



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 prior to construction. Expect a two (2) day review process.

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 .42, or thicker, gauge vinyl siding on sides and back, colors in harmony with LPV (*see Palette, page 3*)
 - 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 (*see pages 3-4*)

Lake Park Villas Home Options

These various options are found in existing Lake Park Villas 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
- Alternate non-lap siding (includes shakes, vertical)
- Stepless Entry
- Soffit outlets
- Stamped concrete patio
- Rear screened porch enclosure
- Invisible fence (The Association must be notified if this option is chosen.)

COPY NOT TRUE TO COLOR
 * HARDIE PLANK SIDING COLORS

Color Palette for Lake Park Villas Homes

All exterior materials will be in harmony with the LPV color palette. Color samples will be submitted to LPV for review and approval before materials installation. No blue, red, or yellow exterior materials will be approved. Expect a two (2) day review process.

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	
Russian 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
Navajo Beige JH30-10	Sandstone Beige JH30-20	Woodstock Brown JH30-30	Monterey Taupe JH40-20

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
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Required Landscaping Standards

These standards optimize views, minimize maintenance costs, and promote harmony with the Lake Park Villas (LPV) natural landscaping design concept. A landscaping plan and a list of proposed materials and plants, including the number of plants and their sizes, is to be submitted by the contractor to LPV for review and approval prior to installation. Expect a two (2) day review process that allows for both the Landscape Review Committee to meet and any necessary Board of Directors action.

- Submittals will be retained by Association for Association records
- All bed-lines designed (curved) for ease of maintenance and mowing
- Stone-covered beds, with heavy duty edging (i.e., Black Diamond) or comparable, surrounding home and garage
- All tree and plant varieties from LPV Plant Materials List
- Two free-standing, 3" diameter or greater trees in non-dyed mulched or stone-covered beds spaced for ease efficiency of maintenance and mowing
- At least 30% of the total number of plants bushes and shrubs will be evergreen
- Planting materials at maturity will not obstruct view to lighted house number (28" from ground)
- Planting will include privacy screening where appropriate
- Planting in side yards will include screening of utility area and satellite dish as appropriate

Landscaping Options

- Up-lights
- Copper or copper-colored path and landscape lights
- In-ground irrigation system (The Association must be notified if this option is chosen.)

Lake Park Villas Plant Materials List

Trees

• 3" Diameter or greater

- Ash**
 - Autumn Purple
 - Korean Mountain
 - Chestnut**
 - Ohio Buckeye
 - Ruby
 - Yellow Buckeye
 - Maple**
 - Autumn Blaze
 - Debra
- B & B (ball and burlap)**
- Beech**
 - Blue, a.k.a. Muscle Wood
 - Birch¹ (single stem)**
 - Crab² (any variety²)**
 - Hawthorne**
 - Cockspur
 - Crimson Cloud
 - Snowbird
 - Thornless
 - Winter King
 - Ironwood**
 - Magnolia Royal Star**
 - Pear**
 - Callery, a.k.a. Autumn Blaze
 - Serviceberry**

Evergreens

- Arborvitae**
- Boxwood**
 - Green Velvet
 - Winter Green
- Juniper**
 - Andora
 - Blue Chip
 - Buffalo
 - Green Carpet
 - Gold
 - Sea Green
- Pine**
 - Dwarf Mugho
- Spruce**
 - Dwarf Alberta
- Yew**
 - Densifloris
 - Intermedia
 - Tautoni

Plants and Shrubs

- Barberry Intermedia¹**
- Burning Bush**
- Choke Berry**
 - Glossy Black
 - Red
- Cotoneaster**
 - Cranberry
 - Rockspray
- Currant**
 - Red
 - Snowberry (white)
- Daylily**
- Flowering Almond**
- Forsythia**
- Honeysuckle**
 - Emerald Mound
- Heuchera**
- Hosta**
- Hydrangea**
 - Annabelle
 - Little Lamb
 - Pee Gee
 - Pink Beauty
 - Quickfire
- Lilac**
 - Beauty of Moscow
 - Blue Lace
 - Dwarf Korean
 - Ivory Silk Lilac
 - Miss Kim
 - Purple Fritz
 - Sensation
- Ninebark**
 - Diabolo
 - Golden¹
- Ornamental Grass**
- Potentilla**
 - Abbotswood
 - Gold Drop
 - Goldfinger
 - McKay's White
- Roses - Shrub**
 - Bonica
 - Champagne
 - Knock-out
 - Gutenhorst
- Sedum**
- Spirea**
 - Gold Charm
 - Gold Flame
 - Gold Mound
 - Gumball
 - Little Princess
 - Neon Flash
 - Snow Mound
- Viburnum**
 - Arrowwood
- Weeping Peashrub³**
- Weigelia**
 - Dark Horse
 - French Lace
 - Minuet
 - Pink Princess
 - Ruby Red
 - Variegated
 - Wine & Roses

Other Plants

- Anemone Snowdrop
- Aster
- Astilbe
- Brunnera Jack Frost
- Coneflower
- Geranium Black Beauty
- Lavender
- Lilium Monte Negro
- Leucanthemum Becky
- Nepata Harper's Low
- Rudbeckia
- Russian Sage
- Salvia Caradonna
- Trandescantia
- Yucca

¹ disease prone or less suited to LPV grounds due to clay soil and full sun growing conditions

² only non-fruiting varieties in traffic areas

³ only in non-traffic areas

⁴ cannot take snow-load

For any plants you choose that are not on the approved list, you will need to fill out a variance application form and submit for review through the variance process.