

Northridge Lake County Homeowners Association

Architectural Review Committee (ARC)
Guidelines

And

Use of Property/Maintenance
Guidelines

Article VII

Architectural Review Committee (ARC)

The Architectural Review Committee exists to assist the Board and the homeowners on all matters relating to the exterior repairs and/or improvements to a homeowner's lot or home. This includes house paint colors, landscaping, lawn improvements/maintenance, fences, sheds, patios, roof replacement, parking restrictions, and much more. All exterior changes to your home or property must be submitted to and approved by the ARC prior to any work being started. An ARC application form must be completely filled out and mailed to Sentry Management Inc. The application form can be found on our website at <http://NorthridgeHOA.wordpress.com> or from Sentry Management Inc. The ARC's intention is to maintain the integrity of our community and protect our property values over the long term. Please keep in mind that committee members are volunteers and all requests will be handled in as timely a manner as possible. Thank you for your patience with this process.

Section 1: Creation of ARC

Please see original covenants for a complete explanation of this section.

Section 2: Review of Proposed Construction Plans by ARC

No structure shall be erected, placed upon, altered, or permitted to remain on any lot unless and until the owner of such lot has submitted an application form for approval to the ARC, together with

- ❖ A set of construction plans
- ❖ A picture of material being used (fence, enclosures, walkway, materials...)
- ❖ A survey plat showing location of installation
- ❖ Measurements of all modifications must be shown on the plat including distances to existing structures and property lines
- ❖ Paint or stain samples so we can match them to our approved color schemes

Section 3: The ARC shall respond in writing

The ARC shall respond in writing to all applications and send a copy of its decision to the homeowner within 60 days after the application is properly submitted. Decisions may be appealed in writing 10 days after delivery of the ARC decision. Failure to appeal within 10 days, the decision of the ARC shall be final.

Section 4: Transfer of Authority

The Board shall appoint all members of the ARC.

Section 5: Guidelines for ARC Review

Guidelines to be used by the ARC in reviewing applications include, but are not limited to the following

- Dwelling Size and Setback Requirements:
 - Residences on each lot shall contain a minimum of 1400 square feet and shall not exceed 35 feet in height.
 - Unless otherwise specifically approved by the ARC in writing, no tool shed, storage room or other structure may be constructed on any lot.

- Building Quality and Materials:
 - The ARC shall have final approval of exterior building materials for all structures.
 - Exposed concrete blocks, imitation stone, imitation brick shall be not be permitted for exteriors of any structures.
 - The ARC shall encourage the use of exterior materials such as natural brick, stone, wood, or a combination of these materials.
 - Plywood and Masonite siding is prohibited on the exterior of any structure.
- Exterior Trim and Color Plan:
 - The ARC shall have final approval of exterior color plans for all structures. Please see the approved color schemes book located at Sentry Management Inc.
 - Each owner shall submit to the ARC an application with color scheme showing the proposed colors of the exterior walls, existing shutters, and the trim of the structure.
 - See the color book at the Sentry Management Offices for approved color schemes
 - If the original color does not match the Color Book then swatches and ARC Form need to be provided to Sentry Management Inc. for approval.
 - No owner shall install any additional shutters, awnings, exterior trim, or exterior ornamentation or decorations without prior approval of the ARC.
- Roofs:
 - Flat roofs shall not be permitted on the main body of any structure.
 - The ARC shall have discretion to permit flat roofs on Florida rooms, porches, and patios.
 - The composition of all pitched roofs shall be Architectural fiberglass shingles.
 - Minimum roof pitch shall be 5/12.
- Garages:
 - A minimum of a 16 foot garage door.
 - Garage doors must be maintained in a usable condition.
 - All garages shall be constructed of wood, metal, or fiberglass.
 - Garages shall not be used for any purpose other than the storage of vehicles.
- Driveways:
 - No driveway, roadway, or parking area shall be constructed, maintained, altered, or permitted to exist on any lot except as approved by the ARC.
 - All driveways shall be installed in such a manner as to minimize the removal of trees from any lot.
 - All driveways shall be constructed of concrete or brick.
- Swimming Pools:
 - The pool shall be constructed behind the residence on such lot.
 - Pool screening shall not be visible from the street in front of the residence.
 - INGROUND pools only.
- Fences, Walls and Hedges:
 - No wall, fence, or hedge shall be erected, placed, altered, maintained or permitted to remain on any lot unless and until the height, type of materials, and location have been approved in writing by the ARC.
 - No chain link fences permitted on any lot.
 - No fences, or other devices or structures shall be placed within any easement area. Including but not limited to the sewer easement along the 100 year flood plain of Lake Willow.
 - No structures, fences, hedges, trees, or other objects which might interfere with the upkeep and maintenance of the lake located on the property shall be installed by any owner, unless specifically approved by ARC.
 - Any new installation of wood fence needs to be Painted, Stained, or Water Sealed
- Air Conditioning Units:
 - No window air conditioning units shall be permitted in any structure.

- Jalousie Windows:
 - No jalousie or similar windows shall be permitted in any structure.
- Mailboxes:
 - None shall be approved by ARC unless and until the size, location, type of material and design is received by the ARC.
 - Must be a United States Postal Service (USPS) approved.
- Landscaping:
 - No changes shall be made to the landscaping of any lot until such changes have received the prior written approval of the ARC.
 - Lot grass sod is to be St. Augustine/Floritam (if previously installed), Zoysia, Bermuda, or Bahia.
 - Sod shall be free of weeds, diseases, and fungus.
- Exterior Lighting:
 - All exterior lighting must be approved by the ARC prior to installation in order to assure that said lighting does not unreasonably interfere with the use or enjoyment of other lots.
- Repair and Maintenance:
 - It is the obligation of all owners to maintain their lots in good and clean condition and repair, including but not limited to exterior painting of structures, landscaping, and trash removal.
- Subsequent Modifications or Changes:
 - These guidelines may be amended by the ARC, so long as said changes do not materially alter hue character, nature or general scheme of the property, or prejudice the rights of any existing owner. Modification of these guidelines shall be distributed to all owners.

Article VIII

Use of Property/Maintenance

Section 1: Residential Use Only

No lot shall be used for any purpose except residential.

Section 2: Surface Water or Storm Water Management System

The City of Clermont shall be responsible for the maintenance, operation, and repair of the surface water or storm water management system.

Section 3: Sidewalks

There shall be sidewalks constructed on every lot at the time improvements are made to the lot.

Section 4: Parking Restrictions

- No boat, trailer, house trailer, mobile home, camper, or other vehicle, except passenger automobiles and pick-up trucks, shall be stored on any lot except in a closed garage or in an enclosed fenced area which is NOT visible from the street.
- No automobile, truck, or other commercial vehicle with lettering or advertising on it, or is identified with a business or commercial activity, shall be stored or permitted to remain on any lot for any substantial period except in a closed garage or an enclosed fenced area which is NOT visible from the street. All vehicles parked within the community must not exceed the 12,000 lb. "Gross Vehicle Weight Rating" and parking is prohibited on vacant lots.

Section 5: Livestock and Animal Restrictions

- No livestock, poultry, dogs, cats, other domesticated animals, or other animals of any kind or size shall be raised, bred, kept or maintained on a lot for any commercial purposes.
- No more than 3 domestic household pets shall be kept or maintained at any dwelling.
- No dogs, cats, or other permitted pets shall run loose on any lot and shall be kept inside the house, on a leash, or within a fenced area.

Section 6: Trash

- No lot shall be used for dumping of rubbish, trash, garbage, or other waste material.
- All lots shall be kept free of the accumulation of rubbish, trash, garbage, waste materials and all unsightly weeds and underbrush.
- No incinerators shall be used on any lot. No burning of trash or other waste materials shall be permitted.
- All trash, garbage and other waste materials shall be kept in sanitary containers which shall be kept within enclosures approved by the ARC. These enclosures must be shrubbery or fence type material located on the Garage side of the house or the container can be stored inside the Garage
- All garbage receptacles shall be removed from the street no later than 24 hours after the day of pickup

Section 7: Restriction on Activities

No obnoxious, offensive, or nuisance activity shall be permitted to exist on any lot.

Section 8: Clotheslines

Clotheslines shall not be allowed.

Section 9: Specific Restrictions to Conservation or Drainage Areas

- Owner may in no way alter the conservation areas from its natural state
- There shall be set aside a permanent vegetative natural buffer at least 50 feet wide as the conservation drainage easement. (This buffer extends across lots 46 through 64 inclusive and 172 through 194 inclusive)
- Activities prohibited within buffer: filling or excavation, planting, sodding, or removing vegetation, irrigation, or construction of fences which impede the flow of surface water
- NO clearing or other such activity for access to the lake
- NO docks or boardwalks shall be permitted

Section 11: Vehicles and Repair

- Motorcycles, mopeds, and other motorized two- or three-wheeled vehicles shall not be operated over or across the nature trails or any sidewalks, bicycle paths or other areas intended for pedestrian use within the property
- Inoperative cars, trucks, trailers, and other vehicles shall not be permitted to remain on any lot or roadway within the property for a period of longer than 48 hours, in any 30-day period except within an enclosed garage
- There shall be no major repair performed on any motor vehicle within the property except in an enclosed garage
- All automobiles, trucks, boats, trailers, and other vehicles shall be stored and kept in garages, or in designated storage areas on the property.
- All vehicles shall have current license plates

Section 12: Antenna Restrictions

- No owner shall install or maintain on any lot any television or radio antennas, masts aerials, or towers for the purpose of audio or visual reception or transmission
- No owner shall install or maintain on any lot any satellite dish which is more than 3 feet in height

Section 14: Signage

- No commercial or other signs, shall be installed or maintained on any lot without written permission of the HOA
- The HOA shall have the right to restrict the size, color, and content of any such signs
- No "For Sale" sign of any kind shall be displayed on any lot except a sign of not more than 5 square feet in size for the purpose of advertising the house and lot for sale

Section 15: Ornamental Statuary

- No ornamental statuary of any type will be permitted on any lot without ARC approval

Section 16: Window Coverings

- No reflective foil or other reflective film material shall be permitted on the windows of any structure on any lot, except for smoke or bronze colored film or glass

Section 18: Tree Removal Restrictions

- Trees situated on any lot between building setback lines and the property lines having a diameter of 8 inches or more, 2 feet above ground level shall not be removed without prior approval of the ARC
- All requests for tree removal must be submitted in writing to the ARC along with a plan showing the location of such tree(s) and specifying the reason for such removal
- Any owner violating this provision will be required to replace any trees removed or harmed with tree of a like kind, size, and condition within 30 days after written request by the ARC

Section 19: Games and Play Structures

- All basketball backboards and any other fixed games and play structures shall be located at the side or rear of a dwelling
- Tree houses or platforms of any kind or nature shall not be constructed on any lot in front or rear line of the residence

Section 20: Utility Connections

- Connections for all Utilities shall be underground in a manner acceptable with the Utility Authority and the ARC.
- ❖ REMINDER: All exterior projects must be submitted in writing to the ARC (via Sentry Management) for approval in advance of starting the project. The ARC request form can be found on our website: <http://NorthridgeHOA.wordpress.com>
- ❖ PLEASE NOTE: These are “**Guidelines**”. Please review Articles VII and VIII of the Declaration of Covenants and Restrictions for complete details. These documents are located on our website: <http://NorthridgeHOA.wordpress.com>