

LakePark Architectural Review Guidelines

Below is a summary of the general criteria for the most frequently requested modifications to the exterior of the home. No structures, improvements of any kind, including but not limited to , any building, wall, fence, sign, mailbox, landscaping, planting, swimming pool, tennis court, basketball structure, outdoor play equipment, screen enclosure, driveway, sidewalk, sewer, drain, water area, or outside lighting may be placed or installed without the prior approval of the LakePark at TownPark Architectural Review Committee (ARC). This includes modifications to existing structures/improvements. No Architectural Request Application may be submitted PRIOR TO Closing. In addition, if any commitments or representations are made by any parties PRIOR TO Closing these commitments or representations may not be honored by the Architectural Committee. ALL proposed exterior modifications must first be submitted in writing, **along with a photo of the property**, to the Property Manager's office AFTER CLOSING.

NO WORK MAY COMMENCE UNTIL BOTH THE LAKEPARK HOA, INC. BOARD OF DIRECTORS AND MASTER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (ARC) HAVE RETURNED A LETTER OF APPROVAL TO YOU.

Please read carefully and complete the attached application. Following the instructions below will help simplify the process. If you any questions, please contact the Clubhouse at 772-345-2901.

Instructions:

1. Complete all items. Sign where required. Return to the Property Manager. It will be reviewed by The Board of Directors of LakePark & Architectural Review Committee (ARC) of the Master Association.
2. A complete set of plans and specifications prepared by an architect, landscape architect, engineer, etc. or property owner shall be attached to this application.
3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration, depending on the type of modification requested.
4. A copy of the final Lot Survey indicating the location and dimensions of the proposed modifications is also to be attached.
5. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration, or change and shall indemnify and hold each Association harmless from and against all claims, causes of action and expenses (including attorneys' fees) made against each Association in connection with, or as a result of, the modification to be performed under this request.
6. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
7. An approval or denial for application will be delivered within 30 days after the ARC's receipt of this request together with all required materials. If plans are not approved within the 30 day period, such plans shall be deemed rejected.
8. Approval of this request does not constitute approval of the structural integrity or building code conformance of the requested modification, and is intended solely to maintain harmonious visual aesthetics within the community.
9. All applicable governmental permits or approvals must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin.

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| <p>10. Contractor's information such as name, address, copy of license and copy of insurance must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin.</p> <p>11. Photos showing the location of the proposed modification must be included.</p> |
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General:

An access agreement and \$500 refundable deposit will be required along with an ARC form for swimming pools and major structural alterations/additions.

Contractors may not access individual lots through landscaped Master Association berms.

Air Conditioning Units:

No Window, wall or additional air-conditioning units will be considered.

Driveways & walkways:

No driveway may be extended.

Only clear satin finish sealer may be used on paver driveways and walkways.

Fences:

Phase 1 Homes may apply to install a fence. NON-Phase 1 may not.

Maximum height of 48"/four (4) feet and must be picket-style **bronze aluminum**. Fences on corner lots must have a hedge installed on the exterior side of the fence and root barrier installed between hedge and sidewalk. Hedge must be at least 36" in height but may not exceed 42" in height. Fences at side of house must be at least five (5) feet back from front of house. A gate at least 42" in width facing the street must be installed. This gate must be accessible by the Association landscapers at all times. **Wood, chain link or solid PVC** are **not** permitted.

Flagpoles:

May not be installed in utility areas or other easements. Considered on an individual basis.

Garages:

No garage shall be converted into a general living area.

Generators:

No permanent generator may be installed without the prior written approval from all governmental authorities having jurisdiction.

Landscaping:

Plan for planting must be submitted, along with a list of the proposed plants and materials. An approved plant list is available.

At full growth trees/shrubs should not extend on to or drop branches, leaves, fronds or fruit on adjacent property.

Annuals (flowers) may be planted by the property owner without an ARC application, as long as planting is done within an existing and established landscape area. Existing perennials (dead or alive) **may not** be replaced by annuals. When annuals have reached the end of their life cycle/growing season, they must be removed and replaced with other annuals.

Retractable Hurricane Shutters:

Should match building color (or other approved color).

Painting:

Single Family Homeowners are responsible for repainting the exterior of the home when needed. Must be submitted to ARC for approval if proposed color is different from original color. **A list of approved colors is available.**

Pools:

May not be constructed in drainage areas or other easements. Considered on an individual basis. An access agreement and \$500 refundable deposit will be required along with an ARC form for swimming pools.

Rain Gutters:

Gutters to be painted to match fascia (or other approved colors).
Downspouts painted to match building color (or other approved colors).

Satellite Dishes:

Placement of satellite dishes (approx. 39 inches or less) in diameter will be permitted provided that the location is reviewed and approved by the ARC. These will be permitted at the rear of the house or half way back on side of house. They are **NOT permitted at front of house or attached to rooftop**. Location must be noted on application.

Screened Front Lanais:

Front screened lanais must be made of bronze aluminum with charcoal mesh screening and be complimentary to the aesthetics of the home.

Solar Water Heaters on Roof:

Reviewed on an individual basis depending on size, color and location. May not be placed on front roof elevations. All piping must match exterior house and roof colors.

Storage Sheds:

Are not permitted.

Stucco Body Façade Treatments:

Adding façade treatments such as stone, brick, cedar shakes, etc. to any portion of the exterior stucco body is not permitted.

Trash & Recycle Can Enclosures:

Approved natural plantings or approved fence enclosure with mature enough plantings to soften appearance.

Height must be tall enough so cans cannot be seen.

Location not at front of house; location behind A/C as viewed from front of house.

Lids and/or tops of cans must always be properly and strongly secured to prevent weather and/or animals from removing and/or disturbing said lids/tops.

Trees:

Trees should be located in areas where they will be permitted to grow to maturity with minimal cosmetic pruning, with the exception of hedge material. The spread of trees should be taken into consideration when planting them in close proximity to the house or garage. If planted too close to a building, the tree will eventually crowd against the house, need constant pruning, or even cause damage to the structure.

At full growth trees should not extend on to or drop branches, leaves, fronds or fruit on adjacent property. Trees, palms, shrubs, etc. must be on the approved plant list and submitted to the ARC for approval. **PLANT LIST AVAILABLE.**

Window Film:

Must be bronze or gray tint. Reflective mirror finish is not permitted.