**LANDSCAPING:** All lots shall have a minimum \$500.00 landscape package not including sod/irrigation/trees

All lots shall have full Floratam sod

All lots shall have an irrigation system

All lots shall be required to have a minimum of two oak trees which the Developer will provide and locate after construction of the house is complete. The Developer may waive this requirement.

Trees shall be saved whenever possible.

Outside A/C units shall be shrubbed and/or fenced.

**WALLS/FENCES:** No walls or fences shall be constructed, erected or maintained on or around any portion of a Lot that is within the minimum front building setback line, or in any event, any closer to the front property line than a line paralleling the front minimum setback line where a house is set back from the front property line a greater distance than the required setback. No fence or wall shall be erected on any Lot until the type, height, materials, design and location have been approved by the Architectural Control Committee. All fence lines paralleling streets shall be totally shrubbed. All fence materials shall be white vinyl (pvc) and fencing design must be approved in advance

**MAILBOXES:** One common mailbox design designated by the developer shall be used for all houses. No other receptacles are permitted streetside.

**SIDEWALKS:** All lots shall have a four foot (4') wide sidewalk parallel to the road. Sidewalk shall be placed six feet (6') from the edge of pavement. Sidewalk shall be constructed two inches (2") above the top of the curb and shall slope toward the street one-half inch (1/2"). See attached Sidewalk Detail Sheet. (Page 4 of 4). Pavers for driveways and walkways need color approval.

**PAINT:** All exterior painting must be approved in advance. This applies when painting a home the same color as its existing color since, over time, rules change and some previously accepted colors are no longer acceptable. Exterior paint must be soft, neutral colors. No pastels/ pinks, blues, yellows, etc. This includes garage doors. Exterior paint (building, trim, doors, shutters), fencing, walls, pools, and driveways.