

Timberlake Estates Owners' Association

May 29, 2023

Dear Timberlake Estates Owners,

In 2022, owners voted on a multitude of changes that improved and clarified the Timberlake Estates Owners' Association (TEOA) Architectural Guidelines. The Architectural Review Committee (ARC) and TEOA Board of Directors received more feedback since the vote and, after much consideration, the ARC and Board have provisionally accepted three additional changes to our Architectural Guidelines.

As per the Covenants, Section 6.04, the Board is distributing the proposed changes in the document for membership review for 30 days before they are formally approved. **This letter, which was mailed to each property owner, serves as notice that the proposed revisions to the Architectural Guidelines have been posted for your review on our TEOA website <https://www.teoaweb.com>.** The Change Control log on page 2 of this letter summarizes the changes.

If you have not registered for access to <https://www.teoaweb.com> yet, the Board encourages you to set up your account. TEOA documents are stored in a secure section of the website accessible to TEOA owners. Providing owners with access to electronic documents reduces expenses for copies, mailings, and document storage for TEOA. If you are unable to access the website, please contact us at TEOA.Board@gmail.com. In addition, if you do not receive emails from the TEOA Board, please email us with your contact information.

The Board thanks the owners and members of the ARC who provided thoughtful feedback and suggestions to further clarify and improve the Architectural Guidelines.

With kind regards,

TEOA Board of Directors

Becky Medlin, President
Mel Martin, Senior Vice-President
Sean Wagner, Vice-President
Amie Toohey, Treasurer
Deb Fell, Secretary

CHANGE CONTROL LOG

SECTION	CHANGE SUMMARY
6.13 Landscaping	Added a provision requiring landscaping on all sides of a home's foundation. Added the sentence - "The size, variety, and quantity of plantings is at the discretion of the homeowner."
6.14 Garden Walls and Fencing	Added a provision not permitting fences in front yards. Implemented a height restriction of no more than five feet and added a requirement that fences must include vertical pickets. Added a provision requiring landscaping of fencing visible from the front of a home.
10.6 Covered Sitting Areas	Added a provision requiring lake front seating areas comply with Dominion Energy standards as well as requiring architectural shingles, metal, or copper roofs.

6.13. Landscaping

6.13.1. Within ninety (90) days following issuance of the Lexington County Certificate of Occupancy (CO), a formal landscape plan must be submitted. The basic plan of lawn and shrubs must be implemented within 150 days of issuance of the CO. If the basic plan has not been implemented within this time frame, fines will begin to accrue as defined in Table A.

6.13.2. Landscaping plans must show all sides of house foundation plantings, lawn areas, pine straw areas, shrubbery beds, and natural areas for the entire lot, and indicate materials to be used such as mulch, rock, etc. The size, variety, and quantity of plantings is at the discretion of the homeowner.

6.13.3. All right of ways and easements shall be landscaped and maintained.

6.14. Garden Walls and Fencing

6.14.1. All garden walls and fences must be approved by the ARC.

6.14.2. No chain-link fences shall be permitted within Timberlake Estates.

6.14.3. Fences are not permitted in front yards and must be ~~Only fences~~ constructed of black wrought iron or black aluminum with vertical pickets not to exceed five feet in height. will be considered for approval by the ARC. Fences visible from the front of homes need to be partially obscured with plantings to blend into the existing landscaping.

6.14.4. Garden walls must conform to the overall landscaping of the lot and not exceed four (4) feet in height.

10.6. Covered Sitting Areas

10.6.1. Covered lake front seating areas need to comply with all Dominion Energy standards and include architectural shingles, metal, or copper roofs.

~~10.6.1.~~ 10.6.2. Curtains are prohibited. Only low-voltage clear lights may be permitted.

10.7. Lakefront Lot Irrigation

10.7.1. Irrigation pumps must be hidden from view in a manner approved by the ARC.

10.7.2. Irrigation pipes drawing water from the lake must be concealed (buried, or totally concealed by some other means) down to the 352 ft elevation in a manner approved by the ARC.

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