

Design Restrictions
Lake Forest-Summit Owners Association

Setback (CC&R 4.07)

- Must be clearly marked on plans in scale for structures, pools and fences over three feet in height
- Front and rear setback minimum 30' from property lines (not including utility easements)
- Side setbacks minimum 15' from right and left property lines (supersedes County 10')
- Easements are not given easily for setback areas
- Setbacks don't include eaves, chimneys, steps and walls
- Garages must match the front setback, but side setbacks can meet the county standard
- Certain lots have specific setbacks. Please inquire prior to submitting for approval.

Maximum Height (CC&R 3.88)

- Downslope – 30' from the highest point on foundation, including garage within setback area, not using stem wall.
- Upslope – 35' from lowest point on foundation, including garage within setback area, not using stem wall.
- Height is measured vertically from where the house meets natural grade to the highest point of the structure (including chimney caps).
- Fill is not permitted that would raise the maximum height from natural grade.

Square Footage (Amendment 3.88)

- All houses within The Summit shall be not less than 3,000 square feet in size, not including garages, balconies and patios.
- Lots 173, 172, 171 and 170 on Lakecrest could be exception to the rule.

Roof Pitch (CC&R 4.13g)

- One story – 6:12 minimum
- Two story – 5:12 minimum
- No roof mounted HVAC
- Materials, tile, wood shingles or shakes (being phased out due to combustible materials – per ED Co. Fire Codes)
- No asphalt shingles permitted
- Pitch indicated is lower than required by the CC&Rs. There does not appear to be a reason the pitch could not be raised to meet the 5:12 minimum, although the design front elevation appears pleasing in proportion as presented.
- Prairie or Craftsman styled houses may propose 4:12 roof pitch, and due to the style of the house, it may be acceptable, but will be considered to be a variance (i.e., 1448 Crocker Dr.)

Garages (CC&R 3.04, 4. 13d 3-88 amendment)

- Minimum three-car garage
- No exposed RV or boat parking
- Concrete driveway required, no asphalt allowed
- Carports not permitted

Additional Considerations (Things to which the ACC pays attention and which have created problems for neighbors in the past)

- The summit is a neighborhood of luxury custom homes. That means we seek variety of architectural styles that complement existing homes.
- It is an objective of the ACC to help owners build their dream home as effortlessly as possible, while maintaining accepted community standards.
- Sites must be cleaned up daily by 5 p.m.
- Debris/refuse must be collected daily, contained in a dumpster, and hauled away, as needed
- Portable toilets must be off street, at least 15 feet from curb or within setback areas
- Dumpsters should be placed off the street, where possible, but can be placed on the street with ACC approval. In such circumstances, they must be protected with orange safety cones. When allowed to be stored on the street, such approval is usually for a short period of time.
- Dumpsters must be emptied when full.
- Only Summit approved signs may be posted. Any advertising signs found posted will be taken down and discarded if not at the job site.
- Damage caused to any street, curb, or landscaping (including other residences) must be repaired by completion of job to the ACC's satisfaction or the owner could forfeit deposit and be subject to fines and legal action.
- Street drains/gutters must be kept clear of debris
- Materials/vehicles may not be stored on any neighboring lot (including empty lots) or common area lot without signed written agreement by the owner presented in advance to the ACC.
- Construction vehicles should enter via the Lakecrest (back) entrance.
- Any vehicle found speeding (greater than 25 mph) may be prohibited from The Summit (these are privately owned streets).
- Native oaks must be protected from damage. Care should be taken to cut roots cleanly and not shred them. Tree bases should be cordoned off with temporary fencing. Only trees approved by the ACC for removal may be removed. Significant fines apply to cut or damage native oaks.
- Alcoholic beverages and drugs are not permitted on the worksite.
- Music is allowed on the jobsite, but cannot be blaring (greater than 60 dBA as measured from the property line).
- Bull horns and other amplified sound systems are not permitted.
- Property lines must be clearly marked at all times during construction.
- No burning of scrap materials or any other refuse is allowed.

- No fires are allowed, including burning of tree stumps, regardless of whether there is a burn permit.
- No hunting or shooting is allowed.
- Outside and inside work is limited to 7 a.m. to 7 p.m., Mon. through Friday.
- Inside work is additionally allowed on Saturdays between 9 a.m. and 5 p.m. (no outside work)
- No work is permitted on Sundays and holidays.
- Contractors should inform subcontractors not to work when not allowed. Owners may forfeit their deposit and be additionally fined if their contractors or their subs work on days or at times that are not permitted. Owners should require contractors to sign an agreement to accept the responsibility to pay fines when violations occur. The ACC Approval Request Form constitutes the only warning provided. Fines are automatic and taken from deposits or additionally imposed with a hearing.
- No work may occur on national holidays (New Year's Day, MLK Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day).
- Drainage and erosion control is enforced Oct. 1 – Mar. 31. Hay bales, vinyl and stake fencing, hay rolls and other erosion prevention measures must be in place. Cleanup is required.
- All weeds and native grasses must be cut and removed prior to Memorial Day. Grasses that grow thereafter should be cut to reduce fire danger.
- Only indoor RV and boat parking is permitted.
- All windows (front and back) should be trimmed and finished consistently.
- When approving color, the ACC looks to assure that the proposed colors do not match those of nearby homes, that colors are appropriate to the architectural style of the home, that colors do not detract from the style of the overall neighborhood or that they do not overly bring attention to the proposed residence. Colors that reflect earth tones are most often approved. Paint colors must be submitted for approval prior to being painted... same for roofing tiles, stone trim, paving stones, sills, shutter styles, etc. Monotone colors are discouraged. Contrasting or complementary colors are encouraged for trim.
- Roof vents must be shown on plans. Roof vents should be out of sight, where possible (back of house)
- Style of the house must be declared (i.e., Tuscan, Mediterranean, Craftsman, Mid-Century Modern, Victorian, Farmhouse, etc.)
- Exterior materials must be specified (i.e., stucco, natural stone, cultured stone, brick, shingles, wood siding, etc.)
- Stucco materials/color/texture must be submitted in advance for approval.
- Entrance door design/materials/color must be specified for approval.
- Iron work, fence designs, shutters, brackets, cantilever elements, decorative iron railings, divided light windows, etc. must be submitted in advance for approval.
- Non-combustible roofing materials are recommended.
- Dogs on the worksite must be leashed and controlled at all times. Excessive barking must be stopped.
- Inappropriate gestures and catcalls by workers are not allowed.