

EXHIBIT D

Architecture Guidelines

[See Attached]

FOREST LAKE PATIO HOME GUIDELINES

Color of Vinyl Siding/Permanent Treatment

- Cream
- Light Gray
- Medium Gray
- Taupe
- Medium Yellow

Color of Trim

- White 6-inch-wide Vinyl/Aluminum/Wood

Color of Gutters/Downspouts

- White Aluminum

Roof Color (Must conform with other patio homes)

- Black or Black/Charcoal (20/30-year Standard/Traditional or Architectural roofing).

Window Style/Color

- When replacing only one window, the new window must be the same color and style as the existing windows.
- White standard double hung sash with 6” wide Vinyl/Aluminum/Wood trim
- Storm windows are optional.

Doors

- Front Entrance Door can be either White or Black Satin.
 - Standard Six Panel Entrance door.
 - Colonial Style Entrance Door – Standard six panel door with glass in top two panels.
 - Decorative Entrance Door – Leaded glass insert – oval, rectangular or square.
 - Design must be submitted to Architectural Committee prior to installation.
 - Side light windows are optional.
- Front Entrance Storm Door
 - Aluminum with one-piece, full length, clear glass/screen panel (no sliding panels or partial aluminum/plastic panels).
 - Storm door must match color of front entrance door.
- Garage Door
 - Standard white wood or metal 16 or 32 panel door
 - Rectangular windows may replace top panel sections

Outside Light Fixtures

- Garage Door Fixture
 - Black metal coach light lamp one light on either side of the garage door.

- Black metal coach light lamp at the top center of the garage door.
- Front Porch Fixture
 - Standard black metal porch ceiling light.
- Residential Pole Fixture
 - Black metal coach light; maximum height is 7 feet; maximum wattage is one 100 watts bulb or three 60 watts bulbs.
 - Pole lights need prior approval by the Architectural Committee and must be located in a flowerbed adjacent to the home or fence.
- Sidewalk lights
 - Low voltage/solar system – must be positioned in the flowerbed adjacent to sidewalk.
- Motion Activated Security Lights
 - Must be positioned on the house so that the light does not disturb neighbors.

House Numbers

- Brass 5” Numbers
 - Located over the center of the garage door.
 - Located near the front door of homes without a garage.

Fence

- Fence must be “shadow box” treated wood construction
- Fence height: Minimum 5 feet high/maximum 6 feet high
- Stain: The fence may be stained provided the Architectural Committee approved the color and all fences in a section are stained alike.
- Lattice Extension: A 2-foot lattice extension may be added to the top of the fence for additional privacy.
- The construction of a new fence and/or lattice top extension must be approved by the Architectural Committee and installed by a licensed contractor.
- Fence Gates: Same construction and color as fence; squared off on top.

Driveway

- Poured concrete
- Maximum width – 20 feet

Sidewalk Railing

- If railing is needed it must be wrought iron.

NOTE: Any exterior changes must go through the Architectural Committee.

FOREST LAKE TOWNHOME GUIDELINES

Color of Vinyl Siding

- Almond
- Beige or other colors to match present siding
- Soffit color: "Parchment"

Color of Trim

- Almond, Beige or other colors to match present siding

Color of Gutters/Downspouts

- Colors compatible with siding

Roof Color

- Must match with other homes in the three/four unit group or section.
- Black or Black/Charcoal (20/30 year Standard/Traditional or Architectural roofing).

Window Style/Color

- When replacing only one window, the new window must be the same color and style as the existing windows.
- When replacing all windows, the color is established by the home that makes the first change.
 - Units 1 thru 48 – White
 - Units 49 thru 75 – Cream or Almond
 - Multi-pane or Single -pane

Doors

- Front Entrance Door can be either wood or metal – Color is Black Satin.
 - Standard Six Panel Entrance door.
 - Colonial Style Entrance Door – Standard six panel door with glass in top two panels.
 - Decorative Entrance Door – Leaded glass insert – oval, rectangular or square.
 - Design must be submitted to Architectural Committee prior to installation.
- Front Entrance Storm Door
 - Aluminum with one piece, full length, clear glass/screen panel (no sliding panels or partial aluminum/plastic panels).
 - Storm door must match color of front entrance door.

Shutters

- 2 panel style shutter – Wood or Metal
- Color - Black Satin

Outside Light Fixtures:

- Front Door Fixture
 - Black metal coach light lamp near the front door.
 - Standard black metal porch ceiling lamp.
- Courtyard Gate Fixture
 - Black metal coach light lamp located on the fence near the gate.
- Motion Activated Security Lights
 - Must be positioned on the house or fence so that the light does not disturb neighbors.
- Note: Please try to match with neighbors in your section.

House Numbers

- Front Entrance Door – 3” square etched with house number
- 5” numbers installed by front door or porch post
- Courtyard Gate – 5” brass numbers placed center top of gate

Fence

- Fence must be “shadow box” treated wood construction
- Fence height: 6 foot
- Stain: The fence may be stained provided the Architectural Committee approved the color and all fences in a section are stained alike.
- Fence Gates: Same construction and stain as fence; squared off on top.
- The construction of a new fence must be approved by the Architectural Committee and installed by a licensed contractor.

Sidewalk Railing

- If railing is needed it must be wrought iron.

NOTE: Any exterior changes must go through the Architectural Committee.