

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.

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 requires neutral/earth-tone exterior paint colors. The ACC requires natural wood tone stain for wood accents. 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.
- c. Painting of brick exteriors must be approved in advance and must be a light neutral color. Lime or and other whitewash of brick exteriors is not permitted in Lost Forrest.

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.
- c. Porch or out buildings may have metal roofs; color to be approved in advance by the ACC.

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, fiberglass, or iron. 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.
- g. Areas under decks and porches may not be used for excessive storage and is subject to approval by the ACC.

GARAGES, DRIVEWAYS, WALKWAYS, SIDEWALKS, OUT BUILDINGS 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 including colored, stained, painted or stamped stone, brick, or concrete must be approved in advance by the ACC.
- e. Out buildings must be approved in advance by the ACC before being installed and follow the guidelines for exterior colors. PVC or other plastic buildings are not allowed.

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. Fencing made of any other materials including engineered wood-look products must be approved in advance by the ACC. All fence paint or stain color must be approved in advance 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.
- d. All water features including fountains, rain barrels, and ponds must be approved in advance by the ACC.
- e. Holiday decorations must be removed from the property within 30 days after the Holiday.

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.