

LAKEMOOR HOME IMPROVEMENT SUBMITTAL GUIDELINES

All improvements to the exterior of your home or property requires ACC-2 (Local Architectural Control Committee) written approval before starting work to ensure compliance with Covenants, Conditions, and Restrictions (CC&Rs). Verbal or any other type of approval will not be considered valid or legal.

This guideline document will provide a CC&R summary and references for additional information. This document is not intended as a replacement to the CC&Rs or other policies in place by the Lakemoor HOA.

REFERENCE DOCUMENTS ON LAKEMOOR WEBSITE:

- Lakemoor’s CCRs, Existing Home ACC Application Form, and this guideline document can be located at <http://www.lakemoorhomeowners.com/> then select “Forms & Documents” in the left drop-down box.
- “Homeowner Handbook” includes submittal guidelines for the following
 - Flagpoles-Page 4
 - Garden areas and raised planter boxes-Page 4
 - Ground Cover and Use of Rocks in Landscape-Page 5
 - Invisible Pet Fences-Page 5
 - Solar Guidelines-Page 7
 - Trampolines-Page 8
 - Trash Receptacles and Outside Storage-Page 15
- Tree List-Info (Landscape Strip, Swale Trees) provides recommendations that will minimize sidewalk lifting caused by tree roots and provide adequate sidewalk and street vertical clearances with minimal maintenance.
- CCR Supplements provide additional detailed information for each phase. i.e., “2nd Supplement to CCRs” applies to homes in phase 2.
- “Plat Maps” provide a map for each phase that will identify lot numbers and easements.

SUBMITTAL/APPROVAL PROCESS

- Complete the “Existing Home ACC Application Form” available on the Lakemoor website
- Where applicable, provide the following with your submittal:
 - Scaled plan, elevation, and/or section drawings with dimensions and elevations referenced to an existing benchmark that are readable on letter size paper for small projects and 11” x 17” for large.
 - Provide maximum height/elevation from the existing benchmark for all structures. i.e., water features, fences, decks, patios, patio covers, etc.
 - Material samples with description/identification, color, etc.
 - Pictures of existing
 - Location of property boundary/survey pins identifying setbacks and easements.
 - When considering landscaping or landscape structures the ACC will evaluate the impact to the surrounding neighbors, view corridors, quality of materials, harmony of design with the residence, easements, impact to common and public areas, as well as any other impact the proposed structure may have.
 - Landscape installations and plantings in easements can be subject to removal based on the nature of the easement. Homeowners are always encouraged to check with the City of Eagle to determine easement requirements. It is the sole responsibility of the homeowner to determine how an easement may affect their property and landscaping.
 - Landscape plan shall include, but not be limited to:
 - Location, type, and size of trees/plants/shrubs
 - Groundcover
 - Berms and mounding
 - Decorative curbing
 - Grading and drainage

- Fences
- Walkways
- Patios and decks
- Screening and walls
- Garden areas, planter boxes, and raised planter beds.
- Items such as yard art, water features, fire pits, fireplaces, etc.
- Submittal instructions for ACC applications are on the “Existing Home ACC Application Form”.
- Per the CC&Rs, ACC-2 shall approve or decline an application within 30 days of final submittal of all necessary materials for review. Please note, 30-day period re-starts with each new application, including re-submittals for previously declined applications.

How do I know my phase?

Phase	Streets	Page
1	E. Lake Briar Lane E. Lakebrook Lane 319 - 394 E. Eaglewoods Lane	2
2	411-799 E. Eaglewoods Lane S. Lake Vista Lane 2868 - 2902 S. Brookwater Lane	3
3	2481-2601 S. Creek Pointe Lane S. Willow Grove Lane E. Grove Creek Lane	5
4	3000 - 3085 S. Creek Pointe Lane E. Fishing Creek Lane 2933 - 3169 S. Brookwater Lane	6
5 (The Waterfront at Lakemoor)	2640 - 2946 S. Creek Pointe Ln	7
7	E. Brooktrail Lane E. Joplin Lane E. Ashbourne Lane S. Cliff Brook Lane	8
8 (The Lofts)	S. Sedgebrook Lane	9
9	3200 - 3283 S. Eagle Brook Lane E. Heron Brook Lane	10
10	3296 - 3437 S Eagle Brook Lane	11

PHASE 1

SETBACKS

	Front	Rear	Side
SINGLE LEVEL	30'	25'	7.5'
TWO STORY	30'	30'	12.5'
TRANSITIONAL*	30'	30'	7.5' single story side 12.5' two story side

NOTE: LOTS BORDERING COMMON AREAS TREATED AS REGULAR LOT SETBACKS

CORNER LOTS | 20' from corner side of yard

LANDSCAPING

FRONT YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	2	Conifer trees a minimum of 8' or Deciduous trees a minimum of 2 ½" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	No fence shall extend beyond the front plane of the home constructed or to be constructed

REAR YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	1 for every 1,500 sq.ft. of rear yard area	Conifer trees a minimum of 8' or Deciduous trees a minimum of 2 ½" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal or vegetation not to exceed 5' in height. See section 5E in "1 st Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT		
	Count	Description
SOD	Required	Rolled sod
TREES	1	Conifer trees a minimum of 8' or Deciduous trees a minimum of 2 ½" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 2

SETBACKS

	Front	Rear	Side
SINGLE LEVEL	20'	25'	7.5' Street side yard 20'
TWO STORY	20'	25'	12.5'
TRANSITIONAL*	20'	25'	7.5' single story side 10' two story side
NOTE: LOTS BORDERING COMMON AREAS TREATED AS REGULAR LOT SETBACKS			
CORNER LOTS	20' front corner side of yard		

LANDSCAPING

FRONT YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	3 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	No fence shall extend beyond the front plane of the home constructed or to be constructed

REAR YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	2 each for every 1,500 sq.ft. of rear yard area	Conifer trees a minimum of 8' and Deciduous trees a minimum of 2 ½" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal or vegetation not to exceed 5' in height. See section 5E in "2nd Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 3

SETBACKS			
	Front	Rear	Side
SINGLE LEVEL	15'	10'	5' Street side yard 15'
TWO STORY	15'	10'	10' side and 15' street side yard
TRANSITIONAL*	15'	10'	5' single story side 10' two story side
CORNER LOTS	15' front corner side of yard		

LANDSCAPING

FRONT YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	3 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	No fence shall extend beyond the front plane of the home constructed or to be constructed

REAR YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	2 each for every 1,500 sq.ft. of rear yard area	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal or vegetation not to exceed 5' in height. See section 5E in "3rd Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper

SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 4

SETBACKS			
	Front	Rear	Side
SINGLE LEVEL	20'	25'	7.5', 20' street side
MULTI-STORY	20'	25'	5' per additional story

LANDSCAPING

FRONT YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	3 each	Conifer trees a minimum of 8' or Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	No fence shall extend beyond the front plane of the home constructed or to be constructed

REAR YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each for every 1,500 sq.ft. of rear yard area	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal or vegetation not to exceed 5' in height. See section 5E in "4th Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer tree a minimum of 8' and Deciduous tree a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size

PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot
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PHASE 5 (THE WATERFRONT AT LAKEMOOR)

SETBACKS			
	Front	Rear	Side
SINGLE LEVEL	15'	10'	5' and 15' street side yard
TWO STORY	15'	10'	10' and 15' street side yard
TRANSITIONAL*	15'	10'	5' single story side 10' two story side
CORNER LOTS	15' from corner side of yard		

LANDSCAPING

FRONT YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	2 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	No fence shall extend beyond the front plane of the home constructed or to be constructed

REAR YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	2 each for every 1,500 sq.ft. of rear yard area	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal or vegetation not to exceed 5' in height. See section 5E in "5th Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT		
	Count	Description
SOD	Required	Rolled sod

TREES	1 each	Conifer tree a minimum of 8' or Deciduous tree a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 7

SETBACKS			
	Front	Rear	Side
SINGLE LEVEL	12'	10'	3', 12' street side yard
TWO STORY	12'	10'	3', 12' street side yard
GARAGE	18' front yard, or as otherwise approved by the Architectural Control Committee		
CORNER LOTS	12' front corner side of yard		

LANDSCAPING

FRONT YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	Metal not to exceed 4' in height

REAR YARD		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each for every 1,500 sq. ft. of rear yard area	Conifer tree a minimum of 8' and Deciduous tree a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal or vegetation not to exceed 6' in height. See section 6E in "7th Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT

	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 3" caliper
SHRUBS OR BUSHES	12	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 8 (THE LOFTS AT LAKEMOOR)**SETBACKS**

LOTS	SEDGEBROOK LANE ADDRESS	Front	Rear	Side
111-117 AND 120-129	3028, 3040, 3052, 3066, 3074, 3088, 3100, 3112, 3126, 3134, 3206, 3220, 3244, 3256, 3268, 3280, 3290	10'	10'	0 feet for a common wall or where adjacent to a common lot; or 3' where adjacent to a building lot (without a common wall) or exterior boundary
131-136 AND 138-146	3051, 3087, 3099, 3111, 3125, 3133, 3193, 3205, 3219, 3231, 3243, 3255, 3263, 3277, 3289	14'	10'	0 feet for a common wall or where adjacent to a common lot; or 3' where adjacent to a building lot (without a common wall) or exterior boundary

LANDSCAPING**FRONT YARD**

	Count	Description
SOD	Required	Rolled sod
TREES	1	Conifer trees a minimum of 6' And/or Deciduous trees a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	12	Minimum of 1 gallon in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	Metal not to exceed 4' in height

REAR YARD

	Count	Description
SOD	Required	Rolled sod
TREES	1 for every 1,500 sq.ft. of rear yard area	Conifer tree a minimum of 6' And/or Deciduous tree a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	12	Minimum of 1 gallon in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage

FENCE

Metal not to exceed 4' in height. See Article VIII E in "8th Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT

	Count	Description
SOD	Required	Rolled sod
TREES	1	Conifer trees a minimum of 6' and Deciduous trees a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	12	Minimum of 1 gallon in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 9**SETBACKS**

	Front	Rear	Side
SINGLE LEVEL	12'	10'	3'
TWO STORY	12'	10'	3'
GARAGE	18' front yard, or as otherwise approved by the Architectural Control Committee		

LANDSCAPING**FRONT YARD**

	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	6	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE	NA	Metal not to exceed 4' in height

REAR YARD

	Count	Description
SOD	Required	Rolled sod
TREES	1 each for every 1,500 sq.ft. of backyard area	Conifer tree a minimum of 8' and Deciduous tree a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	8	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage

FENCE

Metal or vegetation not to exceed 5' in height. See section 5E in "9th Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT

	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	8	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot

PHASE 10**SETBACKS**

	Front	Rear	Side
SINGLE LEVEL	12'	10'	3'
TWO STORY	12'	10'	3'
GARAGE	18' front yard, or as otherwise approved by the Architectural Control Committee		

LANDSCAPING**FRONT YARD**

	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	6	Minimum of 2 gallons in size
PLANTER BEDS	Required	Minimum of 20% of the total front yard square footage
FENCE HEIGHT	NA	Metal not to exceed 4' in height. See section 5E in "10th Supplement to CC&R'S" for details.

REAR YARD

	Count	Description
SOD	Required	Rolled sod
TREES	1 each for every 1,500 sq.ft. of backyard area	Conifer tree a minimum of 8' and Deciduous tree a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	8	Minimum of 2 gallons in size

PLANTER BEDS	Required	Minimum of 15% of the total rear yard square footage
FENCE		Metal not to exceed 5' in height. See section 5E in "10th Supplement to CC&R'S" for details.

STREET SIDE YARD OF A CORNER LOT		
	Count	Description
SOD	Required	Rolled sod
TREES	1 each	Conifer trees a minimum of 8' and Deciduous trees a minimum of 2 1/2" caliper
SHRUBS OR BUSHES	8	Minimum of 2 gallons in size
PLANTER BEDS	Various	Minimum of 20% of the square footage of the area contained in the street side yard and in the planter strip located between the sidewalk and curb adjacent to each lot