

TOWNS AT LAKESIDE ASSOCIATION, INC.
ARCHITECTURAL EXTERIOR COLOR SCHEMES
& OTHER CRITERIA

On February 26, 2009, the Board of Directors adopted the following information as the approved architectural criteria for the community. It is the responsibility of the Association to repaint all townhome units every 5-6 years and re-roof entire buildings when necessary. The following is the original color scheme of the townhome community and shall remain in full force and effect until such time as a future Board of Directors elects to adopt new criteria. In the event a color or product becomes obsolete, the Board of Directors reserves the right to choose a substitute. As long as Standard Pacific retains a presence in the community, the following guidelines shall remain in effect unless changed by Standard Pacific:

Townhome Color Series

Vendor: North Port Sherwin Williams Paints; 941-426-4909

Suncoast Exterior Acrylic Flat

Light color exterior body:	SW 6386 Suncoast Acrylic Flat (Napery)
Dark color Exterior Body:	West Dark Lakeside Suncoast Acrylic (Custom Color)
Exterior Banding, Foam, And columns:	Westfield White Suncoast Acrylic (Custom Color)
Exterior Garage Doors and Front Door Casing:	Westfield White A100 Satin
Front Doors:	SW 6321 Exterior Accent Gloss (Red Bay)

If the first story of a building is the light color, the second story would be the dark color and visa versa. Also, the buildings alternate, and there are no two buildings adjacent to each other with the same scheme.

Note: Westfield White/StanPac White/Windward White are all the same color. It is a straight white with a little Gold tint. North Port Sherwin Williams knows the formula – call 941-426-4909.

For owners' information, the interior colors of units are as follows:

EXTERIOR LOWER UNIT BEIGE [Sherwin Williams 6386]
EXTERIOR WHITE [Westfield exterior trim] Standard Sherwin Williams item]
EXTERIOR DOOR RED [Sherwin Williams 6321]

Ceilings and Walls:	Westfield White in Master Hide Flat
Trim Doors and Casings:	Westfield White in Proclassic Semi Gloss Latex

Front Doors: Therma-Tru Fiberglass Smooth Star S210, 6-panel doors
Vendor: American Door & Millwork Co.; 404-281-0289

Roofing: GAF Timberline 30 year
Vendor: James Samuels/Approved Roofing; 941-713-3146
Color: get from Millard Roofing

Lighting
Fixtures: Progress Lighting Model P5815-30
Vendor: Clifton Consolidated – 941-753-9000

Landscape
Border: Suncast ECO Edge Quick Edge QE20 (vinyl interlocking) OR
Suncast PR060 (polyethylene roll type)
Vendor: Home Depot, or look up on internet at

<http://www.homeandbeyond.com/prod-0002708.html>

<http://www.homeandbeyond.com/prod-0002823.html>

Front Entry Screen Doors:

Only single retractable screen doors shall be permitted (standard size 39” wide by 84” high). Aluminum frame shall be WHITE only (no bronze, sand, black, crème, hunter green or any other color). Color of screening shall be charcoal. Retractable screen door shall only be in closed position when front entry door is in open position (to allow ventilation). When front door is closed and/or locked, retractable screen shall be retracted (pushed into wall and not visible from street).

On March 15, 2010, the Board of Directors adopted the following information as the approved architectural criteria for the community.

Gutters:

Front: Units that share an entry (inside units) both must install gutters (e.g., the entire U-shaped entry must be guttered). Gutters may also be installed over the garage and/or over the lanai. Individual gutters will be approved for END UNITS ONLY. Gutters shall be white and have downspouts that empties onto the driveway on the front of the unit and down to the wood chip bed on the rear of the unit, per the photographs contained on the community website at www.townsatlakesidehoa.com.

On February 7, 2011, the Board of Directors adopted the following information as the approved architectural criteria for the community.

Glassed-in lanai’s, ‘Florida rooms’ or similar changes to the structure, screens or external appearance of the lanai, either with removable glass or polycarbonate type materials or permanent similar materials are not permitted.

Any application of a lower ‘surround’ or ‘kick-plate’ around the lanai exterior is not permitted. Nothing shall be attached to the exterior of the existing lanai metal structure or concrete.

Heavy duty storm-type screening (may assist to reduce forced entry/exit of animals and slightly reduce transparency) may be allowed following prior application for approval by the HOA Board, with a material sample of a brown/gray color that matches adjacent lanai screens.

Covering a lanai floor (concrete slab) is permitted without HOA Board approval only if there is no modification (per Declaration of Covenants) to the structural integrity of the concrete slab, or other structural changes. Permanent covering, i.e., tiling of the front external entry area is not permitted due to the Declaration to adhere to consistency of unit appearance.