

LOST RIVER PRESERVE HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL CONTROL COMMITTEE

INTRODUCTION

The intent of the Declaration is to reinforce harmony, enhance value and to promote the creation of a neighborhood wherein the architectural elements reflect quality construction and consistency. The purpose of the procedures and forms is to provide homebuyers, homeowners, contractors, and subcontractors with concise and standardized procedures and forms and to promote consistent enforcement which is congruent with the intent of the Declaration.

Included herein are minimal standards for development indicated within this document. All items are not covered by these guidelines. These guidelines are intended to be a living document, which will be modified as needed to add, clarify, or change guidelines for the betterment of Lost River Preserve. Non-compliance with these guidelines may be used as a basis for disapproval of plans.

The criteria presented in these guidelines are not intended to take precedence over any rules, regulations or requirements of any local, state or federal agency having jurisdiction over the development of this property. The approval of the ACC is in addition and does not relieve the builder or property owner of the responsibility of complying with the rules and regulations of any and all governmental agencies. Similarly, approval by any governmental agency is not a substitute for approval of the ACC.

LOST RIVER PRESERVE HOMEOWNERS ASSOCIATION, INC. CONSTRUCTION OR MODIFICATION TO EXISTING PROPERTY

New construction and modifications to existing construction on property within Lost River Preserve Homeowners Association, Inc. Must be approved by the ACC. New construction is defined as the construction of a dwelling on a lot which has previously been vacant; or reconstruction of a dwelling which has been destroyed or damaged to such an extent that less than 25% of the structure remains intact. Modifications are defined as, but not limited to, the following: (a) expansion of the dwelling, (b) changing the exterior appearance of a dwelling, (c) installing a pool, in-ground spa, or patio, (d) installing a fence, (e) installing any accessory structure to the house, (f) changing the landscaping design of a lot, (g) adding or removing trees, (h) screening in existing patios and porches, (i) installing mailboxes, (j) installing decks, (k) installing flag poles, (l) installing or constructing children's play structures, (m) installing or constructing docks, and (n) installing permanent exterior lighting. If a property owner wishes to construct or install any modification, written approval must be received from the Lost River Preserve ACC prior to construction or installing a project.

All requests should be delivered to the ACC committee or Management Company. The ACC will make every effort to approve/disapprove any request within 30 days. You must ensure the

request is properly completed. The description must contain sufficient detail to support an accurate assessment by the ACC. It must also include a survey noting the location of the modifications. Incomplete or missing information may delay the approval process and consequently, the completion of your project.

All applications for approval of a modification to existing property will be reviewed for conformity and harmony of proposed modifications with these guidelines, the external design and general quality existing in the neighborhood, and consistency with the Master Declaration of Covenants, Conditions, Restrictions and Easements for Lost River Preserve. Prior to submitting your request(s) for construction or modification, you should review the Declaration to ensure your request does not constitute a violation.

If you undertake construction or modification without obtaining required written approval from the ACC, Board shall notify the owners by certified mail giving them 15 days to correct the situation. If corrections are not made, the Association shall have and be entitled to all rights and remedies at law or in equity.

**LOST RIVER PRESERVE HOMEOWNERS ASSOCIATION, INC. PROCEDURES FOR
ACC FORM SUBMISSIONS**

No exterior improvements or changes shall be constructed, erected, placed, altered or permitted until plans and specifications have received approval in writing from the ACC. The following procedures and forms have been established to facilitate a response to submittals compliance with the Declaration and submittal to the ACC does not negate any requirements of municipal or other governmental agencies for approvals and/or permits.

1. Submissions for subsequent improvements to existing home and property.
 - A. A completed Application Form which should include:
 - B. Drawings and specifications that shall be in such form, and shall contain such information, as may be reasonably required by the ACC including but not limited to:
 - a. A site plan-survey showing the location of all proposed and existing structures on the Lot including building setbacks, open space, driveways, walkways, and parking spaces. Including the number thereof; tree survey, and lot marked to indicate the location of any and all proposed structures.
 - b. Foundation plan
 - c. Floor plan
 - d. Exterior elevations of any proposed structure and alterations to existing structure(s) as they will appear after all back filling and landscaping are completed

- e. Specification of materials, color scheme, lighting schemes, and other details affecting the exterior appearance of any proposed structure and alterations to existing structure(s)
- f. Plans for landscaping and grading

2. Approval procedures:

A. All requests for approval must be submitted to the ACC.
B. The ACC will reject any application which is not supported by sufficient information as outlined above. Documentation should clearly describe the proposed modification, including accurate dimensions, samples and descriptions of materials, color samples, and a lot survey showing existing and proposed improvements. Any application which does not contain sufficient information will be returned to the applicant and may be resubmitted with additional materials at the option of the property owner.

3. Changes after approval: Should the applicant/homeowner wish to alter their approved plan, he/she must make written application to the ACC. The Board will respond in writing within 10 business days after the next scheduled Board meeting.

4. After receiving approval for modifications, work must be completed within 12 months of the date the approval was received. If the work is not completed within 12 months of approval, the homeowner must resubmit for approval.

LOST RIVER PRESERVE HOMEOWNERS ASSOCIATION, INC.ACC
GUIDELINES AND DESIGN STANDARDS

GUIDELINES:

For the purpose of further ensuring the maintenance of the Community as a residential area of highest quality and standard, all improvements on each Lot shall present an attractive and pleasing appearance from all sides of view. The ACC shall consist of the LRP HOA Board of Directors and shall have the exclusive power and discretion to control and approve the construction, remodeling, or addition to any dwelling in the manner and to the extent set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Lost River Preserve Homeowners Association. Guidelines and design standards are as follows:

No structure shall be commenced , erected or maintained on any lot, nor shall any exterior addition to or alteration thereof be made until the drawings and specifications showing the

nature, kind, shape, height, materials and location of the same have been submitted in writing to the ACC for written approval.

DESIGN STANDARDS:

1. General Design Standards

- a. Conformity and harmony of external design and general quality with the existing standards of the neighborhood.
- b. Residences must be a single-family home. Structures can be single or double story with two floors being the maximum height of any living area. The main living area must begin at a height no greater than three feet off base elevation. This would eliminate any stilt home construction. Minimum Living Area of the main structure, exclusive of any garage or porch, shall not be less than 2,400 square feet. All main structures must have at minimum a connected or detached three car garage. All garages must be either side or rear entry.

2. Paint

Exterior paint colors and paint schemes are to be consistent with the colors and tones of the homes with approved paint and schemes currently existing in the community. Prior approval is needed before painting all exterior of the home. Roof and window surfaces should not be painted.

3. Roof.

Roofs must be repaired with appropriate, matching roofing material to those of the original house. New roofing must be submitted to the ACC for approval.

4. Landscaping.

Any landscaping modifications, except within the contours of existing beds, must be approved by the ACC prior to installation or modification. The addition of trees and large shrubbery should be submitted for approval by the ACC. Additions need to be consistent in variety and number of species with the community, and the number of trees and shrubs should be proportion to the size of the lot. Major landscaping alterations, such as waterscapes or xeriscaping, must be approved by ACC.

5. Fences.

The Architectural Control Committed must approve all fences. Front yards may be fenced using maximum 4 foot high fence and maximum six foot high fence behind the front of the house. Fences shall be white PVC, black wrought iron or black powder coated aluminum fences. No chain link or wooden fences allowed. All fences must be kept in good repair. Fences must not obstruct water view of neighboring lots.

6. Driveways.

Any alterations to the surface, color, or shape of a driveway or walkway must be submitted to the ACC for approval.

7. Solar Panels.

The installation of solar panels must be approved by the ACC as to the placement of the solar panels on the roof. The ACC prefers the placement not be visible from the street.

8. Pools.

No above ground pools are permitted. Construction of in-ground swimming pools and spas must conform to the building requirements of the Covenants and be approved by the ACC. All screen enclosures must be approved by the ACC.

9. Sprinkler Systems.

Water cannot be taken from the lake or ponds to irrigate private lots.

10. Docks and Retaining Walls.

Alteration or construction of docks, ramps, retaining walls, or floating platforms require ACC approval.

11. Antennae and Other Projections.

Except for satellite dishes less than 1 meter (39.37"), no radio, television transmission or reception antennae or tower shall be erected on any lot or structure. All satellite dishes must be approved by the ACC in respect to location or placement of such dish. They should be located toward the back of the home and out of sight from the street whenever possible. No projections of any type shall be placed or permitted to remain above the roof of the home except as permitted by the ACC.

12. Changing Elevation.

Any elevation changes, including build up or removal or drainage must be approved in writing by the ACC.

13. Propane Tanks.

Propane tanks greater than 30 pounds must be located beneath the visible ground surface of any lot.

14. Children's Play Equipment.

Children's play equipment such as playsets and trampolines, can be not taller than 12'6" high, must be located in the backyard and must conform to county construction set backs from the property line.

15. Flagpoles.

The installation of a flagpole requires the approval of the ACC.