

Lake Lizzie ARB Rules & Guidelines

For a complete list please review your Declaration of Covenants, Conditions and Restriction (C&R) or contact the Management Company for clarifications before any improvements are made.

Proposed improvements must be submitted to the Management Company for review by the Board of Directors (BOD) or Architectural Review Board (ARB). Forms are available for the submittal of requests and must accompany improvement request. If you are unsure if approval is required please contact the Management Company for clarification.

Applicant must submit a completed Architectural Request Form along with any supporting documentation such as construction drawings, surveys, color charts, product specifications, material samples or any other information necessary to fully disclose the pertinent information about the request.

Note: Review and approval given by the BOD or ARB does not eliminate the necessity of obtaining the proper governmental permits.

Improvements to Existing Buildings or Additions

Application process to be submitted to include but not limited to the following: any painting (changes in color), re-roofing (changes in style or color), addition of fences, lighting, game or play structures, drives, walkways, landscaping structure, lawn ornaments, statuaries, additional parking, landscape redesign, pools and screen enclosures. Included are any additions or modifications to the primary structure, outbuildings or other structures.

Play structures are allowed but must comply with all setbacks, are limited to rear yard and size may not exceed 20 feet by 40 feet.

Only in-ground pools are permitted. Portable spas, hot tubs and saunas shall be screened from view and must meet all county and state regulations as well as all safety requirements.

Screen Enclosures: Must meet all setback requirements as written in the Declaration of Covenants and Restrictions and county and state regulations. Screened enclosures must be in accordance with the architectural style of the primary structure.

Colors: All exterior colors shall be of an earth-tone variety, an approved color chart is available upon request and any and all color samples shall be submitted for review and will need approval in advance of painting. Painting the same color

and on-going touch-up paint maintenance is encouraged and no approval is needed.

Siding: Vinyl or aluminum is not encouraged for new construction given its propensity for mold and mildew.

Any changes to windows, doors and exterior finish need BOD or ARB approval due to the variety of changes that may be made. All plans for changes must be submitted with application and accompanying documentation detailing elevations, locations, size, scale, color, materials and pictures of items as may be needed. A color chart and certain material charts are attached and made a part of these architectural rules.

Fences and Walls

All fences and walls must have the approval of the BOD or ARB as to size, material, color, location, landscape buffer, etc.

All fence requests must be submitted for approval.

Grass should be maintained and trimmed on both sides of the fence.

Enough space on the exterior of the fence should be left to provide access without entering the property adjacent.

If fence is damaged or destroyed by wind or other natural occurrence the fenced shall be repaired, replace or removed in a timely manner.

With regard to pond frontage lots (lots 40 through 58) and lake frontage lots (16 through 28), fencing shall be a see-through type only (chain-link fencing is excluded), no higher than 4 (four) feet tall, neat and uniform in appearance and of the type of material as outlined in the Declaration of Covenants and Restrictions.

Landscaping

Every property owner is responsible for preventing the development of any unclean, unsightly or unkempt conditions of buildings and yards, which diminishes the overall aesthetic quality of the community. Replacing dead plant material and on-going maintenance does not require approval.

Any new or re-design landscaping project needs submittal for approval.

Items such as lawn ornaments and statuaries are permitted in private locations. If such items are located in the front yard, they may be restricted or not allowed if found to be uncharacteristic of the community.

Gardens

Personal vegetable gardens are not allowed in the front or side yard and shall be limited to the rear of the dwelling; however they are not allowed on the septic tank or drain field. It is encourage that the vegetable garden be limited to 1 (one) location in the rear yard and not exceed 300 (three hundred) square feet and be maintained.

Signs and Flags

American flags and MIA/POW flags, either of a pole-mount or house-mount variety need no prior approval. Poles should be no higher than 18 (eighteen) feet in height; for pole-mounted flags. Poles must be maintained and kept free from rust or paint deterioration. Flag shall not exceed 3 (three) feet by 5 (feet) in size. If the American flag is to be flown at night then it shall be illuminated.

Seasonal and decorative banners and other flags are allowed on a temporary basis.

Exterior Lighting

Solar lighting is allowed. All exterior lighting fixtures should match in color and style and all lighting colors shall be uniform in color.

Temporary Structures

Gazebos and tents for temporary social occasions need approval for the requested and specific time period. Permanent gazebos need to be submitted for approval based on style, color, materials and location; size shall be restricted and not exceed 20 (twenty) feet by 20 (twenty) feet. Temporary shall be defined as 7 days or less.

Storage Shed and Garages

No garage should be enclosed for use as living area.

Garage door screens are allowed but must be submitted for approval based on style, color and material and should be in accordance with architectural style of the primary structure.

Storage sheds are not allowed. No building or structure of a temporary or portable character shall be permitted. A permanent structure is permitted, based on approval, and should be in keeping with the primary structure's style, color and material.

Miscellaneous Items

Per county codes, trash is to be placed in proper trash receptacles and put out on trash day or the night before and should be removed from street as soon as possible after pick-up. Garbage receptacles should be stored out of sight from the street in the garage or enclosed area.

Satellite dishes will be permitted and size will be limited to no more than 39.37 inches in diameter.

Boats, personal watercrafts, trailers, recreational vehicles, four-wheelers or other like-kind vehicles are not permitted to be parked on streets, driveways, yards, etc and must be parked within a garage.

Any basketball hoop request requires BOD/ARC approval.

Docks are permitted on Lake Frontage lots on Lake Lizzie and must be permitted and allowed by state regulatory agencies and meet all their rules, regulations and requirements and an application for approval must be submitted to the BOD or ARB.

General Rules

Complete the Lake Lizzie Reserve Architectural Review Board (ARB) application for any exterior changes to the dwelling, major landscaping or designing, sidewalk or driveway or any other items as outlined in this document PRIOR to the start of any work.

Requests and alterations must conform to all local zoning and building regulations and ordinances.

If request is approved then applicant must obtain any and all required permits and inspections.