

## Estates at Lissara Architectural Design Criteria and Procedures

Lissara, by design, was conceived as a unique and quality-directed neighborhood. It is one of the driving factors resulting in your decision, and that of others before you, to make your home here. In keeping with our concept there are certain guidelines which will be carefully enforced through your architectural review committee. **The Architectural review process includes review of elevations of all exteriors, materials, design elements, lighting and siting of the improvements. Early communication and submittals will enable a smooth and timely approval process.**

### The Architecture...

A variety of traditional and timeless architectural styles is encouraged in Lissara. Please exercise care to remain true to the traditional architectural styling and design chosen. It is encouraged that all owners and builders/contractors submit preliminary design concepts for the review and approval of the design prior to expending time, energy and monies toward a detailed design.

All exterior siding and exterior trim materials must be wood or solid composite materials.

(i.e.  **JamesHardie**,  **AZEK** Building Products and  **MIRATEC**® Treated Exterior Composite TRIM)

Roof eaves and soffits may be of either a solid or ventilated vinyl material and eave trim may be of a matching or contrasting prefinished colored aluminum as submitted and approved with the exterior color scheme.

### Windows and Exterior Doors

All windows and doors may utilize:

- 1) No muntin bars - if fitting architecturally with the home's design and exterior window and door package, or;
- 2) (T)rue-(D)ivided-(L)ite muntins, (TDL), or;
- 3) the more widely used and cost-effective option of (S)imulated-(D)ivided-(L)ite grilles, (SDL).

Owners may utilize an all-vinyl or aluminum window, upon submittal and approval of the manufacturer's specifications, as long as the criteria above is achieved. The window must generally replicate the traditional lines and details as those of a traditional wood or aluminum/vinyl-clad wood window.

### Exterior Texture, Materials and Color Scheme

All exterior materials, finishes and colors shall be submitted and approved through the architectural review committee prior to construction. It is preferred that all exterior items be submitted and approved as a whole. This will ensure a timely review and approval for your construction schedule.

Lot No. \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_



### Schedule...

There is no schedule when you must begin design and construction of your home. However, once construction of your home begins, you have one calendar year to fully complete your project. It is understood that there may be some projects which must run longer. In such a case the schedule must be communicated to, and approved, by the Lissara HOA, Architectural Review Committee in writing.

### Our Environment...

We strongly encourage all homes be built to a minimum energy efficiency of Energy Star compliance and certification. Energy Star has become the national standard for environmentally friendly construction; consistent with the development approach of the neighborhood.



The night sky at Lissara is beautiful. We want to keep it that way. Lissara is a dark-sky-friendly development. As a supporter of the International Dark Sky Association (IDA), Lissara will strive to approve shielded exterior lighting with little or no side or upward light-shed. Lissara, in concert with Bob Timberlake and architect Norman Zimmerman, selected and applied exterior lighting for

A handwritten signature of Bob Timberlake in black ink.

the Timberlake Lodge and the neighborhood street lights consistent with those guidelines. In addition, as the neighborhood matures with completed homes, it is anticipated that neighborhood controls of hours of allowable exterior lighting will be established to enjoy the pristine night-sky of Lake Lissara and the Lissara valley.

The water quality of our streams and lake is of utmost concern. Our water becomes someone else's water downstream of us. Please see that rainwater runoff is properly slowed and filtered through traditional approved erosion control devices, materials and systems, during construction and after - until stabilization of the site is re-established.



It is important that construction debris be carefully controlled, retained on-site and properly disposed to eliminate littering of the lake and forest, the neighborhood, adjacent properties and protected stream and lake buffers.

Lot No. \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_

