

# DESIGN STANDARDS FOR LOST FORREST

Per section 5 of our [covenants](#), Lost Forrest is an architecturally-controlled community. The design standards below represent broad guidelines for homeowners who are planning an exterior modification. These items are not intended to represent a complete or exhaustive list of standards or approved materials.

**All changes** to the exterior of a home or the surrounding property, including changes that are not visible from the street, **must be approved in advance** by the Architectural Controls Committee (ACC). Property modification requests should be submitted to the ACC via our website at [lostforrest.com](http://lostforrest.com).

## EXTERIOR MATERIALS AND COLORS

- a. All materials used for any projects or modifications must be of high quality, consistent with the design of the community, and approved in advance by the ACC.
- b. The ACC recommends neutral / earth-tone exterior paint colors. Property modification requests must include specific colors / color codes, and the ACC may ask for small samples to be painted on the home for an onsite review.

## ROOFS

- a. Replacement roofs must be completed using architectural shingles, also known as dimensional shingles. Shingle color must be approved in advance by the ACC.
- b. Skylights are not permitted on the front or any sides of roof that are visible from the street.

## WINDOWS, DOORS, SCREENED PORCHES, PATIOS AND DECKS

- a. Bright finished or bright plated metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted.
- b. All screening and screen enclosures shall be constructed utilizing anodized or electrostatically painted aluminum or wood and must be approved by the ACC.
- c. Front doors must be of high-quality wood, simulated wood, or fiberglass. Lead glass front doors and kick-plates are permitted per review and approval by the ACC.
- d. All decks and deck materials must be approved in advance by the ACC.
- e. Replacement window design, material, and color must be approved in advance by the ACC.
- f. Bays, box windows or any other cantilever shall not exceed 2'0" on side or rear elevations. All bays on the front elevation (at the first floor) shall be brought to grade. Second floor cantilevered bays are acceptable on front.

## GARAGES, DRIVEWAYS, WALKWAYS, SIDEWALKS AND EXTERIOR LIGHTING

- a. Garage doors, with or without windows, must be paneled; material, color, and design must be approved in advance by the ACC.
- b. No exterior lighting shall be permitted which in the opinion of the ACC would create a nuisance to the adjoining property owners.
- c. All driveways will be constructed of concrete or brick. Colored concrete must be approved in advance by the ACC.
- d. All front walkways from driveway to house will be constructed of stone, brick, or concrete. Colored concrete must be approved in advance by the ACC.

## AWNINGS, FENCES, AND WALLS

- a. Awnings and canopies must have ACC approval.
- b. All proposed fences or privacy fences must be approved by the ACC prior to installation. Fences should not exceed six (6) feet in height and should be set back one (1) foot from the side and rear lot lines, unless otherwise approved by ACC.
- c. Walls that are an integral part of the residential design are permitted. The height and setback restrictions are as per "b" above. All walls and their associated designs and materials must be approved in advance by the ACC.
- d. Fence material must be cedar, pressure treated wood, or an approved metal material such as decorative iron. Any colors, other than natural finish, must be approved by the ACC.
- e. No chain-link fencing is allowed.

## LANDSCAPE

- a. Front and side yard must be sodded Zoysia or sodded Bermuda grass.
- b. Backyard may be Fescue seed.
- c. No tree having a diameter of three (3) inches or more (measured from a point of two (2) feet above ground level) shall be removed from any lot without prior approval by the ACC.

Should you have any questions regarding these design standards or the property modification approval process, please contact the ACC via email at [acc@lostforrest.com](mailto:acc@lostforrest.com).