

# **LAKESHORE ESTATES HOA** **ARCHITECTURAL GUIDELINES**

*Revised: July of 2022*

*These guidelines are not intended to supersede the requirements of approval by the Architectural Review Committee (hereinafter referred to as ARC) or the discretion and authority granted to the ARC in the Master Declaration or Supplementary Declaration. Please see the Supplementary Declaration for this Phase for all other building requirements.*

## **PHASE 1A-2.1:**

Lots: 51-85

### **BUILDING SETBACKS:**

Front: 35'  
Side: 10'  
Rear: 50' (from bulkhead) (no building, structure or garage shall be located nearer than 25')  
Corner Lot: 15' (from side facing street)

- Eaves cannot be extended more than 18" past the drop brick ledge into setback
- Concrete stoop can be in the setback not exceeding 4'x4' at exit door only.
- Carports and garages in which the garage door faces any street is prohibited in this Phase.

### **SQUARE FOOTAGE REQUIREMENTS:**

Minimum living SF 3000; Minimum 1800 SF on 1<sup>st</sup> Floor

### **ELEVATIONS: The Plan/Survey must Show the Following:**

- Elevations along both sides of the property lines of existing ground.
- Finished floor of residence cannot exceed 16'.
- Finished floor of garage starts at 13'.
- Finish grade must match existing grades of lots on both sides with homes.
- If lots on either side are vacant, then finish grade must match the maximum elevation set in restrictions of 11.5' or whichever is higher at the property line on each side.
- If grade needs to be sloped to match, the slope cannot exceed a 4" to 1' slope.
- Location of house on site plan with dimensions from all property lines, elevation of house, garage, drop brick/stucco ledge.
- Driveways must be no less than 3' from the side property line. Minimum width of 12' and maximum width is 20'.
- If pool, pool house, walkway are included in this plan, they must be clearly indicated on the site/survey plan with elevations, location and sizes.

### **POOL REQUIREMENTS:**

- All pools must be in-ground pools and if any portion of the pool is elevated (vanishing edge, infinity) specific approval of all aspects of design are subject to ARC approval.
- All pools must be located on the rear portion of the lot and not portion of the pool, patios and decks shall be nearer than 20' from the bulkhead line.
- Exposed edges of pool, hot tub or waterfall must be finished with tile, stone, brick, stucco, etc. to match the exterior finishes of the house. No exposed concrete will be allowed on any part of the pool wall, ramps, stairs, slopes, infinity edge, etc.

### **FENCING:**

- No fence beyond the front façade of the residence.
- Privacy fencing is allowed from the front façade of the residence to the rear line of the residence and any continuation of fencing from the rear of the residence must be open in design.
- All fence locations, height, materials, construction, type of materials and color are subject to ARC approval.

### **GENERATORS:**

- Generators cannot be located in the side setbacks unless they meet all restrictions including the latest St. Tammany Parish requirements. Please see St. Tammany Parish Ordinances for latest ordinance.
- To insure the latest Parish requirements, a permit must accompany the generator request.
- No generators may be located in the front of the house.

### **MAILBOXES:**

- The standard approved mailbox for LEHOA may be purchased from ABC Lighting located on Gause Blvd. in Slidell. This is the minimum design allowed in LEHOA.
- If another mailbox design is desired, it must be submitted to the ARC with color photos from all sides along with the size, color and type of material.
- All other intended mailbox plans must be submitted to ARC for review and written approval is required.

### **LANDSCAPING:**

- All landscaping plans must be submitted and pre-approved by the ARC.
- Landscaping requirements are on page 21 of the Supplementary Declaration.
- Landscaping and trees must be planted within 30 days of completion of the home.
- Construction deposit will not be refunded until both the front and rear yards are landscaped as per the requirements in the Supplementary Declaration.

### **BOATHOUSES AND DOCKS:**

**\*\*PLEASE SEE SEPARATE GUIDELINE FOR ALL BOATHOUSES AND DOCKS**

**Architectural Review Committee holds the right to approve or deny any request or offer a variance if particular situations are deemed necessary.**