



DAVIS LAKE
COMMUNITY ASSOCIATION

Davis Lake Architectural Review Committee Standards

Davis Lake Architectural Standards and Construction Specifications

Davis Lake property owners are required to adhere to the Declaration of Covenants and Restrictions of the Davis Lake Community Association, the Davis Lake Declaration of Rights, Restrictions, Affirmative Obligations and Conditions and The Davis Lake Architectural Standards and Construction Specifications.

No structure, landscaping, exterior addition to existing structure or change or alteration may be made until an ARC completed application with plans and specifications has been submitted to and approved in writing by the Architectural Review Committee of the Davis Lake Community Association, pursuant to the provision of the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions applicable to all properties of Davis Lake per Article VII, Section I (p. 35). It is the responsibility of each property owner to maintain their property in such condition so not to decrease the beauty or safety of Davis Lake or the specific neighborhood but to ensure Davis Lake retains its status as a premier community in the North East.

The Davis Lake ARC Standards must be followed by all Davis Lake residents including those in the Legacy and Woodcroft communities. However, if there are Legacy and/or Woodcroft standards, Covenants or By-Laws that are more restrictive, then you will need to comply with those as well if you live in one of these communities. Please contact your community ARC representative for guidance before making any changes to the outside of your residence or landscaping.

Homeowners are encouraged by the Association to contract the work with companies that are licensed and bonded. Homeowners are encouraged to contact the Better Business Bureau about the contractor's business history, and to ask the contractor for multiple references before signing a contract.



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1. Time restraints

- a. Approval of homeowner submission.
 - i. The ARC, as stated in the CC&R must respond within forty-five (45) days of receipt of a completed Application.
- b. Completion of approved requests
 - i. Projects must be completed within the timeframe stated on the Application for Change or Addition.
 - ii. Extensions to complete projects must be requested in writing and will be considered by the ARC only on a case by case basis. There will be no automatic approval of extension(s).

2. Appeals

- a. Davis Lake Community Association Board (“BOD”) will resolve any disagreements between petitioners and Davis Lake ARC.
- b. Formal appeals must be submitted, in writing, to BOD within fourteen days of denial of application or conflict of approval. A formal closed appeal hearing will be held within sixty days of date of appeal with homeowner and BOD. The BOD decision after this hearing is final.

3. Variances

- a. The ARC shall have the power to and may allow reasonable variances and adjustments of these standards in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations contained herein; provided, however, that such is done in conformity to the intent and purposes hereof; and, provided, also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood.
- b. All other Variance will be submitted to the BOD for their sole approval.

4. Penalties

- a. Should the homeowner not follow the ARC process, and/or if homeowner disregards the ruling of the ARC, Davis Lake Community Association Property Manager or BOD, the non-compliance procedure would be invoked and a fine may be levied. If compliance is not met, a fine of \$100.00 per incident plus a fine up to \$100 a day may be levied by an Adjudicary Board. All fines are paid to the DL Community Association. Should the fine not be paid a lien may be placed on the homeowners’ property.



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STANDARDS AND GUIDELINES

1. Awnings

- a. Material
 - i. Cloth only with framing
 - ii. Separate awning cover per window
- b. Color
 - i. Coordinated with house color
- c. Placement
 - i. Rear of house only

2. Basketball Goals

- a. Materials
 - i. Pole – metal
 - ii. Backboard – standard commercial materials
- b. Dimensions
 - i. MUST be standard
- c. Pole Colors
 - i. Black
 - ii. Gray
 - iii. White
- d. Placement
 - i. Must be adjacent to driveway, with backboard parallel to the driveway
 - ii. Goal should be located on the side opposite the house
 - iii. Not to exceed one-half distance from house to property line (i.e. must be nearer to the house than the property line)
 - iv. No goals allowed in rear of house

NO GOALS PLACED ON STREET OR CUL-DE-SACS

3. Carports

NONE ARE APPROVED

4. Clotheslines

NONE ARE APPROVED

5. Decks/Patios/Porch

- a. Materials
 - i. Treated wood or wood with similar characteristics
 - ii. Concrete / Concrete squares
 - iii. Brick
 - iv. Slate / Stone
 - v. Aggregate
 - vi. Composite materials (as approved by ARC)
 - vii. Insect screening if an enclosed porch Under Deck Storage must be enclosed
 - viii. Pre-manufactured patio rooms and enclosures are strictly prohibited



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- b. Height
 - i. Patio wall height no more than four feet
- c. Color (for wood decks / patios)
 - i. Natural
 - ii. White
 - iii. Porch colors, trim and roofing must match the color of the home. In certain cases, white may be allowed as a substitute for matching the home color
 - iv. Neutral colors that are approved by the ARC
- d. Location
 - i. No part of deck or patio shall extend beyond sides of home
 - ii. Must conform to City of Charlotte and Mecklenburg County setback requirements
 - iii. Must be designed and constructed to follow local building codes to match or complement home, including roofing (where applicable) and trim

NO PORTABLE TENTS; EXCEPT FOR SPECIAL EVENTS

PORTABLE TENTS CAN BE SET UP 48 HOURS BEFORE EVENT AND MUST BE REMOVED WITHIN 48 HOURS OF THE EVENT AND NOT TO EXCEED 7 DAYS

6. Dog Houses

- a. Materials
 - i. Wood (treated or painted)
 - ii. Brick
 - iii. Stucco
 - iv. Siding
 - v. Gabled roof only; roof shingles to match house
- b. Styles
 - i. Must be designed and constructed to match or complement the home, including the roof and trim
 - ii. Must be painted or stained to match the home or blend in with surrounding landscaping
- c. Dimensions
 - i. Varies by lot - proposal must show size and location on the lot.
 - ii. Maximum width – 4 1/2 feet (front and rear)
 - iii. Maximum length – 4 1/2 feet (sides)
 - iv. Maximum wall height – 4 1/2 feet
 - v. Maximum roof height – 5 feet
- d. Colors
 - i. House color
 - ii. Natural
 - iii. White
- e. Placement
 - i. Backyard ONLY, and must be inside the width of the house footprint
 - ii. Doghouses must not be visible from street, except for unusually shaped lots or corner lots (in which case the doghouse should be screened or its visibility from the street must be as limited as practical)



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NO METAL OR PLASTIC BUILDINGS
NO DOG RUNS ALLOWED OR APPROVED ON OWNERS PROPERTY
(NO VARIATIONS PERMITTED)

7. Driveways

- a. No painted or sealed driveways
- b. No changes may be made to driveway size or design without specific written approval from the ARC prior to any work commencing

8. Fences (Also, see "Shrubbery as Fences")

- a. Styles
 - i. Picket or modified picket with finished side out
 - ii. Split-rail
 - iii. Invisible buried
 - iv. Wrought iron
 - v. Aluminum
 1. Fencing Style: Picket- smooth top (no arch)
 2. Gate Style: Picket- smooth or arched top
 3. Standard square picket only
 4. Fence style with added "puppy picket" permitted
 5. No custom extensions or post caps
 6. No double picket styles
 7. No wire retainer permitted
- b. Materials
 - i. Treated wood or wood with similar characteristics (i.e. redwood or cedar)
 - ii. Vinyl clad
 - iii. Wrought iron, allowed only for all-brick homes
 - iv. Brick (columns or accents only)
 - v. Composite materials as approved by the ARC
 - vi. **WIRE RETAINER ACCEPTED INSIDE FENCING** 16 gauge, 2 x 4" square, all must have connecting seams hidden and not to exceed top rail
- c. Dimensions
 - i. Maximum height of four feet
 - ii. Maximum board width - 1 X 6 inch
 - iii. Minimum space between boards - 50% of board width
 - iv. Aluminum
 1. Height: 48"-54"
 2. Picket width: 5/8"-6/8"
 3. Space between pickets: 3 3/4"-4"
 4. Minimum Gage (thickness) for pickets: 0.050"
- d. Colors
 - i. Natural
 - ii. White
 - iii. Black Iron (wrought iron style fencing only)
 - iv. Aluminum **MUST** be black



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- e. Placement
 - i. Fences will be attached at rear corners of the house. With approval, the fence on the garage side may extend sufficiently forward to enclose the side garage service door. Approval of fencing placed forward of the rear corners of the house will only be granted with the written approval of ARC, which will determine that the fence is sufficiently screened or otherwise placed so as not to negatively impact the view from the adjacent homes
 - ii. Fences may be placed along the property line with a one inch setback, with the requirement that adjoining properties be allowed to connect to any fence placed less than 15 inches from the property line. Fence owners are to provide proper landscape maintenance (e.g. trimming) around fence posts
 - iii. Corner lot homes' fence will not extend beyond six feet from side of house, or within twelve feet from the curb on the side street

NO CHAIN LINK FENCES

NO PRIVACY FENCES ALLOWED (STOCKADE STYLE)

9. Flagpoles

- a. Materials
 - i. Metal
 - ii. Aluminum
 - iii. Wood Fiberglass
- b. Dimensions
 - i. Maximum height – 15 feet
 - ii. Maximum pole diameter – 4 inches
 - iii. Flag size – 3 feet by 5 feet
- c. Placement
 - i. Not to exceed one-half distance from house to property line (i.e. must be nearer to the house than the property line)
- d. Colors
 - i. Mill finish
 - ii. Black
- e. Flags
 - i. Must be in good condition i.e. cannot be faded or tattered
 - ii. American Flags unless lit at night should be lowered at sunset and not raised until dawn

10. Garage Doors

- a. Must be consistent/fit in with overall house design and paint scheme
- ABSOLUTELY NO DOOR MURALS/PAINTINGS**

11. Gazebos (subject to covenants)

- a. Materials
 - i. Wood (treated or painted)
 - ii. Brick
 - iii. Gabled roof only, roof shingles to match house



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- b. Style
 - i. To be consistent with the house design
- c. Dimensions
 - i. Proposal must show size and location on the lot
 - ii. Size must be appropriate for lot
- d. Colors
 - i. House color
 - ii. Natural
 - iii. White
- e. Placement
 - i. Typically, one constructed unit per house
 - ii. Should be located within at least 20' of house
 - iii. Equipment should be located at least 5' from property lines

NO METAL OR PLASTIC BUILDINGS

12. House Painting- Requires Application

- a. Colors
 - i. All changes in color of house, trim, shutters, doors, etc. must be harmonious with the other colors used on the structure and must be harmonious with the other colors used in the neighborhood
 - ii. House color may not be the same as color of houses immediately adjacent to it
 - iii. If you are selling your house and it's not an approved color, the seller must let the buyer know they are purchasing a non-compliant home and may be required to re-paint the house to an approved color
 - iv. **ALL** painting, whether maintaining existing color (house, trim, shutters, doors, etc) or changing colors **MUST** be approved by the ARC
 - v. A sample of the proposed color/s must accompany the application

13. Irrigation Systems

- a. Materials
 - i. PVC pipe, reinforced hose, cast iron, galvanized steel
- b. Installation
 - i. Must be within property boundaries
 - ii. Set/directed to minimize water loss as a result of watering streets or walk ways

14. Jacuzzi/Hot Tub

- a. Styles
 - i. In-ground or in-deck or as integral part of the deck or patio
- b. Placement
 - i. Rear of house only
 - ii. Proper fencing, railing, or cover required



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15. Landscaping

- a. Shrubbery (when used as screening or fencing)
 - i. Location
 1. Single or groupings may be placed around decking or patio as screening and may grow to that shrub's natural size (height and width) if it does not infringe upon neighboring property, common area or walks
 2. Groupings may be placed to provide "fencing" to define property lines around the back-yard contingent on the fencing height guidelines (max 4 feet in height)
 3. Placement inside property line should allow for maximum growth so they will not infringe upon neighboring property, common area or walks (this is to follow the design of Davis Lake as an "open" and natural development)
 4. Shrubbery visible from the front of the house must not be overgrown or unkempt in appearance
 - b. Shrubbery (when used as part of a landscaping plan)
 - i. Location
 1. Single or groupings may be placed within any ARC approved landscaping plan
 2. These should allow for maximum growth so they do not infringe upon neighboring property, common areas, or walks
 3. Shrubbery must not be overgrown or unkempt in appearance
 - c. Covering
 - i. Mulch
 - ii. Pine Needles
 - iii. No stone mulch allowed in any bedding areas
 - d. Removal
 - i. 1 inch or more in diameter –3.14 inches in circumference -- at the base of the shrub or more than 4 feet in height above the ground must be approved prior to removal of shrub(s). There will be a fine for any removal of shrub(s) in addition to the cost of replacing removed shrub(s)
 - ii. Any other shrub(s) removal, including dead and/or diseased shrub(s), will need written ARC approval BEFORE they are removed

PRESERVATION OF ALL EXISTING VEGETATION, THE CLEARING OF SUCH WILL BE PERMITTED THROUGH FORMAL ARC APPROVAL.

16. Lighting

- a. Materials
 - i. Steel
 - ii. Aluminum
 - iii. Plastic
 - iv. Fiberglass
 - v. Copper
 - vi. Brass



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- b. Styles
 - i. Pole lamps
 - ii. House-mounted floods / ground floods
 - iii. Ground patio and walk lights
 - c. Dimensions
 - i. Pole lights - 6 feet tall including lamp with 4-inch diameter pole
 - ii. Flood bulbs – maximum of 4 inches in diameter
 - iii. Ground lights – No more than 1 foot high
 - d. Colors
 - i. Pole lamps - white, black, trim, or to match exterior light fixtures
 - ii. Floods - white, black, trim color, mill finish
 - e. Light Bulbs should be white or colorless
 - f. Placement
 - i. Single pole lamp located not more than 18 inches from walk or drive, and no more than one-half distance from house to property line (i.e. must be nearer to house than property line)
 - ii. Walkway lighting must have a minimum spacing of 3 feet between posts
- 17. Mailboxes** – Must conform to the Davis Lake Uniform Mailbox Regulations. Posted online at www.davislake.org

18. Ponds, Fountains, Large Bird Baths

- a. Materials
 - i. Cement, steel or terra cotta, stone or brick
 - ii. Cement or protective lining for ponds and fountains
- b. Styles
 - i. All styles must be approved by the ARC
- c. Dimensions
 - i. Bird baths and fountains - 4 feet high, 36-inch diameter maximum
 - ii. Ponds - 12 inches deep and 6 feet diameter maximum (should be enclosed by approved fencing for safety)
- d. Colors
 - i. Natural, wood or stone
 - ii. White
 - iii. Neutral colors as approved by the ARC
 - iv. Black
- e. Placement
 - i. Ponds and fountains must be in the back yard
 - ii. Birdbaths may be placed in the front yard with ARC approval
 - iii. Statuary must be approved by the ARC

ABSOLUTELY NO PLASTIC STATUES

(FLAMINGOS, GNOMES, PLASTIC, FLOWERS ETC.)

**ALL LAWN DECORATIONS ARE DISCOURAGED IN THE FRONT
AND SIDE OF THE HOUSE UNLESS A LIVE GROWING ENTITY**



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19. Pools

- a. Style
 - i. In-ground pools must be approved by the ARC
- b. Placement
 - i. Back yard only
 - ii. Proper safety fencing required

NO ABOVE-GROUND POOLS ARE PERMITTED

20. Retainer Walls

- a. Materials
 - i. Treated wood
 - ii. Concrete stucco
 - iii. Brick
 - iv. Interlock cast units
 - v. Stone
- b. Placement and style
 - i. Approval required by ARC

21. Roofs

- a. Material
 - i. Asphalt Shingles
 - ii. Class A, minimum 20-year warranty
 - iii. Fungus-resistant
- b. Style
 - i. 3 Tile
 - ii. Architectural
- c. Colors
 - i. Black
 - ii. Gray
 - iii. Cedar
 - iv. Weathered Wood
 - v. Rustic Tan
 - vi. Vermont Slate

22. Satellite Dishes

- a. Size
 - i. All satellite dishes must be approved by the ARC. Satellite dishes must be no larger than 24 inches and not visible from the street
 - ii. Antennas and radio towers are not permitted per covenants and restrictions

23. Security Systems

- a. Any UL recognized system placed inside house
- b. Motion detectors, video or security cameras and spotlights must not be aimed at neighbors
- c. Company-supplied security signs are exempt from sign limitations, unless they are visibly obtrusive as determined by the ARC



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24. Sheds & other outbuildings

Guidelines:

Sheds added to a homeowner's property after April 1, 2017, must adhere to the following guidelines:

a. SUBMITTAL PROCESS:

- i. DLCA Application for Change or Addition.
- ii. Plot plan of your home showing the proposed location of the shed with distances from all property lines.
- iii. If pre-constructed, a catalogue photograph or manufacturer's "cut sheets" of the shed, including dimensions, elevation views, materials and colors.
- iv. If the storage shed is to be constructed, include a plan and elevation drawings to scale, with dimensions, materials and colors.
- v. Indicate on an elevation view the "height" of the proposed shed.
- vi. *Elevation views - this can be a photo, drawing, catalogue cuts sheets, etc. that will illustrate the front, rear and side elevations view of the proposed shed. .*

b. QUANTITY:

- i. Only one shed per lot will be approved.

c. USE:

- i. Sheds shall not under any circumstances be used as a living space.

d. LOCATION:

- i. Sheds must be in the backyard and be inside the width of the house footprint.
- ii. An effort should be made to screen the shed from the view of the street, except for unusually shaped lots or corners (in which case the outbuilding should be screened or its visibility from the street must be as limited as practical).

e. SIZE:

- i. Maximum footprint is 100 square feet (i.e., 8'X 8', 8' X 10', 10' x 10', 8' x 12' etc.)
- ii. Maximum allowable height shall be 10 feet.

f. STRUCTURE:

- i. Exterior walls must be of wooded framed (e.g., 2"x4") construction.
- ii. Roof must be sloped to compliment the primary residence.
- iii. All sheds must have a door that latches.
- iv. It is highly recommended that shed include a solid floor composed of a 4-inch thick concrete slab or,
- v. An integrated floor of suitable building material (e.g. pressure treated lumber).

g. MATERIALS:

- i. Exterior cladding should match that on the primary residence in both style and color.
- ii. Exterior cladding shall be wood (treated or painted), brick or stucco.



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- iii. No plastic, rubber, fiberglass or all metal shed will be approved.
- iv. Roof shingles should match as closely as possible with those on the primary structure in both style and color.

h. UTILITIES:

- i. Any utilities servicing the shed must be underground. No above-ground utilities of any kind will be approved.
- ii. Exterior lighting (if installed) shall not exceed one 75-watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.

i. MAINTENANCE:

- i. Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included and approved, in the initial request.
- ii. Shed doors should be kept closed and latched when not in use.

j. RESIDENTIAL PERMITS:

- i. Property owners are responsible for complying with all State and local building code (contact Mecklenburg County Code Enforcement @ 704.336.3803 or www.meckpermit.com).
- ii. "Do I need a permit for a shed or "temporary" structure?" Yes, a Zoning Use Permit from Zoning is required for structures 12 feet or less in any direction. This permit assures that the structure is located far enough from property lines and not within required zoning set-backs
- iii. A Building Permit is required for anything measuring over 12 feet in any dimension.

25. Signs

- a. Only one regular size realty sign (maximum of 18" x 24") is allowed while house is listed for sale
- b. One special event sign, i.e. garage sale, birthday, new baby, may be placed the day or days of the special event, not to exceed seven (7) days
- c. No home improvement (i.e. house painting, roofing, landscaping, etc) or hobby related signs may be placed at anytime as a form of advertising
- d. No political campaign signs are allowed to be displayed except 14 days prior to and through an election day

26. Solar Panels

- a. Materials
 - i. Standard manufacturing system
- b. Style
 - i. Standard rectangular design as "skylight" on roof
- c. Dimensions
 - i. 2 feet by 4 feet (individual units) Number of panels must be approved by the ARC



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- d. Color
 - i. Black
 - ii. Mill finish
 - iii. Roof color
- e. Placement
 - i. Back roof of house

27. Swing Sets, Play Equipment

- a. Materials
 - i. Wood (treated)
- b. Style
 - i. To be consistent with the house design
- c. Dimensions - proposal must show size and location on the lot.
 - i. No single playhouse unit should exceed 15 feet by 10 feet by 12 feet high
- d. Colors
 - i. Natural
- e. Placement
 - i. Backyard ONLY, and must be inside the width of the house footprint
 - ii. Typically, one constructed unit per house (small, low items such as sandboxes are excluded)
 - iii. Equipment should be located at least 5' from property lines

NO METAL OR PLASTIC BUILDINGS

28. Tinted Windows

- a. Should not give any mirrored reflection

29. Trampolines

- a. Placement
 - i. Backyard ONLY. Must be inside the width of the house footprint
 - ii. Should not be visible from the street, whenever possible

30. Trees

- a. Location –
 - i. Same as shrubs (concern for street safety by limiting visibility)
- b. Removal
 - i. No trees measuring 6 inches or more in diameter at a point 2 feet above ground level may be removed without the prior written approval by the ARC.
 - ii. Approval for the removal of trees located within 10 feet of the main dwelling or accessory build or within 10 feet of the approved site for building will be granted unless, such removal will substantially decrease the beauty for the property.
 - iii. Any other tree cutting, including dead and/or diseased trees, will need written ARC approval BEFORE they are removed



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- iv. Trees that fall on homeowners' property, because of an act of God, may be removed without ARC approval
- v. There will be a fine for any removal of trees addition to the cost of replacing removed tree(s)

31. Tree Houses

NONE ARE APPROVED

32. Trellises

- a. Style
 - i. All types must be approved by the ARC

33. Vinyl Siding

- a. Size
 - i. Vinyl siding must have a minimum gauge of 0.044"
- b. Type
 - i. Only virgin vinyl siding is allowed
 - ii. Vinyl siding must have a horizontal interlocking design
 - iii. Vinyl siding lap dimension must be a minimum of 4.5". Deviations from this dimension must be approved by the ARC
 - iv. Vinyl siding can only be hung in a horizontal application
 - v. Vinyl siding shape may have either a cupped, a Dutch-lapped, or beaded appearance
 - vi. Vinyl siding must have a wood-grain texture and not a smooth glossy look
- c. Color
 - i. Vinyl siding color is to be approved by the ARC

NO VERTICAL APPLICATIONS WILL BE APPROVED

NO DIAGONAL APPLICATIONS WILL BE APPROVED

ALL RE-SIDING JOBS ARE TO BE CONTRACTED TO CONCLUDE WITHIN 2 WEEKS FROM STARTING. THE TERM "STARTING" IS DEFINED AS WHEN MATERIALS OR SCAFFOLDING/LADDERS ARE ERECTED TO COMMENCE WORK

34. Other related requirements of the Davis Lake Covenants and Restrictions

- a. Campers, boats, utility trailers, etc. may only be stored in your garage or in an off-site storage unit
- b. NONE of these may be left in your driveway or yard
- c. NO BOATS ARE ALLOWED TO BE LEFT ALONG LAKE SHORE OR IN COMMON AREA
- d. Garbage receptacles must be stored in such a manner as to conceal their view from the street and adjacent property. Trash may not be put out before 6:00PM the night before pickup and all receptacles must be put away by 9:00PM the day of pickup
- e. Any screening for trash receptacles must first be approved by the ARC. It is the responsibility of each property owner to maintain their property in such condition so not to decrease the beauty or safety of Davis Lake or the specific neighborhood
- f. Ladders must be stored in such a manner that they are not visible from the street or adjacent property



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- g. Portable Storage Containers (i.e. PODS, personal stand alone storage units) are permitted with prior written permission of ARC