

# LAKELAND HOMEOWNER'S ASSOCIATION

98 Lakeland Drive, Pryor, OK 74361, 918-434-6352

Design criteria for Lakeland Building Sites and Improvements to existing homes

## Required Submittals:

1. Site plan, locating dwelling on lot showing all setbacks, easements and right of ways and a Specifications sheet.
2. Floor plan, defining window locations, door locations and drive/walk locations
3. Front, back left and right side elevations, showing general character, materials Including proposed building heights.
4. Simple description of proposed exterior materials, color and samples to be used.

## VILLAS LOTS:

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Minimum square footage | 1700 square feet                                                                                                                                                                                                                      |
| 2. Garage sites           | Two car minimum attached. No carports or breezeway from garage to house                                                                                                                                                               |
| 3. Building height        | One or two story with top of roof not to exceed 35' from mean grade elevation.                                                                                                                                                        |
| 4. Maximum lot coverage   | 70% for building only                                                                                                                                                                                                                 |
| 5. Siding materials       | Painted, lap and gap cedar/redwood; beveled lap cedar redwood; lapped hardboard at maximum of 89% of exterior wall surface area. Color to match existing Villas. Vinyl material is permitted but limited to specified type and color. |
| 6. Masonry Materials      | Stone or brick masonry of 20% of exterior wall surface area. Color to match existing or subject to approval                                                                                                                           |
| 7. Trim                   | Painted smooth or rough sawn cedar, redwood pine or similar material. Color to match.                                                                                                                                                 |
| 8. Roof                   | Asphalt shingles, minimum 235# per square to match existing roofs (weatherwood)                                                                                                                                                       |
| 9. Drives and Walks       | Concrete or Masonry                                                                                                                                                                                                                   |
| 10. Windows               | Wood, aluminum or steel in white color. Wood                                                                                                                                                                                          |

windows may be painted or prefinished in alternative colors subject to approval.

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- 11. Colors Colors are to match existing homes. Painting means paint or stain
- 12. Landscaping Plan to include description of type of plants, placement locations in front elevation and time line for completion.
- 13. Building/Renovation Time Line Plans must include starting/completion dates with a \$2500 deposit or Performance Bond. A dumpster must be on site and emptied when full The deposit is refundable on satisfactory completion.
- 14. Building Codes Utilities must comply with National, State and Local.
- 15. Liability Insurance Owner/Builder and Contractor must provide evidence of insurance during the construction period.
- 16. Lakeland Covenants Owner/ Builder must acknowledge that he or she has acquired and read a copy of Lakeland Covenants and agree to comply as presented.
- 17. Fences and detached buildings are not permitted in the Lakeland development.

I have read the above information and specifications for building in the Lakeland development and agree that I will comply with all of the above to the satisfaction of the Architectural Committee and the Board of the Lakeland Homeowner's Association.

Name of Builder/ \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Lot Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

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All plans and specifications must be submitted to the Lakeland Architectural Committee for review and approval. The Architectural Committee will make recommendations to the Lakeland Board of Directors for final approval before construction begins. Any changes to the original submitted specifications must receive approval from the Lakeland Board of Directors before changes are made.

Approved by the Architectural Committee on \_\_\_\_\_ 20\_\_

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Approved by the Board of Directors on \_\_\_\_\_, 20\_\_

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