Lake Jeanette East Park Homeowners Association

Architectural and Property Appearance Guidelines

Purpose and Application

The Lake Jeanette East Park Homeowners Association Board of Directors has adopted these guidelines to provide homeowners with additional clarity regarding exterior modifications, property appearance, and maintenance within the community.

These guidelines are intended to promote consistency and transparency in the Association's architectural review process and to help preserve the overall character, appearance, and harmony of the neighborhood, consistent with the Association's governing documents.

These guidelines are **not intended to create new covenants, conditions, or restrictions** or to expand the Association's authority beyond that provided by the Declaration, Bylaws, Articles of Incorporation, and applicable law. They are intended to provide guidance for the administration and consistent application of the architectural standards and approval requirements contained in the governing documents.

Where prior approval is required by the governing documents, homeowners must obtain written approval from the Board of Directors or Architectural Committee, as applicable, **before beginning work**. Approval by the City or other governmental authority does not replace any approval required by the Association, and Association approval does not replace any permit, inspection, or approval required by a governmental authority.

The Board or Architectural Committee may consider the specific characteristics and circumstances of an individual property when reviewing a request. These guidelines are intended to provide general guidance and are not a guarantee that a particular request will be approved.

If a proposed improvement is not addressed by these guidelines, or if a homeowner is uncertain whether approval is required, the homeowner should contact the Association before beginning work.

LJEP Board of Directors

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A. Fences

- Fences and other enclosures are subject to the Association's governing documents and any applicable architectural review and approval requirements.
- Fences should be constructed of materials that are consistent with the architectural character and appearance of the neighborhood. Wood and high-quality PVC or similar materials are generally preferred.
- Wire or chain-link fencing is generally not consistent with the character of the neighborhood and is not expected to be approved unless the Board or Architectural Committee determines that the specific circumstances warrant an exception.
- Fence height should generally not exceed five (5) feet. On corner lots, a lower height may be required where necessary to preserve visibility and avoid creating a sight-line concern.
- Fence colors should be compatible with the dwelling and surrounding property and should generally be limited to white, black, or natural earth tones.
- Temporary deer fencing or similar temporary protective fencing may be considered on a case-by-case basis for limited seasonal or gardening purposes. Any such fencing should be maintained in good condition and removed when no longer reasonably necessary.

B. Sheds and Accessory Structures

- Sheds and other accessory structures are subject to the Association's governing documents and any applicable architectural review and approval requirements.
- Homeowners should obtain approval before installing a shed or other accessory structure. The fact that a structure may not be visible from the street does not, by itself, eliminate any approval requirement contained in the governing documents.
- Sheds should generally be limited to one-story structures and should be appropriately scaled to the property and dwelling. A maximum size of approximately 12 feet by 12 feet is the general guideline, subject to the characteristics of the individual lot and the governing documents.
- Sheds should be constructed of materials and in a style that complement the architectural character of the dwelling and neighborhood. Wood-framed structures with shingle-style roofs are generally preferred.
- Accessory structures must be located in compliance with all applicable setback and other governmental requirements. The Association may require evidence of applicable governmental approval or permitting when relevant to the architectural review process.

C. Landscaping and Property Maintenance

- Homeowners are encouraged to consult with the Association before undertaking substantial landscaping projects or installing extensive hedge or screening plans, particularly where the proposed landscaping may significantly affect the appearance of the property or neighboring properties.
- Homeowners are responsible for maintaining lawns/landscaping, hedges, trees, and plantings located on their property in a neat, healthy, and orderly condition and for preventing landscaping from creating unreasonable impacts on neighboring properties.
- Garden plots should generally be limited in size and located in a manner that is consistent with the appearance of the property and surrounding neighborhood. A garden area of approximately 20 feet by 20 feet is the general guideline.
- Landscaping that is intentionally allowed to become overgrown, unmaintained, or excessively unruly may be subject to the Association's applicable maintenance requirements and enforcement procedures.
- Homeowners should consider the mature size and growth characteristics of plants and trees before installation to avoid future impacts on sidewalks, streets, neighboring properties, drainage, or common areas.

D. Exterior Colors and Architectural Appearance

- Exterior paint colors, shutters, doors, trim, and other visible architectural elements should be compatible with the character and appearance of the neighborhood.
- Neutral and complementary color palettes are generally encouraged.
- Where the governing documents require prior approval for an exterior change, homeowners should submit the proposed color or material for review before beginning work.

E. Basketball Goals and Recreational Equipment

- Homeowners are responsible for complying with all applicable governmental laws and ordinances governing the use of recreational equipment, including any applicable noise restrictions.
- Recreational equipment should be maintained in good condition and located in a manner that does not unreasonably interfere with neighboring properties or the appearance of the community.

F. Decks, Patios, Additions, and Other Structural Improvements

- New decks, patios, additions, screened porches, and other substantial exterior improvements are subject to any prior approval requirements contained in the Association's governing documents.

- Homeowners should submit plans and supporting information sufficient for the Board or Architectural Committee to evaluate the proposed improvement, including its location, dimensions, materials, colors, and exterior appearance.
- Where governmental permits or approvals are required, the homeowner is responsible for obtaining them. The Association may request evidence of required governmental approvals as part of its architectural review process.
- Homeowners are encouraged to discuss preliminary concepts with the Association before incurring substantial expenses for architectural plans or other design work. Preliminary discussions do not constitute architectural approval or authorization to begin construction.

G. Kennels and Pet Enclosures

- Kennels and pet enclosures must comply with the Association's governing documents and any applicable architectural review requirements.
- Where permitted, kennels and pet enclosures should generally be located within an approved fenced area and maintained in a neat and sanitary condition.
- Homeowners are responsible for complying with applicable governmental requirements concerning animals and animal enclosures.

H. Mailboxes

- Mailboxes and mailbox posts should be maintained in good repair and kept free of excessive debris, damage, or deterioration.
- Mailboxes should be kept upright and in a condition that contributes to the overall appearance of the property and neighborhood.

I. Propane and Other Utility Equipment

- Permanently installed propane tanks and other exterior utility equipment are subject to the Association's governing documents and applicable architectural review requirements.
- Where permitted, such equipment should be located and screened in a manner that minimizes visibility from the street and neighboring properties and is compatible with the character of the community.
- Homeowners are responsible for complying with all applicable governmental safety, placement, and permitting requirements.

J. Swimming Pools

- Above-ground and in-ground swimming pools are subject to the Association's governing documents and any applicable architectural review and approval requirements.
- Homeowners must obtain all governmental permits and approvals required for the installation and operation of a pool.
- Where required by applicable law, pools must be enclosed or protected by appropriate fencing or other safety measures.
- Because pools can significantly affect the appearance of a property and may involve substantial structural, drainage, fencing, and safety considerations, homeowners should obtain Association approval before entering into contracts or beginning installation.
- The Association's architectural review is separate from and does not replace any governmental permitting or inspection requirements.