

Lakeview Pointe HOA Inc.

Architectural Review Board (ARB) Application

Mail Application to: 1073 Willa Springs Dr, Suite 2001, Winter Springs, FL 32708

Phone: (407) 636-6060 Email: HOAFLORIDA@AOL.COM

Applications including paint colors can only be received by color email or us mail.

Name: _____ Email: _____

Property Address: _____

Mailing Address: _____ City _____ State _____ Zip _____

Phone(s): Home _____ Work _____ Fax _____

In accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rules and Regulations, installation must conform to this approval and the Association's guidelines.

I hereby request your consent to make the following changes, alterations, renovations and/or additions to my property:

☐ Fence ☐ Screen Enclosure ☐ Roof Replacement ☐ Patio
☐ Landscaping ☐ Lawn Replacement ☐ Other _____
☐ Paint Exterior Color – Body _____ Trim _____ Door _____ Garage Door _____

Description/Paint Scheme #: _____

Attach a property survey, color sample (scheme#), or other information that shows the locations of the proposed change, alteration, renovation or addition. Attach color samples, if applicable (painting), Attach drawings of proposed plan.

I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS:

1. No work will begin until written approval is received from the Association. You have 60 days from the approval date to complete the work. If not, then you must reapply for ARB approval.
2. All work will be completed expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents. Work hours 8am to 5pm, no work noise on Sundays.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common areas, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt, ASC Property Services Inc, will forward the ARB application to the Association. A decision by the Association may take up to 30 days. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owner(s): _____ Date: _____

Do Not Write Below This Line

This Application is hereby: ☐ Approved ☐ Disapproved

Date: _____ Signature: _____

Comments:

Date Received from Owner: _____ Forwarded to Assn: _____ Mailed to Owner: _____

Lakeview Pointe HOA

ARB Application Guidelines

Before doing any outside project or improvement to your home please read the following:

ROOFING: Complete an ARB application with roofing color, type of shingle and manufacturer name.

FENCING: Complete an ARB application with type of fencing, height (no more than 6'), number of gates, and gate size. Submit a copy of your property survey (received when home was purchased) showing where the fence will be located on the property. Approval will not be given without a copy of the property survey. More detailed information can be found under Lakeview Pointe "Fence Specifications" at ASCFlorida.com.

EXTERIOR PAINT: Complete an ARB application with color scheme listed. Color schemes can be found at ASCFlorida.com. Or, schemes can be viewed at Sherwin-Williams.com. Go to "color" then "HOA Color Archive" enter city, state, and community name. Individual colors cannot be substituted from different schemes. Garage doors must be the same color as the body of the home.

TREE REMOVAL: Complete an ARB application with description of what tree to be removed, reason why and location of the tree. Please provide what kind of tree will replace the one removed. Provide a City of Clermont permit number.

LANDSCAPE CHANGES: Complete an ARB application with diagram of design for new landscaping, include types of foliage, landscape border, mulch or stones.

SCREEN ENCLOSURE/PATIO: Complete an ARB application with description of project. Include a property survey (received when the home was purchased) showing the location of the patio/enclosure with dimensions, roofing type, concrete pavers etc. Example photos and contractor information would be very helpful for a quick approval.

DRIVEWAY EXTENSIONS: Complete an ARB application describing the type of extension, concrete or pavers. Include a copy of the property survey showing the dimensions of the extension. Example photos would be helpful.

WINDOWS/SLIDERS: Complete an ARB application listing the windows to be replaced. Include specifications of the new windows from the window company. Provide information on the style of window, will the windows look the same as the current windows? Will they have tint?

POOL: Complete an ARB application describing the specifications of the pool. Provide all information from the pool company. Submit a property survey showing the location of the pool, concrete deck, and screen enclosure.

**Applications should be sent to HOAFlorida@aol.com or mailed to: Lakeview Pointe HOA,
P O Box 196025 Winter Springs, FL 32719.**

Notification will be sent to owner upon approval/disapproval.

**Please direct questions to ASC Property Services Inc. 407-366-6060 or
HOAFlorida@aol.com**

EXHIBIT "B"

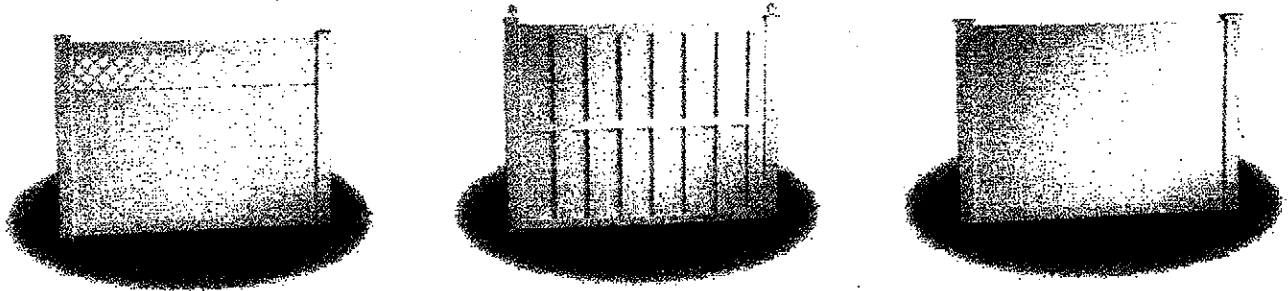
**LAKEVIEW POINTE
HOMEOWNERS ASSOCIATION, INC.**

FENCE STYLE & SPECIFICATIONS

Fences within Lakeview Pointe shall only be constructed of white or sand colored PVC material and shall be ornamental with solid panels, as illustrated on the following page.

- The first step before beginning installation of your fence is to complete and architectural application. The application must be submitted to the Architectural Review Board (ARB) c/o the management company with a survey of your lot showing the location of the proposed fence installation on the survey. Approval may take up to 30 days to receive from the committee. Do not begin your fence installation until you have received a written approval from the ARB.
- All fences shall be at a height of six feet if your home backs up to another home. If the rear of your lot faces a conservation area or pond, the fence must be six feet in height up to the last panel of the fence on either side wherein it shall transition diagonally from six feet to four feet in one panel length and continue at a height of four feet across the rear of the lot. Greater transitions in two panel sections may be required if visibility is hindered for another homeowner.
- Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
- All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be constructed closer to the street (which the house faces) than eight feet (8') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The committee may require landscape buffering along the side or rear of the fence to soften its appearance.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all City, County and/or Association requirements, whichever is most stringent.
- It is not recommended that fences be installed in drainage easements. However, if the ARB grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense. Should the Association or County be required to correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal of the improvement installed in said easement.
- Fences may not be installed past any wetland conservation or drainage easement setback lines on any home sites within the community.

FENCE STYLE & SPECIFICATIONS



PVC FENCES

PVC fences must be "Tongue and Groove" or "Shadowbox" styles, may have a flat, concave, convex, or lattice top, and must be constructed from materials substantially similar to the following:

2" x 7" x 95" Bottom & Middle Rail

2" x 3.5" x 95" Top Rail

1" x 7" Vertical Pickets with Picket Caps

5" x 5" Posts

5" Traditional Post Caps

Posts installed 36" in ground, with concrete around each post.