

lake park villas

Required Home Standards

These standards ensure that the exterior of each home is in harmony with the quality, architectural integrity and continuity of the Lake Park Villas (LPV) design concept. Architectural drawings, including accurate site plan, will be submitted to LPV for review and approval.

Structure

- Structure and landscaping completed within 12 months after excavation begins
- Single-story homes only, with full basement
- Attached 2-car garage
- Foot print of home to be laid out to insure privacy for subject dwelling and adjacent neighbors
- Foundation staking by licensed surveyor
- Poured concrete foundation
- 9', or greater, ceiling height on main floor
- 2" x 6" exterior wall construction, or comparable R-value, in dwelling
- 7/12, or greater, roof pitch
- Engineered roof truss systems

Exterior Features

- 30-Year dimensional roofing shingles
- Maintenance free and/or low maintenance materials
 - 75%, or more, brick or stone front with remaining materials other than conventional siding
 - Fiber-cement siding or premium vinyl siding on sides and back, colors in harmony with LPV
 - Low-e windows, side windows placed to insure privacy for subject dwelling & adjacent neighbors
 - Clad exterior door & window frames
 - Seamless aluminum gutters & downspouts
- Concrete driveway and service walks
- One front entry 2-car garage with 8' x 18' foot door, openers, remote and keyless entry
- Lighted house numbers consistent with LPV style
- Waterproof GFI electrical outlets, 2 or more
- Frost-free hose bibs, 2 or more
- Concrete patio, pavers, or maintenance free deck
- Professional landscaping with stone groundcover surrounding home and garage

Home Options

These various options are found in existing LPV homes. You may wish to consider incorporating some of them into your new home.

Structure

- 2-story on Georgetown Place, south-side of street only
- Engineered floor system
- Egress basement windows
- Daylight basement windows
- Exposed lower level on appropriate lots
- Only direct-vent natural gas fireplace
- Energy Star certification, <http://www.energystar.gov/>
 - Effective Insulation
 - High-Performance Windows
 - Tight Construction and Ducts
 - Efficient Heating and Cooling Equipment
 - Qualified Lighting and Appliances
 - Third-Party Verification

Exterior Features

- Full brick or stone front with or without corner wrap
- Shake trim
- Stepless Entry
- Soffit outlets
- Stamped concrete patio
- Rear screened porch enclosure
- Invisible fence

Required Landscaping Standards

These standards optimize views, minimize maintenance costs, and promote harmony with the Lake Park Villas (LPV) landscape design concept. Landscaping plans will be submitted to LPV for review and final approval.

- Submittals will be retained for Association records
- All bed-lines designed for ease of maintenance and mowing
- Stone-covered beds, with Black Diamond heavy duty edging or comparable, surrounding home and garage
- All tree and plant varieties from LPV Plant Materials List
- Two free-standing, spaded trees in mulched or stone-covered beds spaced for ease of maintenance and mowing

Landscaping Options

- Up-lights
- Copper or copper-colored path and landscape lights

Color Palette for Lake Park Villas Homes

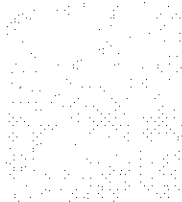
All exterior materials will be in harmony with the LPV color palate. Color samples will be submitted to LPV for review and approval.

Plank, Panel and Shingle Colors

Arctic White
JH10-20*



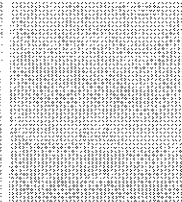
Navajo Beige
JH30-10*



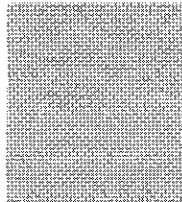
Cobble Stone
JH40-10*



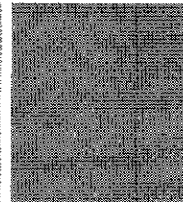
Soft Green
JH60-10*



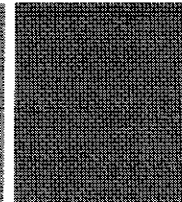
Autumn Tan
JH20-20*



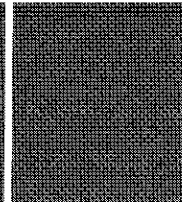
Sandstone Beige
JH30-20*



Monterey Taupe
JH40-20*



Heathered Moss
JH50-20



Tuscan Gold
JH80-20



Khaki Brown
JH20-30*



Woodstock Brown
JH30-30



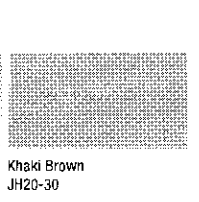
Timber Bark
JH40-30*



Mountain Sage
JH50-30



Iron Gray
JH90-30



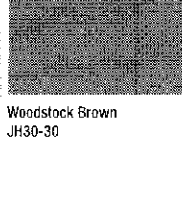
Trim Colors



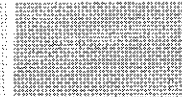
Cobble Stone
JH40-10



Arctic White
JH10-20



Autumn Tan
JH20-20



Khaki Brown
JH20-30



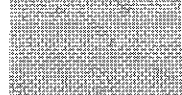
Soffit Colors



Cobble Stone
JH40-10



Arctic White
JH10-20



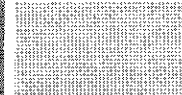
Khaki Brown
JH20-30



Navajo Beige
JH30-10



Woodstock Brown
JH30-30



Monterey Taupe
JH40-20

