**EXHIBIT F**

**Lakeview Architectural Control Guidelines**

**Architectural Control Committee**

The Architectural Control Committee (ACC) for Lakeview is established to maintain high standards in home design and enforce architectural continuity for the neighborhood. Architectural Guidelines will be enforced by the ACC for all homes designed and constructed in Lakeview throughout the completion of the project.

Any builder who has been approved to participate in this project will be required to submit their plans for review and approval to the ACC. Items to be reviewed by the ACC will include, but are not limited to, the following: Building plans, landscape plans, additions to houses, fences, out buildings and accessory structures, dog kennels, pools, and hot tubs. In addition, all exterior colors and finish selections must be submitted for approval to the Lakeview Architectural Control Committee. Members of The Architectural Control Committee shall consist of 1 member: Source Land Development, Inc. Send plans to: Pat Hiller

**Architectural Style**

The architectural style acceptable within Lakeview will consist of various interpretations of home styles. Any architectural style may be appropriate so long as it is determined to be well-designed as determined by the ACC.

Massing must be consistent with the style of each home and when massing departs from historical precedence, detail should preside. Mixing stylistic elements from various styles is also acceptable, whatever the style or artistic interpretation of the home. No two homes within view of each other shall be of the same design detail or have the same color scheme on the exterior. Up to 2 homes with the same exterior design detail maybe built if their fronts cannot both be viewed at the same time while standing in the street directly in front of one of the homes. If a builder chooses to build multiple copies of a model, then they must have distinctly different front elevations, colors and have different stone/brick selections. Variety is important.

No split entry homes shall be allowed on any lot and other housing styles must meet the following minimum sizes:

**Two Story**: 1,500 square foot foundation / 2,800 square feet above grade

**One and a Half Story:** 1,500 square foot foundation / 2,500 square feet above grade

**One Story**: 1,800 square foot foundation

All plans must have at least 8 of the following design features on the front elevation and at least 2 design features on each side; side elevations clearly visible from the street will require more features:

- Accent Windows - Masonry Accents - Multiple siding patterns, materials, colors

- Arched or Transom Windows - Balconies -Wrapped Window - Multi-textured drive or walkway treatment - Arches

- Bay or bow window options - Columns - Multiple gables

- Copper accents - Nostalgic Lamp Posts - Cupolas - Ornamental louvers or vent - Decorative brackets - Pediments - Designer garage doors - Ornamental shutters - Dormer on front elevation

- Quoin corners - Dormer on rear elevation - Solider coursing - Eave returns

- Stone & Brick Mixed together - Engraved address labels - Variety of roof pitches or styles - Flower boxes - Window grids – windows in garage - Any other architectural feature the ACC deems acceptable

**Roof Pitches**

Forward facing gables to be a minimum of 9/12. The main roof to be a minimum of 8/12. Front porch roofs and saddles may be excluded from roof pitch minimums but are subject to ACC approval. Lesser pitch is acceptable for certain designs (such as in prairie style home) with ACC approval.

**Home Site Planning**

Building front and side yard setbacks must be compliant with Lakeview development and City of Orono requirements. Homes must be designed and placed within the lot “building pad” as reflected on the Lakeview site plan.

**Exterior Colors**

All exterior color and material selections must be submitted to the Lakeview Architectural Control Committee for approval. Highly saturated colors will be discouraged. Bright reds, yellows, or blues, etc. will not be allowed except as used appropriately as accent colors. Less saturated, muted, or toned down versions of these colors are more appropriate. Multi-colored exteriors can be appropriate so long as they are not “overpowering”. Earth tone schemes and other current popular home colors maybe used but must be based upon compatibility with the neighborhood. No florescent or pastel color schemes shall be allowed.

Highly contrasting trim colors may not be appropriate in multi-colored schemes because they can add complexity. However, high contrasting trim colors can be acceptable when there is only one body color. Trim to be detailed in complimentary, accent colors. Monotone schemes are discouraged.

**Exterior**

Stone, brick, cement fiber lap, synthetic wood lap, board and batten, and shake siding are acceptable. Vinyl, steel, and aluminum siding that simulate lap or other standard wood materials are not acceptable, except that steel or aluminum soffit and fascia are permitted. Lap exposure should be consistent with the style of the home or be in proportion to other trim details. All windows need to be wrapped with a minimum of 4” trim.

**Roofing**

30-year architectural shingles or equivalent shall be the approved minimum. Cedar shingle or shake and standing seam metal are also encouraged so long as they enhance the style of the home as determined by the ACC. Continuous ridge venting is preferred unless roof conditions require alternate venting such as standard “box” style vents. No exposed galvanized flashing is allowed except for higher quality roofs such as metal, wood, or slate, or as otherwise approved.

**Windows**

All windows must be consistently detailed and “wrapped” around the entire house with a minimum of 4” trim. Window grills and trim details should be designed consistent with the style of the home. Each side elevation must contain at least 2 windows (a side window in the garage will count on the garage side) and any side elevation clearly visible from a road may require additional windows or architecture.

**Decks, Porches, and Fences**

Cedar and other wood products, excluding, treated wood products, are appropriate for decking. Composite decking, concrete, and colored concrete are acceptable. Fences in front yards (including both street sides of corner lots) are prohibited. Side yard and rear yard fences are subject to ACC review and approval. No chain link or privacy fences are allowed. Recommended style includes some type of black aluminum picket. Recommended height is 4 feet, maximum height is 5 feet.

**Hard Surfaces and Paving**

Concrete, stamped concrete, asphalt and pavers are acceptable.

**Landscaping**

All disturbed areas must be graded and landscaped or covered with sod. All homes must be edged around the entire structure with rock or mulch. Minimum of 15 shrubs and 15 perennials planted in the front of every home. At least one area in the front yard should have a mulched or rain garden area. Additional plantings encouraged for the sides and rear. All homes must install a private irrigation system within 9 months of completion of home. The irrigation system needs to be adequate to water all developer-installed landscaping, trees, and bushes on the property.

**Plans must be reviewed and approved by Architectural Control Committee before they are submitted to the City of Orono for building permit.**