

## **THE 'LAKES OF COPPELL' DESIGN GUIDELINES**

Revised December 2021

The mission of the all-volunteer board and architectural review committee, is to foster the preservation and enhancement of the beauty and value of the 'Lakes of Coppel' community.

These design guidelines are provided to help homeowners make the best use of their time and money when they elect to repair, remodel, build, or improve their property. To find detailed requirements for your project, please take the time to review the design guidelines, the Declaration of Covenants, Conditions and Restrictions for Lakes of Coppel, and information provided online by the City of Coppel.

Design guidelines pertain to all exterior improvements which include, but are not limited to: room additions, exterior siding, roofing, doors, windows, exterior paint/stain, arbors, pergolas, decking, sidewalks, landscaping, solar panels, generators and accessory structures. While every improvement is not addressed in the guidelines, The Committee will consider and review all requests so that improvements do not, in the reasonable opinion of the Committee, adversely affect the living enjoyment of one or more Estate Owners or the general value of the Property. Also, the Committee is permitted to consider technological advances in design and materials and these comparable or alternative

techniques, methods or materials may or may not be permitted, in accordance with the reasonable opinion of the Committee.

Lakes of Coppel Owners Association: 972-943-2828

Email: [customercare@cmamanagement.com](mailto:customercare@cmamanagement.com)

Website: [www.lakesofcoppel.com](http://www.lakesofcoppel.com)

City of Coppel contacts:

Building Inspection Office: 972-304-3500

Website: [www.coppelltx.gov](http://www.coppelltx.gov)

The following is a three-step overview of what is required when a homeowner decides to make changes to the exterior of their property.

Step 1: The homeowner shall submit a completed application, site plan, samples of finishes, photos of the pertinent exterior and all other information needed to adequately communicate the intent of the improvements to the Lakes of Coppel Architectural Review Committee ("LOCARC" or "Committee"). This is done through the Lakes of Coppel Owners Association website listed above. The Committee has 60 days to review the request and communicate back to the homeowner. If the

Committee fails to approve or disapprove such requests within sixty (60) days after the date of submission, approval of the matters submitted shall be presumed. The Committee may request further documentation or clarifying information for a submitted request and the deadline to approve or deny shall then be extended to 60 days from the date of submission of the additional documents and/or information requested by the Committee.

The homeowner will be notified in writing of the approval, non- approval, and/or request for further documentation/information concerning their application submission.

Step 2: The homeowner must submit to the City of Coppell information required for a building permit(s) as required by applicable codes(s), and/or law(s). The City of Coppell website is: [coppelltx.gov](http://coppelltx.gov) where all City Departments can be accessed with information pertaining to building inspections, adopted codes and ordinances, registered contractors, accessory structure requirements, permit application checklist, residential construction requirements, pool construction requirements, etc.

Step 3: While not always possible, in cases where a City of Coppell building permit is required, it is preferable to have the permit attached to the application.

## **EXTERIOR ARCHITECTURAL GUIDELINES:**

**A. Front Facade:** The drive-up appeal of a home is critical to property value and future resale. Scale and proportion of design features must be compatible with the existing home and the neighboring homes. Balance is of key importance and features such as columns, windows, doors, and other related features must be in harmony.

**B. Roofs:** No pitch less than 4:12 is allowed with higher pitches encouraged. No flat roofs are allowed within the LOC. Medium-tint, earth-toned, architectural composition shingles are recommended to enhance the appearance. White or very light-colored roof materials are prohibited within the LOC. Weather-wood color shingles from 'GAF' and similar colors and styles are recommended. Submit a sample of the proposed roof product and color for LOCARC approval prior to the start of any roof replacement. No wood shingles or shakes are allowed. Roof venting should be provided by ridge vents, gable vents, powered roof vents, and low-profile solar powered roof vents. Installation of any turbine vents for replacement roofs or new construction should be mounted on the roof facing the backyard, and not on the roof facing the front yard.

**C. Chimneys:** Chimneys shall be clad in the same material as the rest of the home. Submit elevation drawings with dimensions and materials to LOCARC for approval prior to construction of any new chimney. Repairs to existing chimneys should use material that match

the existing chimney. It is strongly advised to repair existing sided chimneys with fiber cement composition boards produced by the James Hardie Co. (see jameshardie.com) or their equal, because of their fire resistance.

**D. Exterior Wall Materials:** Shall be limited to masonry, siding, and accent trim, with a maximum of three (3) total colors. Additional colors will require approval. Existing plank or panel siding materials (hardboard, vinyl, and aluminum) can be matched if the repair or addition does not exceed 50% replacement of the existing plank or panel siding. If the plans indicate more than 50% percent replacement, then a fiber cement siding product must be specified.

New installations of EIFS (Exterior insulation finishing system) are not allowed.

Exterior grade plywood, hardboard, pressboard, and other wood products are not allowed except to repair existing wood elements. Exterior plywood/composition boards/oriented strand boards (OSB)/medium density overlays (MDO), hardboard and other wood siding products will NOT be approved by the LOCARC for remodel projects and or new construction.

The LOCARC strongly encourages the homeowner to review bids from a general contractor and compare the cost to upgrade to the readily available fiber cement board siding products such as 'HardiePlank®' or similar material.

Stucco (not EIFS) is allowed and requires a special city permit.

Brick shall be kiln-fired brick of the medium-to-dark earth tone range. Light color brick, such as ivory or white, may be considered but high contrast blends which give a spotted appearance on the wall, such as black and white are prohibited. Painted bricks may be allowed. All brick color, whether original or painted, are subject to the discretion of the LOCARC so that the color and style of the brick is in harmony with the neighborhood. Also, as stated in the Third Amendment to the HOA Declaration: No Owner shall construct or modify a dwelling on a Lot (the "Subject Lot") if such construction or modification would, in the sole opinion of the ARC, render the façade of such dwelling substantially similar to the façade of any dwelling located on a Lot which is located within two (2) Lots on either side of the Subject Lot.

Stone shall be natural or cultured (man-made) 13/4" thick with large sample board submitted to LOCARC for approval. No thin-set stones are allowed.

**E. Walls and Fences:** Shall be constructed of western red cedar, masonry, stone, or steel. The combination of materials is allowed. Submit drawing elevations, sections, and material notes for LOCARC approval prior to required city permit. No stucco walls are allowed. Metal fences shall be painted only black. Wood fences shall have vertical boards and be detailed with a cap along the top edge. Fences shall conform to the City of Coppell construction requirements. Iron fences along the lake walls must remain consistent with the design of all other

adjacent fences. Fences that are visible from the street shall be installed with the finished side facing the street. Fence posts that are exposed to view in other areas other than from the street are discouraged. Fence posts shall be encased in wood when the fence posts are installed where exposed to view in other areas other than the street.

**F. Basketball Poles and Backboards:** Are permitted on individual estates. They must not obstruct the flow of traffic and must be maintained and kept in good condition.

**G. Garage Doors:** Replacement and/or new garage doors shall be raised-panel design and shall be painted to match the dominant paint color of the home. Wooden doors may be considered if they are complimentary to the house and must be approved by the LOCARC. Painted wooden garage doors are not allowed.

**H. Doors:** Front door design shall compliment the architecture style and colors of the home. Wrought iron doors are acceptable. All replacement doors and door paint color must be approved by the LOCARC.

**J. Windows:** Replacement windows shall have earth-tone color, white or black frames or shall otherwise match the color that currently exists at the time of the application. Non-reflective factory applied tints and low-e coatings are encouraged. Glass color samples must be submitted to the LOCARC for approval.

**K. Exterior Window Treatments:** Medium-to-dark earth-tone- colored solar screens are acceptable. The installation of reflective films and reflective glass are prohibited. The installation of reflective films and coatings (i.e., aluminum foil) from the interior are prohibited. Solar screen colors that are prohibited include white, beige, and pale gray. Submit samples to LOCARC for approval.

**L. Piers and Boat Docks:** All maintenance responsibility of existing features are the homeowners. New construction proposals shall be submitted to the LOCARC for approval and shall meet the following requirements. Piers and boat docks may not extend outward from the lake wall by more than five feet (5'), or less than three feet (3'). They may not be larger than fifty (50) square feet. The pier and boat dock surface shall be built a minimum of twelve inches below the top of the lake wall, and no lower than twelve inches above the flood weir of the lake in which it is installed to the top of the platform. Roofs or covers for piers and boat docks are not permitted.

The pier and/or boat dock and support posts shall be constructed of pressure-treated wood and galvanized fasteners. Stainless steel fasteners are optional. Concrete pilings are permitted in natural colors. All wood surfaces may remain natural or can be stained but must adhere to the same guidelines as fences. Access ladders must be maintained in a safe and serviceable condition.



The homeowner shall be responsible for all maintenance and timely repairs to the pier and boat dock structure as well as the lake wall in which the pier and boat dock and any related equipment is supported. If the pier and boat dock and/or any related equipment is found in a state of neglect or disrepair, then its removal would be at the owner's expense and at the determination and request of the HOA.

The homeowner acknowledges that any pier and boat dock and related equipment that is installed will be within the HOA-controlled maintenance easement of the lake wall. The Lakes of Coppell Homeowners Association assumes no liability for the repair or replacement of any pier and boat dock structure or any related equipment that may be damaged or destroyed in the maintenance and upkeep of the lake wall system.

The homeowner shall maintain proper liability insurance for all structure/s attached to or accessed from the lake wall structure.

**M. Storage/Accessory Structures:** Refer to the City of Coppell for construction and permit requirements and then submit proposal to LOCARC for approval. When possible, storage buildings shall not be visible from the street and should be architecturally harmonious with the house, (i.e., should be sided and painted with siding materials and colors that are consistent with the house). The roofing material of the storage building should match that of the house in color and material. Gambrel roofs are not allowed.

**N. Carports:** Carports may be allowed if the structure meets the setback requirements of the city, the roof is architecturally consistent with the house in color, design, and roof pitch, and the supporting structure is architecturally harmonious with the house design.

#### LANDSCAPE GUIDELINES:

**A.** Two (2) large canopy trees are required for each lot, with at least one (1) tree located in the front yard. The large canopy tree required in the front yard can be exchanged for two smaller ornamental trees, however in all instances, all lots shall have at least one large canopy tree.

The LOCARC recommends that the owner consider stronger, usually slower-growing varieties of trees. In general, fast-growing trees are susceptible to wind damage, disease, and tend to have a short lifespan.

**B.** All new plantings of required trees shall be a minimum two-inch (2") caliper trunk.

**C.** Seasonal color plantings within existing beds do not require approval from the LOCARC, however the LOCARC requests a plan for redesigns of existing bed plantings. New or complete bed redesign requires approval from the LOCARC.

Landscape screen walls and retaining walls shall be constructed of material that compliments the home and neighborhood. Railroad crossties are prohibited. Submit all wall elevations and design details to

the LOCARC for approval. No permanent structures are to be erected within the maintenance easement of the lake walls. Plantings of large trees are discouraged within the HOA maintenance easement. The homeowner shall be responsible for all damage to the lake wall system that results from any landscaping installed by the homeowner within the maintenance easement. The HOA assumes no responsibility for damage to any existing structure or landscaping within the maintenance easement that results from lake wall maintenance performed by the HOA, its agents, or contractors.

**D.** Lawn grasses shall be drought tolerant, non-invasive, and shall compliment the home and neighborhood. No bare soil is allowed. The use of common Bermuda grass, St. Augustine, and Emerald Zoysia are all recommended lawn turfs. Xeriscape lawn designs shall be submitted to the LOCARC for approval.

**E.** Sidewalk construction alleyways and related repairs are the responsibility of the City of Coppell. All areas behind the curb including irrigation, grass, and landscaping between the sidewalk and curb are the responsibility of the homeowner.

#### **EXTERIOR LIGHTING AND DECORATIONS:**

**A.** New lighting installation must be approved by the LOCARC and is encouraged to be energy efficient. Photos and/or a sample fixture should be provided along with light locations and specification sheet. Installation shall be made by competent and responsible personnel. Repair of existing exterior lighting does not need approval.

**B.** All outdoor decorations shall be holiday specific and of high quality and shall not be used or placed in a manner which, in the discretion of the LOCARC, constitutes a nuisance or an unreasonable source of annoyance to others. Decorations may not be displayed more than four (4) weeks in advance of that specific holiday and must be removed within fifteen (15) days.

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The LOCARC understands that architectural styles change over time as a result of evolving trends and the introduction of new products and methods of construction. The LOCARC therefore reserves the right to amend these guidelines as it deems necessary.

Amendments shall require a majority vote from the LOCARC committee members. All amendments shall be posted on the current HOA website. Such a posting will be considered adequate public notice to all HOA members.

All previously approved improvements that do not conform to newer amendments shall be allowed to remain for the life of the improvement, but must follow the most recent amendment/s when altered or replaced.

When considering an application for an improvement/alteration for which guidelines are not specifically listed in these LOCARC guidelines, the LOCARC will render a decision based on architectural cohesiveness with the surrounding properties.

The LOCARC does not seek to restrain freedom of expression but acts only to ensure that the homeowner respects the context of the neighborhood and considers features that complement the neighborhood while observing LOCARC design guidelines and the City of Coppell requirements.

The LOCARC is here to help the individual homeowner and community achieve a higher standard for the environment in which they live.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
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John F. Warren  
Dallas County Clerk  
Dallas County, TX