



**DOUBLETREE LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC.**

**Policy of Doubletree Lake Estates Homeowners' Association, Inc.**

**ARCHITECTURAL STANDARDS AND GUIDELINES POLICY**

Pursuant to Section 4.3 of the Restrictive Covenants of Doubletree Lake Estates Homeowners' Association, Inc., the Architectural Review Committee adopted the following Architectural Standards and Guidelines Policy, here in after referred to as "Standards" or guidelines, for the purpose promoting the best appearance and highest possible value of property within Doubletree Lake Estates.

1) The following Standards apply to Doubletree East:

- a. Front elevations shall be composed of not less than Ninety percent (90%) brick, stone, or "Exterior Stucco Systems".
- b. There shall be a Four (4) foot brick, stone, or "Exterior Stucco Systems" return on each side elevation adjoining the front elevation.
- c. Side loading garage elevations shall be One Hundred percent (100%) brick, stone, or "Exterior Stucco Systems".
- d. On all enclosed front elevations, no cantilevers shall be permitted more than Three (3) feet above the finished grade.
- e. Fiber-Cement board siding shall be allowed as an approved exterior building material.
- f. No contractor grade or solid vinyl windows shall be allowed.

2) The following additional Standards apply to Doubletree Lake Front Lots:


- a. All lakefront lot owners shall be responsible for maintaining five (5) foot of rock from normal water levels along the lake or when a seawall is installed this minimum shall not apply if the rock shoreline is continuous to the seawall. A mid to large sized river rock matched to the existing stone shall be the standard for a more uniform appearance along the shoreline. This area shall be kept free and clear of weeds and a heavy duty landscaping fabric is recommended to be installed under any reinforced areas to prevent weed growth.
- b. Any irrigation system utilizing water drawn from the lake must be approved by the ARC committee and shall be designed that and piping, and pumps shall be hidden from view from the lake and adjacent lots.
- c. All yards of Lake Front lots not covered by improvements shall be landscaped with sod.

3) The following Standards apply to Doubletree West:

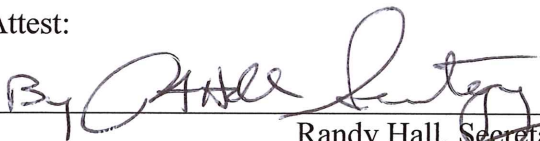
- a. Front elevations shall be composed of not less than Seventy-Five percent (75%) brick, stone, or "Exterior Stucco Systems".
- b. There shall be a Two (2) foot brick, stone, or "Exterior Stucco Systems" return on each side elevation adjoining the front elevation on homes constructed on the remaining unbuilt lots in Doubletree West.

Dated this 1 day of MAY, 2015

Doubletree Lake Estates Homeowners' Association, Inc.

By:   
Peter Andreou, President

Attest:

By:   
Randy Hall, Secretary