

LAGUNA POINTE

ARCHITECTURAL GUIDELINES CHECKLIST

Builder _____ Lot _____ Block _____

Construction – Builder verifies that the following items have been incorporated into the building plans being submitted to the ADC for approval:

1. Square footage meets the minimum requirements of twenty-eight hundred (2,800) sq. ft. of living space for a single level, or thirty-two hundred (3,200) sq. ft. minimum for a two-story, and such two-story dwellings have no less than two thousand (2,000) sq. ft. on the ground floor (exclusive of garages, basements, porches, or patios).

Initials _____

2. Garages are of "side entry", "side load" or "rear load" ("rear load" is subject to ADC approval) have architectural detail or windows, not roll-type metal doors, and wherever possible garages are next to garages. Garage interiors will be taped and painted at minimum.

Initials _____

3. Roof with overhangs are twelve (12) inches or greater.

Initials _____

4. All roof ridges are to be completed with a raised ridge and/or ridge caps.

Initials _____

5. Fascias are a minimum of one inch by eight inches (1" x 8") wide, and at minimum two-tiered.

Initials _____

6. Approved roofing materials are either tile or architectural shingles. Shingles on structures on the Private Streets must be tile, or tile-like material. Architectural shingles are to be at least forty (40) year, architectural grade composition shingles, and are antique black, charcoal or dark brown, unless otherwise approved by the ADC.

Initials _____

7. Roof flashing, vents, gutters, and downspouts are a color or treated with a color that is harmonious with the roof and upper wall surfacing.

Initials _____

8. Chimneys with chase enhancers are constructed of wood, stucco, or concrete and masonry. Chimney caps, extensions or flashings are not constructed of reflective metal material.

Initials _____

9. The exterior wall tones tend toward earthy hues, and siding materials are wood, stucco and stone with timber accents, unless otherwise approved by the ADC.

Initials _____

10. A façade of stone, brick, stucco or other masonry material for the front or other elevation facing a street wraps around a minimum three (3) feet to a natural termination point, and in the case of homes built on lake fronting lots, the façade is used continuously and consistently on all elevations of the dwelling.

Initials _____

11. Windows are wood clad constructed, or submitted otherwise as an exception at the end of this document.

Initials _____

12. Foundation or retaining walls with more than twelve (12) inches of vertical surface visible above grade are surface treated on the exposed portion.

Initials _____

13. A perimeter foundation drain has been included in the plans.

Initials _____

14. Driveway is constructed of concrete, masonry pavers or other hard surface material; off-street parking is provided for at least two (2) vehicles.

Initials _____

15. Driveways constructed over roadside swales include the installation of a 6" PVC sleeve.

Initials _____

16. Walkways, driveway borders, patios, and porches made of concrete are created with a stamped, textured, and/or colored appearance.

Initials _____

17. All utility meter panels, furnaces, heating units, air conditioning units, heat pumps and similar utility appurtenances are screened or fenced from view and are located away from visibility from the street wherever possible.

Initials _____

18. All exterior lighting is discrete, and only illuminates that which needs to be lit. Light sources are shielded and directional.

Initials _____

19. Building setbacks have been followed according to Section 5.19 of the Architectural Design Guidelines. The building footprint complies with all City of Eagle setbacks, does not encroach onto any easements and is otherwise positioned in the building area as shown on the individual lot plat.

Initials _____

20. No structure is constructed over any platted easements, in any delineated wetlands or wetland mitigation area, or from top of slope to high water mark of Lake Laguna.

Initials _____

21. Architecture on approved separate garages/shops is consistent with the primary dwelling in aesthetic appearance and is located where it does not adversely impact adjoining properties.

Initials _____

22. Outside RV parking/exterior RV parking pads, of any kind, are not allowed.

Initials _____

LANDSCAPING CHECKLIST

1. All landscaping conforms to the approved landscape plan and contains the minimum requirements for each lot.

Tree count: Front yard has a minimum of three (3) deciduous trees and three (3) evergreens. Back yard has a minimum of two (2) deciduous trees and two (2) evergreen trees.

Tree Size: The deciduous are a minimum of three-inch (3") caliper and evergreens are a minimum of eight (8) feet high.

Shrub count/size: In the front yard there are a minimum of twelve (12) shrubs at a minimum size of five (5) gallons, and eight (8) shrubs at a minimum size of two (2) gallons, and five (5) shrubs at a minimum size of fifteen (15) gallons. On the back yard and on each corner lot/side yard there are a minimum of twelve (12) shrubs at a minimum size of five (5) gallons.

Initials _____

2. Full sod in front and back yard, or submitted otherwise as an exception at the end of this document.

Initials _____

2. Planter Bed types and sizes are defined on the landscape plan with the following minimums:

- Front yard: 20% minimum
- Back yard: 15% minimum
- Corner lot/Side yard: 20% minimum

3. Fencing (if any) is maximum five feet (5') high, minimum four feet (4') high, and is black wrought iron.

4. On the lake-facing portion of the Lot, sand is to be installed at a minimum depth of six (6) inches from the top of slope to the shoreline.

Initials _____

VariANCES Being Requested:

Item # ____ : _____

Item # ____ : _____

Item # ____ : _____

Signature

Date