

NORTH LAKE OF TARPON SPRINGS HOMEOWNERS ASSOCIATION

DESIGN REVIEW MANUAL

The Design Review Manual is adopted pursuant to Article IX of the Declaration of Covenants, Conditions, and Restrictions of North Lake of Tarpon Springs.

The purpose and function of the Design Review Board is not to suppress creativity or legislate individual taste, but to ensure a harmonious transition between existing and new construction, landscaping, and all exterior changes as are outlined in the following paragraphs. They may be in addition to the Declaration of Covenants, Conditions, and Restrictions for North Lake of Tarpon Springs. The Board of Directors sincerely believes that these rules and restrictions will benefit all homeowners and will protect property values and make North Lake of Tarpon Springs the upscale community it was designed to be.

The Design Review Board (DRB) shall be created by the Board of Directors. The Board appoints and dissolves the committee at its discretion. The committee shall consist of three (3) members in good standing with the Homeowners Association. Whenever possible, a board member shall be one of the committee members and shall be the chairperson.

The following, but not limited to, are subject to approval pursuant to the terms of the Declaration:

- A - Alteration of the existing exterior of a dwelling
- B - Additions
- C - Fences
- D - Pools
- E - Driveway Paving
- F - Sidewalks
- G - Landscaping
- H - Planting
- I - Satellite Dishes
- J - Site Lighting

Design Requirements

A – Alterations: All exterior material including paint colors to match existing.

B – Additions: Should harmoniously blend with the existing structure and not look like an add-on. All exterior material should match existing. Roofing Material to match existing.

C – Fencing: Should be of best quality cypress double-faced (smooth all sides) or white vinyl.

Three-foot high fencing can be of an open spaced picket, shadow, or boarding type. Six-foot high fencing same as above except it can not be an open picket type. Six-foot high fence sections with upper lattice panels permanently attached by the manufacturer are acceptable.

Lattice panels to be used for screening of equipment, fencing, or in any other configuration is not acceptable.

The board encourages homeowners to screen exterior equipment with the proper fencing material.

For fence height and restrictions refer to Article VIII Section 8 of the Declaration and the Amendment to the Declaration Modification of the Use Restrictions for North Lake of Tarpon Springs Homeowners Association, Inc.

It is the homeowner's responsibility to secure the appropriate permits from the local authorities.

D – Pools: To conform with all local and state codes.

E – Driveways: Are to be constructed of concrete or concrete/cement pavers.

F – Sidewalks: Same as above.

G – Landscaping: All changes to existing landscaping are subject of approval.

H – Planting: Flowers and shrubs below 3 feet high are not subject to approval.

I – Satellite Dishes: Satellite dishes which fall under the Telecommunication Act of 1996 are not subject or prior approval by the DRB.

However, under Section 12 of the Declaration the DRB is empowered to direct a homeowner to place a dish in a least visually obtrusive location.

J – Site Lighting: Should be unobtrusive and be located in such fashion as not to be a nuisance to the neighbors.

Documentation

The following documentation must be included with the application:

For alterations and additions: An architectural plan signed by a licensed architect practicing in Florida and a plot plan showing the exact outlines of the existing and new construction.

For pool construction a drawing from the pool company showing lot and set back lines and outline of the proposed pool on a certified plot plan.

For landscaping a site plan showing location, size, and species of all planting is required.

For site lighting location of all fixtures on a plot plan is required. Submit a description of light fixtures to be used.

To install fencing, a plot plan showing location and heights of fencing, a drawing or picture of the actual make up and material of the fencing to be installed is required for approval.

Applications for permanently installed basketball hoops will be denied.

The DRB will refer to the Declaration of Covenants, Conditions, and Restrictions in all cases.

The DRB will review and act on all applications within 30 days from date of receipt per the association documents; however, every attempt will be made to process the application within 10 days to 2 weeks.

Application forms – available from Property Management - must be completed in full and shall include the required documentation to be considered by the committee. It is the owner's responsibility of obtaining proper governmental approvals and permits after permission by the DRB is granted.

When changes or modifications are made without an approval being issued, such changes will be inspected by the Design Review Board. If they do not conform, the homeowner will be required to either modify them to conform or to promptly remove them.

Existing violations are not grand fathered.

Under Article IX Section 6 of the Covenants the Association is entitled to charge a \$50 fee for all Design Review submittals, however, the DRB will waive the fee if the submittal is made and approved prior to the work commenced.

The DRB/Property Management has the right to inspect any and all work for compliance during and after construction.

The duration of approval shall be effective for a period of one (1) year. If work has not commenced during this period, no work shall commence without resubmission of the application and proper documents. Approval can not be passed on to a new owner.