

LAKESHORE TERRACE CONDOMINIUM ASSOCIATION CONSTRUCTION CODE

The purpose of this Construction Code is to enable property owners to make structural changes to their units, if they so chose. This Code will allow the Association to maintain greater uniformity and in doing so, improve the property values and the overall appearance of the entire complex.

ALLOWED CHANGES

The following outlines additions/modifications to the various condominium units, which will be considered for approval. **The overriding consideration(s) for limits of changes will be does the modification exceed at its base the shortest privacy wall and/or will the modification obstruct the originally intended view of adjacent owners.**

Garden Units - Garden units can be extended from the rear wall up to ten (10) feet on the main level and on the basement level for units with basements. A deck and or patio can also be added up to five (5) additional feet. **Decks and Patios may be limited so as not to extend the full length of the extension to allow for mowing and/or normal foot traffic where the extension would interfere with mowing or safe walking paths.**

Villa Units - Villa units without basements can be extended up to ten (10) feet on the ground level, as long as the extension does not exceed the original rear wall of the adjacent townhouse. Decks may be extended up to eight (8) feet on the second level of the Villa but cannot extend past the original rear wall of the adjacent townhouse. Decks or patios may be added to the ground level and cannot extend beyond the shortest privacy wall. Villas with a basement up to ten (10) feet and can extend the basement and patio to the end of the shortest privacy wall and no more than a combined total of fifteen (15) feet.

Townhouse Units - Townhouse units can be extended from the rear wall up to eight (8) feet on the main level and for basement units on the basement level. Decks or patios may be added but cannot extend past the shortest privacy wall and no more than a combined total of fifteen (15) feet.

The second level of townhouses (bedroom level) cannot have an extension or deck added on this level. An extension would create privacy issues for neighbors unless a privacy wall is added. If the privacy wall were extended in height it would change the look from the exterior of the units in an unflattering manner and would substantially alter the view from the master bedroom of the adjacent unit(s).

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Decks - Decks can be added to extensions (for all approved extensions), or built as an individual addition, to the extent of the shortest privacy wall. Decks that extend fifteen (15) feet must include the exit steps within the fifteen (15) foot extensions. **Decks cannot be added to the second level of a town home.**

NO ADDITIONS CAN BE MADE TO THE FRONT OF ANY UNIT.

Maintenance of the additions is the sole responsibility of the owner of the unit. The owner is responsible for roofing, siding, termite control and damage or treatment thereof. The Association is not responsible for any damage occurring as a result of improper construction or maintenance of the unit addition(s). Any damage resulting to an adjacent owner resulting from an addition is also the responsibility of the unit owner making any addition.

Roofline - The roofline on any extension must achieve a 4/12 pitch and match the current roofline of the main unit.

Roofing - Roofing shingles must match the shingles presently being used. The roofing shingles to be used for any extension will be approved by the maintenance supervisor.

Vinyl Siding - The siding used for the extensions must match as closely as possible and must be approved by the maintenance supervisor.

Windows - Window replacement do not need approval of the Board of Directors if replacements remain the same style and color (bronze exterior) as the original windows. Replacement doors and windows are available with bronze exteriors and white interiors. Any window must have the ability to be opened (i.e., no one pane windows). Any window style to be used for replacement or additions, which are different than the original windows, must be approved by the Board of Directors.

Front Doors - Street side doors can remain solid or can have glass in fifty (50) per cent of the door. A window over the front entry door (street side) is not allowed. The exterior door must be "royal brown" (see maintenance supervisor) in color.

Screened Rooms - Screened rooms are not allowed on any level. The addition/extension of any room must be built to include doors and windows. No side views will be allowed. Where side views currently exist (generally on the basement level) the opening (side view) must be closed with an approved wall.

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APPROVALS

Applications must be made to the Lakeshore Terrace Association Board of Directors. The application must include the documents required by the Fairfield Communities Club and include three (3) copies of an architectural drawing reflecting all appropriate information. This information should include roofline, roof pitch, manner the addition is attached to the existing building and a pictorial of all appropriate views of the proposed addition. The Board of Directors will make all efforts to advise the unit owner of its decision within one month once a properly prepared application has been submitted.

Once approved, the three copies of the drawing will submitted to the Fairfield Community Club "ACC" for their decision.

OTHER

Solar Tubes - Solar tubes may be installed on the rear roof of the building only. Approval from the Board of Directors is necessary. **No skylights are allowed.**

Antennas - No antennas, etc. can be installed on the roof. "Direct TV" dishes (18 inch) can be installed as necessary to receive a signal. They may only be installed on the front roof when a signal cannot be reached from the rear of the unit with approval from The Board of Directors.

Administration of Compliance - The Board of Directors shall utilize the Maintenance Supervisor to assure any construction in the Lakeshore Terrace Condominium Association Complex complies with the approved plan and with this policy. The Maintenance Supervisor will from time to time review progress for compliance. Construction additions that do not meet the code or construction not approved may result in fines and the full recovery to the previous condition of the structure or supporting structures and complex ground. (See penalties listed below)

Working Hours - Contractors will be limited to construction or repairs Monday through Saturday between the hours of 8:00 A.M. and 5:00 P.M. Additional time is allowed for clean up of the construction area. In cases of emergency special permission will be granted by the Board of Directors to extend hours.

Penalties - Any violation of the Construction Code may be subject to a Five Hundred Dollar (\$500.00) fine with an additional fine of Fifty Dollars (\$50.00) per day until the violation is corrected.