

**LINDA LAKES HOMEOWNER'S ASSOCIATION, INC.**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**GUIDELINES**

I. CHARTER

The Architectural Review Committee (ARC) is established under the governing documents of Linda Lakes Homeowner's Association. The purpose of ARC is to promote, maintain and enhance the aesthetic appearance of the community and to protect property values.

II. GENERAL

It is the responsibility of the homeowner to comply with all Linda Lakes Homeowners Association Covenants, Conditions and Restrictions, Community Policies, these Guidelines and all state and local building codes, ordinances, development orders and permits.

III. REQUIREMENTS

Any change to the exterior of the home requires ARC approval. All structures, including fencing, walls, pools, sheds, patios, driveway extensions, pergolas, and playground equipment, must be approved in writing by ARC. The homeowner must complete an ARC application form and mail or email to Linda Lakes' property management company. The application must include a copy of the homeowner's final boundary survey of the lot with a detailed description and location of the proposed structure or improvement.

IV. EXTERIOR

The exterior of the house needs to be kept in a clean and neat condition. Any exterior painting must be consistent with the neighborhood and done using colors approved by ARC.

## V. FENCES

No fencing shall come closer to the front property line than midpoint of the sidewall plane of the house. In the case of a corner lot, no fencing shall be extended toward the side street more than 7.5' from the rear corner of the structure closest to the side street. No fence should extend to a point that terminates at a point that exceeds the front face of a neighboring house. Except for lots bordering the lake, abutting a park, or common area, fencing shall be constructed of tan vinyl, not exceeding six (6) feet in height. Lots bordering a lake area, common area or abutting a park shall be limited to 4' black aluminum, picket style fencing along the rear and side lot lines. On lake lots the fence can come no closer than 5' from the top of the bank. Owners shall periodically clean any fence on their lot to properly maintain the integrity and appearance of the fence.

In the event fencing is to be used to enclose a swimming pool, the homeowner is responsible to verify local code requirements for swimming pool fencing.

Homeowners may install discrete delimiters of a temporary nature, not to exceed 12 inches in height, along the property line between houses but not past the front face of the house.

The ARC shall have the express authority to consider and approve other materials and styles and to adopt supplemental architectural criteria when circumstances such as aesthetic or environmental considerations require the same.

## VI. POOLS

Only in-ground pools will be allowed. All pool construction, fencing requirements and enclosures must meet municipal code requirements. The ARC will review the homeowners submission taking into account all existing limitations found in the HOA controlling documents. Submissions should include provisions for:

1. Shielding from view pool equipment and heaters
2. Control of rainwater runoff and drainage.

3. Encroachment and aesthetic effects to adjacent parasols and common areas

LANDSCAPING

Homeowners shall maintain all portions of their lot in a clean, safe and neat condition, including without limitation regular mowing and trimming, elimination of weeds and remediating any bare and brown areas.

No change in the grade or level of the land of any lot shall be made which results in any permanent change in the direction of flow and drainage of surface water which the Board determines to be detrimental to the drainage of Linda Lakes HOA property or to property values or safety of any property or storm water retention ponds.

It is the responsibility of the homeowner to maintain the area between the front property line of his lot and the street that is owned by the HOA. That area will be planted in turf with no shrubs or obstructions. Homeowners must request ARC approval to remove the tree planted by the developer and to plant a new tree in that area.

VII. SHEDS

Sheds will not be allowed on any lot that abuts a lake, park or common area. All sheds will be behind a fence and not visible from the street. Sheds cannot be inside a Building Restriction Line or inside a swale. Placing a shed on a utility easement is not recommended as the utility company has the right to have it moved at your cost. Sheds must be at least 5 feet from any other building structure, property line or boundary.

Sheds are to be constructed of wood. There will be no sheds constructed of metal or vinyl material. Shed may be constructed on a cement slab or skids. Sheds not constructed in place with concrete footers will be anchored to the ground for a 150-mph wind tolerance.

The shed's exterior wall footprint shall be no more than 148 square feet in size. Walls are to be no more than 7 feet tall. Roof peak is to be no more than 10 feet from the ground. Exterior walls will be painted in a color

approved by ARC. Roof design and shingles should match the house and trim as close as possible.

Lot owners are responsible for obtaining all required permits and adhering to county rules and regulations including but not limited to all setbacks, easements and hurricane tie downs. All shed construction will conform to county building codes.

Application for ARC approval must include a copy of your final boundary survey showing shed location, setbacks and easements and include a construction plan detailing all dimensions, building materials, and exterior colors.

#### VIII. DRIVEWAY EXTENSIONS and COVERINGS

Should not alter the total width of the driveway by more than the total width of the garage door frame structure and not encroach into building limit zones or adjacent parasols. Materials and colors should not be graphic in nature and normal appearing in appearance.

#### IX. EQUIPMENT and GARBAGE CAN ENCLOSURES

Enclosures when viewed from the front or adjacent parasols should be avoided when possible. Garbage cans should be stored indoors and protected from wildlife and or attracting insects. Enclosures should be either landscape vegetation or constructed in a non-intrusive manor. Egress and use should not require intrusion into an adjacent property

#### X. SUNROOMS, COVERED PATIOS, PERGOLAS

Screen or glass sunrooms must be integrated into the original design of the house and not appear to be an addition. Pergolas and patio covers may not extend beyond the lines of the house as seen from the street in front of the house. Application for ARC approval must contain boundary survey and elevation drawings.