

Rev 3/5/06

The Grove at Lakeland

Lakeland, TN

DESIGN GUIDELINES

Founded – 2006

Developer:

Maple Grove GP

I. Introduction

A. The Grove at Lakeland Architectural Review Committee Responsibilities

One of the responsibilities of the The Grove at Lakeland Architectural Review Committee (ARC) is the review and control of the physical character of the Grove's overall master planned development ('community') to enhance the desirability and attractiveness of the area. The Trexler Group or an assignee chosen by the developer or HOA will serve as Director of Design Review represented as the Architectural Review Committee (ARC). The Home Owner's Association (HOA) for the Grove parallel's these rules and in such provides daily management and enforcement of these rules, responsibilities and activities which are consistent with the conditions of approval required by the city of Lakeland.

B. Purpose of Design Guidelines

The purpose of these Design Guidelines are to establish consistent characteristics for the homes in this community, consistent with the City of

Lakeland's zoning ordinances (as applicable the 'Zoning Code'), and the Guidelines herein.

The Guidelines, which are included in the Secondary Detailed Development Plan enforceable by the City of Lakeland, are written to preserve a high quality of appearance, to assure compatibility between improvements, and to protect and enhance the community's overall value. The Guideline is meant to strengthen the aesthetic character of the development. The Design Guidelines are intended to be used by property owners and consultants in preparing drawings for architectural, landscape, and other improvements in compliance with the City of Lakeland codes and regulations, including but not limited to, the Preliminary Development Plan, Secondary Detailed Development Plan, and Final Development Plans, and other applicable approvals and regulations.

Minor deviations to this guideline may be permitted with the review and approval of the City of Lakeland's City Manager or his designate. Minor deviations might be described to include items that do not substantially change the massing, form, style, overall building materials, or streetscape of the lot or its structures, while maintaining overall consistency with the Design Guidelines. Major amendments to the Design Guidelines shall require an amendment to the Secondary Detailed Development Plan, Final Development Plan, and other applicable approvals of the City of Lakeland.

It is the property owner's responsibility to follow all applicable federal, state, and local building codes. Compliance with governing building codes shall take precedent over this guideline.

II. Architectural Committee Rules and Design Guidelines

A. Architecture

1. Architectural Character

The architectural character of the community is critical in establishing long-term appreciation for the homeowners' investment in this community. To ensure timeless beauty and lasting value, the community will strictly enforce consistent architectural conformity and review. Architectural harmony will give The Grove homeowners its unique character and will ensure the beauty of its streetscapes and public realm. This will produce a development of lasting value and timeless grace.

The overall characteristics of this development will be influenced by the timeless designs of French and European architecture. Homes should reflect the historic architectural characteristics of the European and French regions.

Below are general guidelines for building materials, colors, and forms, which are expressive of the community's architectural character; and which shall be used in reviewing drawings for compatibility with the original design.

2. Standards

a) Environmental Protection

All reasonable measures shall be taken to maintain existing trees and preserve natural vegetation on each site. Each site must meet and comply with the City of Lakeland's Tree Management Ordinance.

b) Orientation to Site

Lot should be reviewed and home site oriented to unique topography for each building lot.

c) Minimum home square footage

1. Villas - 2700 sq ft min.
2. Grove – 3000 sq ft min.
3. Estates – 4000 sq ft min.

d) Home Styles

Home styles for this development shall stay consistent with French and European Architecture. Details vary but French and European inspired homes are distinguished by their distinctive hipped roofs and flared eaves. Some of the features in these homes include but are not limited to Brick and stone facades, hipped and arched-top dormers, multi-paned windows using either square grids or diamond pattern, wood shutters, iron balconies or terraces, decorative half-timbering, round towers, arched doorways, and decorative copper accented elements such as flashing, roof top finials and cupolas.

The facades of buildings that are visible from any site perimeter roadway, or visible from any significant focal pointing the community, shall be developed with a level of architecture treatment at least approximately equal the front facade.

Typical Examples of Home Styles influenced with elements inspired by French or European architecture:



Plan samples, which are incorporated by reference with these Design Guidelines, are provided to further assist in presenting samples of the overall interior and exterior features recommended and encouraged in this development. All development shall be substantial similar to, but not necessarily identical to, that depicted in the Plan Samples.

e) Garage Design

Garages will be reviewed based on the location and design and orientation to the home. Although rear-load and side-load garages are preferred, front-load garages may be permissible if screened by an architectural porte-cochere by review and approval.

Porte-cochere examples - screening front-load garages.



f) Windows and Doors

True-divided light windows or Simulated Divided Light (SDL) windows shall be required on all front elevations. No aluminum, vinyl or metal windows will be permitted. All doors visible from the street shall be stain grade wood or approved equal.

g) Roofing

Roofing materials shall be at least 25 year Architectural Shingles in an approved color. Colors may vary but must be reviewed and approved.

h) Shutters

Although shutters are not required, when used, shutters shall be sized to cover its respective opening. Shutters shall be wood or synthetic to simulate wood and be painted or stained.

B. Landscape

1. Landscape Character

The landscape character of the community is one that embraces conservation and focuses on nature and the natural environment and its unique characteristics. Only native species specified in the City of Lakeland's Tree Species Selection List are approved for use in this development.

Below are general guidelines, which are expressive of the community's landscape character; and which shall be used by in reviewing drawings for compatibility with the original design.

2. General Guidelines for Landscaping

a) Trees

Trees - Trees are the development's most important attribute. Much attention has been given to this important natural resource. The protection and long term maintenance of these rare species is imperative to the successful future and natural beauty of this community. Care and much consideration should be given before removing any trees in this development.

Street Trees: Specific Street Trees for this development have been chosen based on their unique characteristics. Reference the City of Lakeland's Outline

Plan Conditions on the Final Development Plan for specific street tree details for each lot.

b) Fences

Fencing for this development is unique to its architecture and the location of specific lots in their proximity to conservation common areas. No fence shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line. All fences shall be reviewed and approved by the ARC. Fences shall be constructed of cedar wood, masonry brick or a combination thereof or ornamental iron. Any lot facing a street must be either 6' cedar capped wood or ornamental iron with brick columns a minimum of ever 20 week. Lot with rear yard facing adjacent Common areas must use ornamental iron fencing. Fences shall be in compliance with the City of Lakeland fence regulations noted in the City of Lakeland Municipal Code Title 14, Chapter 7, Fences and Wall.

c) Pools

In ground Swimming pools are permissible with review and approval by the ARC. Construction of the pool must not disturb neighbors' yards or property owned and/or maintained by the Association. The use of a neighbors' yard for construction access is not permitted unless the neighbor has given consent. The use of property owned and/or maintained by the Association for construction access is not permitted, unless the applicant requests a review and is permitted permission. If approved, the applicant must sign a waiver of damage and post a construction deposit for repairs of damage to property owned and/or maintained by the Association.

III. Review and Approval Process

A. General Rules

1. Construction of any improvement, including landscaping, may not begin until full review and written approval of the proposed drawings depicting the improvement by the designated Director of Design Review.

2. Construction must not disturb neighbors or their yards or property or property owned and/or maintained by Association or any other homeowners association in the adjacent communities. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent, which must include a description of the access area.

Elements not permitted

The following is a list of elements or features that are not allowed in this development.

Window A/C units

Exterior Fluorescent Lighting

Antennas (dishes w/18" min diameter hidden from public view are allowed)

Plastic furniture or artificial plants visible from public streets

Above Ground Pools

Asphalt or Gravel Drives

Duplicate Elevations not permitted within direct site-line view of any similar elevations.

Any condition not covered in the Guidelines or the CC&Rs shall become a matter of discretionary judgment on the part of the ARC, acting in good faith on behalf of the best interest of the Association, as a whole, so long as such conditions do not conflict with the City of Lakeland requirements.

The developers and builders in this development shall cooperate with the City of Lakeland to comply with requirements to submit documentary assurance of compliance with these guidelines, and shall allow inspections, if deemed necessary by the City of Lakeland, to evaluate compliance with these Design Guidelines.