

# THE LAKELANDS

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## ARCHITECTURAL DESIGN GUIDELINES

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## ARCHITECTURAL DESIGN GUIDELINES

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## I. INTRODUCTION

The Architectural Control Committee and the Architectural Guidelines are evidence of The Lakelands Corp.'s commitment to quality environmental preservation and The Lakelands homeowners. Adherence to these standards is your assurance that the community will reflect the natural grace and beauty of the surrounding property. Together we can create a lifestyle of elegance and distinction that is unmatched anywhere.

### A. ARCHITECTURAL DESIGN PURPOSE

The justification for development of an area such as The Lakelands, is that this development makes it possible for more people to enjoy special facilities and exposure to beautiful natural surroundings. Beyond this, there can be no improvement on nature. Because of this, we do everything we can to encourage the maintenance of our natural surroundings as completely as possible.

Great care has been taken in the planning, design and construction phases to insure aesthetic harmony within The Lakelands. To this end it is of the utmost importance that this special character is further enhanced by housing designs which are creatively conceived, environmentally sensitive and architecturally correct.

For this purpose an Architectural Control Committee (the "Committee") will review all designs, plans and construction for:

- . Consideration of primary site design issues.
- . Sensitivity to the special landscape potential of the homesite.
- . Excellence in architectural design.

The Architectural Design Guidelines have been created to provide property owners, architects and contractors with a set of parameters for the preparation of their drawings and specifications.

It is not the intent of the Control Committee to inhibit excellence of design, nor to limit the owner to any preconceived type of house precluding the varied imagination we wish to promote. Rather, its intent is to uphold the Covenants and to protect the owners who

have purchased land at The Lakelands from any construction which might tend to damage the natural beauty or diminish the general character of the area.

By encouraging quality and attention to detail, the aesthetic harmony, natural tranquility and overall property values at The Lakelands will be enhanced and preserved for the benefit of all present and future homeowners in The Lakelands.

#### B. ARCHITECTURAL CONTROL COMMITTEE

The Lakelands is designed to be a unique community of Estate, Gathered Single Family and Attached Single Family homes. The community's Covenants, Conditions and Restrictions do not list specific design items necessary for plan approval. Rather, the power to approve or disapprove individual building plans is the responsibility of the Architectural Control Committee. The Committee does not seek to restrict individual creativity or preferences, but rather to maintain within the overall community the aesthetic relationship between homes, natural amenities, the lake, and surrounding neighbors. As the community matures, these prime relationships will become increasingly important aspects requiring resolution through the design process.

The Architectural Control Committee is controlled and chaired by the Developer with site planning, engineer, landscape architect and architectural members as advisors who may review specified submittals independently, reporting to the chair.

The Committee will use the Design Guidelines for the purpose of review but may individually consider the merits of any design due to special conditions that, in the opinion of the Architectural Control Committee, provide benefits to the adjacent areas, the specific site, or to the community as a whole.

Prior to the commencement of any construction activity an APPLICATION FOR APPROVAL of such work must be submitted by the property owner or their respective agent to the Architectural Control Committee. Applications are available in The Lakelands sales office. Approval by the Committee must be received prior to the start of any clearing, grading or construction. The authority to approve or disapprove

building and landscaping plans is provided by the Covenants, Conditions and Restrictions for The Lakelands (Article III - Architectural and Engineering Controls).

## II. DESIGN REVIEW PROCEDURE

### A. PRE-APPLICATION PROCEDURE

Once a property owner has made the decision to build, he will naturally be excited and will want to press ahead quickly. However, a few cautionary steps should be taken first. The following suggestions will not only expedite approval by the Architectural Control Committee, but will also result in more valuable and enjoyable homes in the years to come.

1. This package should be read by owners and their architects thoroughly.
2. The Covenants, Conditions, and Restrictions applying to the lot should be read. These documents are referred to in the title insurance commitment issued to the owner when the lot was purchased. If the title insurance company did not provide copies of these documents with the policy, copies can be obtained by contacting The Lakelands sales office or the local office of the title company which issued the policy. The recorded plat and setback map of the subdivision also contains information required for planning. If these maps have been misplaced, you can usually obtain duplicate copies by contacting a licensed Illinois surveyor.
3. The owner's architect would be wise to discuss his objectives, standards, and ideas with a member of the Architectural Control Committee before doing virtually any drawing. It is strongly recommended that the owner and the architect visit and investigate the site prior to initial design work.
4. The Village of Plainfield has jurisdiction over The Lakelands community. They should be contacted at the beginning of the planning process to insure compliance with their requirements. Compliance with all governmental regulations is the obligation of the homesite owner.

B. PRELIMINARY DESIGN REVIEW

A meeting to review preliminary design sketches may be arranged at the option of the homesite owner or his agent by contacting the Architectural Control Committee. The Committee will review with the owner or agent his design approach to confirm in general the intent to follow the Design Guidelines and the appropriateness of the design concept. The intent of the preliminary design review is to allow the site owner the opportunity for concept feedback without the extensive drawings required for final review. Because of the uniqueness of the property and because proper grading is of utmost importance, a preliminary review is strongly recommended. A front sketch elevation, sketch site plan and grade elevations, are minimum submissions for preliminary design review.

A preliminary review fee, payable to "The Lakelands Architectural Control Committee", in the amount of \$100.00, must be paid. For preliminary review of additions to existing structures the fee is \$100.00.

C. FINAL DESIGN REVIEW

The Architectural Control Committee's design review procedure is structured to achieve a ten-working-day review period from final plan submittal to final plan approval. This procedure is as follows:

1. Submit three (3) sets of final plans and two (2) sets of landscaping plans as further defined in Number 5 below, two copies of the application, and the processing fee of \$250.00 to "The Lakelands Architectural Control Committee" at the sales center.
2. Upon final agreement of the items required to be modified, all parties shall affix signatures on the comments sheet attesting to such and one (1) set of all documents will be returned to the homesite owner marked "Approved as Noted," or "Resubmit." Only items to be extensively modified need to be resubmitted.
3. A \$1,500.00 refundable construction deposit must be submitted by the homesite owner prior to requesting a site inspection for authorization to begin clearing and construction. These funds will be utilized to insure that all improvements are built as submitted to the Architectural Control

Committee, to repair any damage caused by construction personnel or equipment to the lake or adjacent property or amenities, or used to clean construction site if necessary. Checks should be made payable to "THE LAKELANDS ARCHITECTURAL CONTROL COMMITTEE".

4. Final plans must contain the following information:

a. SITE PLAN 1" = 20'

- 1) Show the proposed finished grades. The grading plan should include all drainage information including swales, retention areas, ditches, and erosion controls. This grading plan will need to be approved by the Committee before any earth is moved on the homesite.
- 2) First floor, walk-out lower level, basement floor elevations, as well as driveway elevations at right-of-way should be shown with respect to the site grades.
- 3) Indicate driveway widths and slopes, sewer and water services, drainage culverts, pipe and headwalls, standard Lakelands curbcut, mailbox location, sidewalks, patios, swimming piers, boat docks, air conditioning and garbage enclosure locations.
- 4) Show walk-out basement, all decks and stairs to the lower grade.
- 5) Indicate the garage back-up distance on nonfrontal garages, preferably at least 28', with a minimum of 3' between the edge of the concrete and the property line.
- 6) Show the extreme site conditions including terrain, trees, etc., on the plan.
- 7) Show all the proposed structures, improvements and setback lines.
- 8) Landscape plans must be submitted with the site plan. The landscape plan

should show the size, spacing quality and quantity of plants drawn to scale and spaced to scale including existing materials. A plant list is required designating the proposed landscape material.

- 9) Show the size, designs, height, finish and location of retaining walls.
- 10) Samples of all exterior and roof colors must be submitted, applied on an actual sample of the materials to be used.
- 11) Exterior Lighting - Catalog sheets showing the type of fixture at each location and specifying the bulb wattage to be used.
- 12) Cross-Section - At least one cross-section must be submitted showing all construction details.
- 13) Attach the application form to the upper left corner of Sheet One.
- 14) All forms should be completely filled out and signed.

B. BASEMENT PLAN 1/4" = 1'0"

- 1) Walk-out basements should indicate windows, doors, patio areas, stoops, deck columns, retaining walls and all interior spaces.
- 2) All floor plans are to correspond with the site plans orientation.

c. FIRST FLOOR PLAN 1/4" = 1'0"

- 1) Indicate decks, patios, stoops, retaining walls, trash enclosures, air conditioning screening, front entry step sizes, materials and finishes, driveway areas and all other interior spaces.



- d. SECOND FLOOR PLAN 1/4" = 1'0"
    - 1) Indicate lower roof projections, roof overhangs, chimney locations and all interior spaces.
  - e. ROOF PLAN 1/4" = 1'0"
    - 1) Indicate all roof areas and corresponding slopes, along with location of vents, flues and stacks.
  - f. BUILDING ELEVATIONS 1/4" = 1'0"
    - 1) Building elevations should be drawn along with floor plans to match the site plan orientation.
    - 2) Articulate "all" elevations with finished window types, trims, and fascia details. Show the proposed finish grades against elevations, garbage screens, air conditioning location, screens, decks, walk-out basements, rear stairs and the maximum height from the first floor to the uppermost roof peak (35' maximum).
  - g. SPECIFICATIONS AND SCHEDULES: Scale as required
    - 1) Final construction specifications may be included on drawings or in book form on 8 1/2" X 11" sheets.
- 5. The Architectural Control Committee will retain the final drawings for a maximum period of one hundred eighty (180) days subsequent to approval. If work has not started or a continuance not received by the owner or owner's agent within the above time period, the approval will then automatically expire.
  - 6. Any request for meetings, etc. with the Architectural Control Committee are to be directed through The Lakelands development office at 1 Blue Heron Cove, Plainfield, IL.
  - 7. Any questions concerning the Homeowners Association should be directed to The Lakelands development office.
  - 8. It is requested that a realistic construction schedule

be provided as to the start and finish dates of construction. This should be submitted when final plan approval is obtained.

9. Contractors are reminded of the requirement to keep sites clean. No stockpiling of dirt or debris is allowed. Weekly clean-up is required. The street right-of-way is also to be maintained. If sites are not kept up or any damage to adjoining property or The Lakelands property or the quality of lake water from negligence or improper erosion controls occurs through the construction process, you will be notified by telephone of your violations by the Homeowners Association. Owners will have three days to respond before the work is performed by the Homeowners Association, the cost of which will be deducted from the construction deposit. If the \$1,500.00 deposit is not sufficient to cover the cost of clean-up, the additional balance will be collected from the homesite owner.

#### D. SUMMARY OF FEES AND DEPOSITS

It is strongly recommended that because of the uniqueness of the development, a preliminary design review be arranged with the Architectural Control Committee for a fee of \$100.00. This is, however, at the option of the homesite owner.

The owner will be charged a \$250.00 processing fee for the final design submittal. The Architectural Control Committee shall have the right to increase this amount from time to time. This fee has been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, site planners, engineers, inspectors or attorneys retained by the Committee.

Re-submittals will require an additional processing fee of \$150.00. Fees and deposits noted above are subject to change by the Architectural Control Committee. The owner or the contractor shall place a cash deposit with "The Lakelands Architectural Control Committee" at the time of submittal for final design approval. This deposit, as established by the Committee, is \$1,500.00. This deposit will be fully refunded upon completion of all improvements, including landscaping, clean-up, and acceptance by the Committee that final improvements match the original design submission provided there is no damage by the owner and/or his contractors to the public and private improvements, lake, common areas or

other lots within the community.

The application for approval, fee, damage deposit, and all other materials necessary for the Committee to approve a residence must be sent to:

THE LAKELANDS  
1 Blue Heron Cove  
Plainfield, IL 60544

#### E. REMODELING AND ADDITIONS

Remodeling and additions to existing improvements are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, site location, landscape, swimming piers, boat docks, grading and excavations, roofs, weight limit, setbacks, lighting, etc. will be of significant concern to the Architectural Control Committee. An approval from the Committee is required for this work just as it is for new construction.

### III. DESIGN GUIDELINES

#### A. LANDSCAPE

To insure that the overall beauty of the community is preserved and enhanced the Architectural Control Committee has the authority to approve or disapprove landscape plans for individual residences.

The Lakelands has been designed utilizing the natural elements as much as possible. The determining factor of good landscape design should always be the architecture and location of the residence. The Architectural Control Committee will take into account the various relationships between the home, the site, and adjacent homes, views, prevailing breeze, the lake and other amenities in making decisions regarding specific landscape plans.

The Committee will pay specific attention to the following landscape related items:

1. The Lakelands encourages naturalistic berming treatments.
2. screening of trash enclosure areas and garage area, etc. as well as privacy screening from neighbors.

3. retaining wall design.
4. clusters of shrub masses instead of linear foundation planting.
5. evergreen trees to be used in naturalistic organization in lieu of linear or solitary application.
6. a mix of deciduous and evergreen materials in full 4-season design.
7. The Lakelands encourages the use of ground cover masses to accent a tiered landscape concept.
8. No deciduous trees under 2 1/2" diameter. No shrubs under 24", Evergreen trees 6' high minimum.
9. Landscape design should encompass entire site, with focus on entry and lake side.

10. Beaches

It is strongly recommended that to eliminate silt build-up and discourage weed growth, that beaches be confined to the shore adjacent to the water rather than in the water itself.

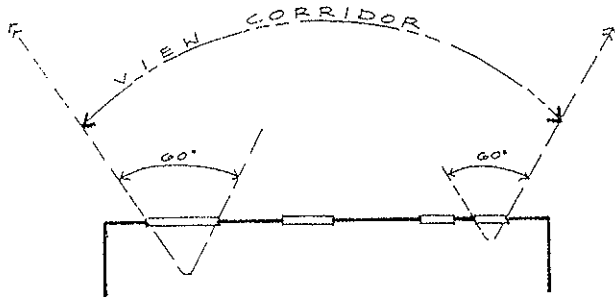
11. Vacant Homesites

Some homesite owners may not elect to start construction in The Lakelands immediately. While vacant, these homesites must be kept clear of dead material (including trees), fallen branches and debris. Maintenance of a manicured lawn (sod) will not be required prior to building but yard areas must not restrict views from the road or adjacent homesites.

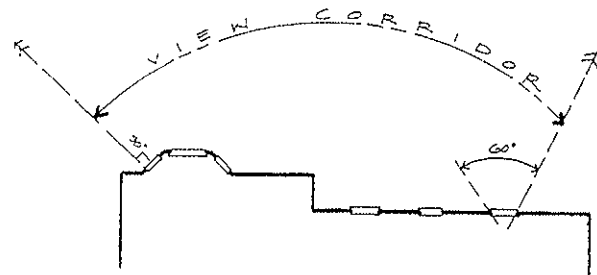
Existing grass and weeds must be maintained to a height of 12" or less. Failure to maintain a homesite in an acceptable condition will result in notification to the homeowner by the Homeowners Association of the infraction. Homeowners will have 10 working days to complete the work. If the homesite is not properly cleared or maintained then the Committee will have the work performed at the expense of the homeowner.

## B. SITE PLANNING DESIGN

The Architectural Control Committee shall consider each site independently, but shall give extensive consideration to the individual impact of each plan upon adjacent homesites, view corridors and the appearance from the lake. A "view corridor" shall be defined as the unobstructed view from inside the main level of any residence measured within the outer limits of a sixty degree cone of vision established at the jambs of the leftmost and rightmost windows of any lake-facing facade. When a bay window establishes an outer limit, the view corridor shall be determined by an imaginary line perpendicular to the glass pane and adjacent to the jamb of the side window closest to the side yard. View corridors extend to the nearest lakeshore and may cross neighboring properties. A view corridor shall be established for each buildable lot at the time drawings are approved for construction by the Architectural Committee.



Ex. #1



Ex. #2

Special consideration should be given to the topographical features of the homesite. It is important to the community that homes are located on the property in a manner that does not adversely affect views from the adjacent homes, the lake or open areas. Proper treatment must be given to the site's natural amenities including environmentally sensitive areas and drainage channels. Driveway configurations and the height of structures will be studied closely by the Architectural Control Committee. Lower levels, decks and patios should relate house to site in terms of grades and view corridors in and out of site.

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs, but also be sensitive to the site's unique characteristics and inherent design opportunities.

The larger homesites and open vistas of our community and lake will mean that most residences will be seen from many different angles and views. It is therefore important that the three-dimensional character of each home be carefully studied.

Site and drainage plans will be closely studied to insure that proper retention areas are designed to prevent direct run-off into the lake and sensitive wetland areas.

#### C. ARCHITECTURAL DESIGN

Terms such as "sound design" and "good taste" are difficult to describe and even more difficult to legislate. Good architectural design should incorporate architectural elements that have withstood the test of time.

The following elements are to be encouraged: intelligent selection of details related to a well designed floor plan; sensitive interpretation of styles within constraints of budget and site; consistency of site planning, landscaping and architecture; and logical use of materials. Each architect should strive to design a home that has integrity, continuity, and a sense of proportion. Openings should be properly placed and spaced, the home should be compatible with surrounding structures, and have well executed details that are consistent with the architectural style. The following elements are to be avoided: harsh contrasts of colors and/or materials; illogical or inappropriate combinations of scale; poorly executed details and extreme interpretations of the components of each style. Exterior elevations shall not be duplicated on any single family estate home. Substantial changes to exterior elevations shall be made to any duplication on interior floorplans.

#### MATERIALS

1. Exterior walls may incorporate any of the following: brick, stucco or E.I.F.S., stone, or wood. Any stone used should be native to the area.
2. Acceptable roofing materials are slate, tile, cedar shingles, cedar shakes, standing seamed copper or metal and selected asphalt shingles with a minimum weight of 250 lbs.

3. Windows and Doors: wood, vinyl-clad or aluminum-clad wood; glazing shall be clear or gray tinted only. Other colored tinting shall be subject to architectural approval. No reflective glass will be accepted.
4. Siding should be constructed from redwood or cedar. Aluminum, masonite or composition board will not be allowed.
5. Fascias shall be redwood or cedar; soffits shall be redwood, cedar or aluminum.
6. Special materials for drives and walks are encouraged. Asphalt drives are not permitted.

All color and material selections will be reviewed during final design review. Colors and materials should be consistent with traditional architectural values. Any materials not listed will be considered on an individual basis but not necessarily approved.

#### DESIGN FEATURES

1. The main roof should be a minimum 8 vertical to 12 horizontal pitched roof, either gabled, hipped or a combination of the two. Roof forms should be well organized and demonstrate the same character on all sides of the residence. Shed roof forms are discouraged. Eave lines should align wherever possible. Eaves and rakes should be articulated by multiple fascia boards, cove and crown molds or gutters. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate. All roof structures such as attic vents, plumbing vents, gutters, etc. should be painted to match the roof colors and be as obscure as possible.
2. Windows and doors should reflect restraint in the number of types, styles and sizes. Consistency of detailing on all elevations should be maintained. All openings should be articulated generally through the use of shutters, flat or arched lintels, projecting sills or surrounds. Windows should display the correct use of divided lights. Any shutters should be sized to the opening and should be in keeping with the architectural style.
3. The main entrance should have a sense of prominence that is reflected in the design. It should include either a pair of doors with or

- without sidelights or a single door with sidelights. The main entrance should contain more detail than other openings but be consistent in styling.
4. All decks require approval of The Architectural Control Committee.
  5. Quoins, when utilized in the design, must be returned around the corners.
  6. Bay windows should be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a 2-story condition, the blank panel between all facets should be articulated.
  7. Please indicate on building elevations and/or on the application form garage door material and finish. Glass should not be used in garage doors.
  8. Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner. Masonry or stone facing that does not return to a logical point such as an inside corner must return around the corner a minimum of 2'4" and must have siding material that is sympathetic to the color of the masonry. Ending the veneer at an outside corner on the front (street) elevation which would expose the edge of the material is not acceptable. It would be preferable to carry the material completely around the residence.
  9. When located outside of an exterior wall, fireplace flue pipes are required to be encased with a chimney enclosure of masonry, stucco, or E.I.F.S. and be supported by a foundation at grade. Chimneys should be properly located and substantial in mass. Chimneys should be designed with appropriate breaks for character. Frame chimneys must have masonry, stone, stucco or E.I.F.S. facing.
  10. Consistent and balanced application in any style is required with special attention given to beauty and elegance, balance of masses and emphasis on entry areas, the diminution of garages, avoidance of too many gables or dormers, etc.



11. The height of any dwelling unit shall not exceed 35' measured from the main entry level to the highest roof ridge, chimneys not included. More stringent restrictions may be imposed on given lots where it is deemed necessary by Architectural Control Committee, to protect the aesthetic integrity of the community.
12. Minimum square footage for Townhomes to be 1400 sq. ft; minimum square footage for Gathered Homes to be 1600 sq. ft.; minimum square footage for Single Family Estate Homes to be 2700 sq. ft. measured from outside walls to outside walls not including garages, basements, lower level walk-outs, attics, and upper areas of 2-story spaces, with stairs counted once. All living and finished storage areas on the second floor are included.
13. Each house shall have a minimum two car garage. The Architectural Control Committee encourages minimizing the impact of garage doors on streetscape.
14. Exterior lake, security and landscape lighting must not infringe upon adjacent neighbors. All accent landscape lighting should utilize low voltage direct task type fixtures. All exterior lighting must be approved by the Architectural Control Committee prior to installation.
15. The size, shape and siting of swimming pools, therapy pools and spas must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pool and equipment enclosures must be architecturally related to the house, other structures, and first floor view corridors of adjacent homes in their placement, mass and detail. All swimming pools, therapy pools and spas must be approved by the Architectural Control Committee. Swimming pools will be in-ground only.
16. Community standard mailboxes are the only style that is approved for use in The Lakelands and the provision thereof is the responsibility of the homesite purchaser prior to final inspection by the Architectural Control Committee. The mailbox design is available at The Lakelands sales office.
17. Walls and fences should be considered as an extension of the architecture of the residence. They should serve to make a transition between the

mass of the architecture and the natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Perimeter fencing is discouraged. Fences will not be permitted to cross the lake frontage of the lot unless the lake side is fully landscaped so the fence is not visible. If the homeowner desires some screening of his boundary he shall use natural bushes or shrubs.

All walls and fences must be approved by the Architectural Control Committee prior to their installation. Chain link fencing will not be permitted within the community. Maximum height for walls and fences is 4 ft. except for in-ground swimming pools where 5 ft. is required by Village Code.

18. Community standard boat docks and swimming piers are the only styles that are approved for use in The Lakelands. Distance of stationary swimming rafts not to exceed 60 feet from shore to far outside edge of raft.

GENERAL RULES FOR ALL LAKELANDS CONTRACTORS & SERVICE PERSONNEL

1. Siltation fences must be installed and in place prior to any excavation and maintained in place until adequate ground cover growth is established to stop infiltration of the lake.
2. During construction, all vehicles delivering or removing any materials or equipment, or transporting persons to work on construction, shall enter and leave the subdivision from roads constructed and designated by Developer for that purpose and NOT through the main entrance. It shall be the responsibility of each Owner to control the conduct of its contractors, agents and employees so that violations of this rule will not occur. Any Owner whose contractors, agents or employees violate this rule will have \$250.00 deducted from their cash construction deposit for each such occurrence. The determination of the Developer as to violation of this rule will be final, and Owners will hold Developer harmless of any disputes arising under this provision.
3. All equipment which is not rubber tired and which is used in excavating or construction shall only be loaded or unloaded within the boundary lines of each respective lot where said excavating or construction is being performed.
4. Proper and adequate barricades shall be provided for protection of any open excavation, formed and/or poured foundation walls prior to backfilling and/or completion of first floor, horizontal openings in any floors (such as stairwells) prior to the completion of proper railings, stairs or other uses.
5. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials will be removed weekly. All trash stockpiled for removal shall be located in front of the residence until removed. There will be no stockpiling or dumping in the lake, on adjacent lots or on streets. Trash not removed will be removed by The Lakelands and billed to the responsible contractor or the owner's construction deposit.
6. Contractors will use only the utilities provided on the immediate site on which they are working.
7. No trailer, basement of an uncompleted building, tent, shack, barn, garage and no temporary building or structure of any kind shall be used at any time for a residence, either temporarily or permanently.

8. Developer is authorized to take any action which is, in Developer's sole discretion, necessary to correct any damage to lakes, streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, etc., and the cost of labor or materials incurred in connection therewith shall be charged to the Owner's cash construction deposit.
9. The established speed limit within the Community is 15 miles per hour for construction vehicles, including light trucks and autos. This must be obeyed.
10. There will be no washing of any truck on the streets. Any delivery truck washed out must be done on the Owner's construction site.
11. The roads shall be kept clean at all times. Operators of vehicles are required to see that they do not spill any damaging materials within the Community. Any dirt or debris which is deposited on any road or other lot or if spillage of a load occurs, operators are responsible for cleaning up immediately. Clean-ups done by The Lakelands personnel will be billed to the responsible party or billed to the Owner's cash construction deposit.
12. If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to The Lakelands within 30 minutes and make repairs as soon as possible.
13. All personnel working in the Community are to keep all areas in which they work or travel free of discarded materials such as lunch bags, cans, bottles and odd materials. Objects should not be thrown out of cars and trucks. Stockpiling of any materials on adjacent lots is not allowed.
14. Loud radios or noise will not be allowed within the subdivision. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles outside of homes under construction. Remember, sound travels a long way over water on a windy day.
15. No vehicles (trucks, vans, cars, etc.) may be left in the subdivision overnight. Construction equipment may be left on the site while needed, but must not be kept on the street.
16. Contractor personnel will not be permitted to bring pets on the property, nor use the lake as a recreational facility including fishing, swimming, bathing, etc. This right is strictly reserved for property owners exclusively.

17. The contractor's attention is called to the fact that certain areas on the site exist as natural woodlands, floodways and wetlands and are to remain as such. Therefore the following restrictions apply to all construction operations performed in these existing natural environments:
- \* Designated trees, understory and wildflowers are to remain untouched and unharmed.
  - \* No construction activities are to take place in these designated area unless directed by the Architectural Control Committee.
  - \* The dumping of trash, changing of oil, lumber, concrete, mortar, etc., in any area is strictly prohibited.
  - \* The parking of vehicles or erecting of storage sheds or construction offices will only be allowed in such locations designated by the Committee in writing.
  - \* Driving of vehicles will only be allowed in designated access roads.
  - \* ANY FILLING OR CUTTING OF THE LAKE OR SHORELINE IS ABSOLUTELY PROHIBITED WITHOUT PRIOR APPROVAL OF THE DEVELOPER!
  - \* The storage of all construction materials will be in designated areas only, unless the contractor receives written permission from the Committee.
18. On Sundays or National Holidays, there shall be no exterior construction, commercial landscaping or interior construction if the exterior of the building is not completely enclosed (working inside a building with the windows open will not be allowed during these days) without written permission of the Developer.
19. No signs of any kind or description shall be displayed on any lot except for one (1) sign of reasonable size, but not to exceed five square feet, to advertise the property during the construction and/or initial sales period.