

NORTHSHORE AT LAKE LIZZIE HOMEOWNER'S ASSOCIATION

ARCITECHUAL REVIEW COMMITTEE

ARCHITECTURAL REVIEW APPLICATION GUIDELINES

This document provides the homeowners, within the Northshore at Lake Lizzie subdivision, guidelines for submitting an application for improvements to their property to the Architectural Review Committee (ARC). The ARC is a group of volunteers appointed by the Board of Directors to review requests for improvements to homeowner's property and to either approve or disapprove based on the controlling documents of the Homeowner's Association and to determine the aesthetic compatibility of the design plans with the community generally.

This document will be reviewed on at least an annual basis and the revised document made available to the homeowners at the annual homeowner's meeting or will be available in Adobe Acrobat (pdf) or Microsoft Word format that can be emailed to the homeowner on request. Any significant changes made to the document between annual updates may be sent to the homeowners as a document addendum.

The ARC is not an enforcement organization. Requests that are approved by the ARC are forwarded to the Homeowner's Association Property Manager. The Property Manager is responsible for ensuring that improvements approved by the ARC are completed in accordance with the ARC approved application and the homeowner's supporting documentation submitted with the application.

The ARC has no input over the approval process for new construction. The developer of Northshore maintains total control over the clearing of lots, landscaping and new construction design through the Design Review Committee (DRC). The DRC is appointed by the developer.

PRIVACY AND PICKET FENCES

ARC approved privacy and picket fences are allowed within the Northshore subdivision. Privacy type fences are required to screen boats and trailers and other allowed recreational vehicles from view of street traffic and in some cases from the view of adjoining neighbors. The installation of a privacy fence around the entire rear lawn is generally discouraged although not disallowed if circumstances require such a fence. The ARC approved picket fence is preferred for fencing in rear yards for pets or aesthetics. The following are the currently approved fence types for Northshore:

PRIVACY FENCE

1. Privacy fences approved for screening boats and other approved recreational vehicles shall be of the board on board, picket and (or stockade design (no other fence types are currently approved for this purpose)

Established in 2005

Revisions 2006, 2007 & 2008

- a) Posts and frame may be of cypress or pressure treated lumber
 - b) Fence boards shall be cypress or pressure treated lumber with a dog ear cut and not less than 6 feet in length nor more that 6 inches in width
 - c) The finish side of the fence shall face the street and face the side and rear of the property (if required – see item 2 below)
 - d) Gate hardware shall be of a decorative nature
 - e) Wood preservative coating may be applied to the finished fence
 - f) Colored preservative coating shall require ARC approval
2. Privacy fences may be required along the side and rear of the vehicles being screened depending on the natural barriers existing along the sides and rear of the property
 3. Approval of a privacy fence shall be coupled with demonstration that an existing concrete parking slab exists or that a concrete parking slab will be constructed concurrently with the privacy fence.

PICKET FENCES

1. Picket fences approved for fencing rear yards shall be of the French Gothic design. Lakefront properties shall use the approved picket design in cypress material for rear yard fencing (if desired) as no privacy fencing is allowed at the rear of lakefront properties.
 - a) Posts and frame may be of cypress or pressure treated lumber
 - b) Fence boards shall be cypress or pressure treated lumber with a French Gothic design, not less than 3 feet in length nor more than 4 feet length, not more than 3-inches in width with at least 3-inches between boards.
 - c) The finish side of the fence shall face out toward the property line whether installed on the street side or rear of the property
 - d) Gate hardware shall be of a decorative nature
 - e) Wood preservative coating may be applied to the finished fence
 - f) Colored preservative coating shall require ARC approval

LANDSCAPING

Changes to existing landscaping will require ARC approval with some exceptions as noted below. The following are guidelines to assist the homeowner in requesting changes to existing landscaping:

1. The natural areas that currently exist on a homeowner's property shall not be altered without ARC approval. There are firm rules that regulate existing natural areas on the homeowner's property and are as follows:
 - a) A 7 ½ foot natural buffer on each property shall be maintained along property lines between homes, if one currently exists
 - b) A 30 foot natural buffer shall be maintained at the rear of properties that do not back up to a conservation area
2. Natural areas that currently exist in the front of homes, except the 7 ½ foot buffer between homes may be altered with ARC approval
 - a) The ARC preference is to maintain a reasonable amount of natural area or natural area islands in the front of homes but will allow work with

homeowners submit re-designs to their front yard natural areas to be both pleasing to the homeowner and the ARC

3. ARC approval is required for the addition of new landscape areas which includes approval of the number, type and placement of the plants, shrubs and trees to be used
4. ARC approval is required for the addition of a vegetable garden at the rear of the property
5. ARC approval is required for lawn ornaments that can be seen from the street with the exception of the United States Flag

Landscape Exceptions

1. Approval is not required for planting annuals in existing landscaped areas
2. Approval is not required for replacing dead, diseased or damaged landscaping plants, shrubs and trees
3. Approval is not required for restoration of natural areas destroyed during construction or by windstorms

Out Buildings

Will be required to be of the same structure as existing home, i.e. Roof, Siding, and Color and built on a cement slab. Note that all outbuildings will be required to be consistent with the overall character of the Northshore development.

Basketball Hoops

Permanent hoops require ARC approval; portable hoops are acceptable. All hoops must be located in the driveway no further forward than the front of the house. All hoops must be kept in good repair or will be subject to removal and enforcement by the HOA.