



## ARCHITECTURAL REVIEW STANDARDS

2011



## CHANGES MADE AS OF May 26, 2011

### To the Revised ARC Standards

#### Section: **ENTRANCE DOOR / SCREEN**

**Change to read:** Front Door can be fiberglass, metal or wood. Color is to be either white or medium oak stain. Any painting or staining must be done within 1 week after installation.

All changes to the front door, including glass door inserts, must be submitted to the ARC for review. Request for Variance form must include, door sample picture, a complete description to include wind load, and hurricane specifications per county code.

Entrance Foyer Frame and or Screen door must be consistent with color of front door.

No colored or stained glass is permitted.

#### Section: **FENCING**

Change to read: All requests for fences must be submitted for ARC approval. Requests for fences over three feet (3') high must have a Flagler County permit with survey prior to installation.

**Air Conditioner:** New & Replacement fencing must be of **Shadow box design**, white PVC/Plastic or Pressure treated wood. Fencing must be the same size and design as originally installed four feet (4'). Wood fencing must be painted the predominant color of the house.

Addition: **Pool / Spa Equipment:** Must be consistent with Air Conditioner fencing

Request for Variance must include plot map, location, type and size.

**Privacy Fencing:** Fencing must be made of treated material and placed at least six inches (6") inside the property line. Permitted size is 4' x 4' or 4' x 6' lattice with 24" clearance from the ground and a maximum height of 6" from the ground. The fence must be painted cocoa brown (house trim color).

Request for Variance must include a detailed drawing regarding height, width, length, material and location.

#### Section: SWIMMING POOLS AND SPAS

Addition: Shadow box fencing for pool equipment is required. (Refer to FENCES).

#### Section: TEMPORARY AND ACCESSORY STRUCTURES

Addition: In the alternative, gas containers may be placed above ground if enclosed with an approved shadow box fence. (Refer to FENCES).

#### ENTRANCE DOOR / SCREENING

Addition: Frame and or screen door must be consistent with color of front door

## INDEX

<b><u>Page</u></b>	<b><u>Topic</u></b>
1	Cover
2	Most recent changes made to the ARC Standards
3	Index
4	Introduction
4	Review Process and General Information
4	Declaration and General Protective Covenants (Covenants)
5	Violations and Enforcement
6	What Must Have ARC Approval
6	Flagler County Approval
6	Florida State Code for Construction
6	Architectural Procedure

### ARC STANDARDS

7	Additions / Modifications
7	Air Conditioners
7	Antenna or Satellites Dish
8	Arbors / Trellis / Pergola
8	Basketball Boards
8	Bulkhead Plantings
9	Decorative Ornamentation
9	Docks
9	Door Wreaths
9	Drainage Swales
10	Driveways/Walkways
10	Dumpsters & Construction Materials
10	Entrance Door / Screening
10	Exterior Lighting
10	Fencing
11	Flags
11	Flower Pots / Hanging Baskets
11	Garage Doors / Screening
12	Garbage & Recycle Containers
12	Gas Tanks
12	Gazebos
12	Grills
12	Gutters
12	Landscaping
13	Landscape Edging/Rocks/Stones
13	Mail Boxes
14	Repair and / or Replacement of Building
14	Roofing
14	Screen Enclosures and Screen Porch Additions
15	Setbacks
15	Signs
16	Solar Panels
16	Storage Units
16	Storm Shutters
16	Swimming Pool and Spas
17	Temporary and Accessory Structures
17	Wind Chimes
18	Approved Colors

## INTRODUCTION

This Lakeside by the Sea Architectural Review Manual is a guide for members of the Architectural Review Committee (ARC), the Homeowners' Association (H.O.A.), the Board of Directors and the Lakeside property owners. The manual is designed to increase the homeowner's awareness of the ways in which the original architectural integrity and community character can be maintained and enhanced over time. These guidelines address exterior improvements for which homeowners most commonly submit Request for Variance Forms to the ARC, are not intended to be all inclusive, and may be modified or supplemented in the future. This manual provides acceptable standards. It is not intended to replace or be incorporated in to the Covenants but will serve as a supplement.

We wish to gratefully acknowledge past and present Board members and ARC members who have contributed to and have been steadfast in getting the ARC Manual revised, edited and ready for use by the homeowners

This Manual is intended to:

Assist in providing continuity, consistency and fairness in decision making between current and future Architectural Review Committees and the Board of Directors.

Increase resident awareness and understanding of the Restrictive Covenants and Easements.

Assist residents in preparing an acceptable Request for Variance Form to the ARC.

Describe the organization and procedures involved with the architectural standards established by the Covenants.

Maintain and improve the community character and quality of Lakeside by the Sea. Relate exterior improvements to the concept of the original aesthetic design of Lakeside by the Sea.

## REVIEW PROCESS AND GENERAL INFORMATION

All Lakeside by the Sea residents benefit from the planning and design that have been an important part of Lakeside. The intent of design controls is to help assure that the quality, character and community values that attracted homeowners to Lakeside are maintained. This, in turn, helps to protect property values and enhances the community's overall environment.

## RESTRICTIVE COVENANTS AND EASEMENTS

Basic control for maintaining the quality of design and community character in Lakeside by the Sea comes through the Covenants, which are part of every deed of ownership. The ARC helps insure that proposed exterior alterations and additions comply with the standards set forth in this manual. This involves the regular review of all applications for exterior alterations submitted by residents. Every Lakeside by the Sea purchaser acquiring property should have received a copy of the Covenants. Since the Covenants "run with the land" they are binding on all owners and should be fully understood.

The essential powers and responsibilities of architectural review are contained in the Lakeside by the Sea Covenants, Article XI Section 3:

"Architectural Control, (a) No building, wall, fence, decking, paving, awning, or other structure or improvement of any nature shall be erected, placed, modified, altered or permitted to remain on any Lot or Common Area until the construction plans and specifications and a plan showing the kind, shape, materials, colors and location of the structure, exterior elevations, and landscaping, as may be required by both the Architectural Review Committee and the Association, have been approved in writing by the Architectural Review Committee and the Association. Each building, wall, fence or other structure or

improvement of any nature, together with the landscaping, shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plan so approved. REFUSAL OR APPROVAL OF PLANS, SPECIFICATIONS AND PLOT PLAN, OR ANY OF THEM, MAY BE BASED ON ANY GROUND, INCLUDING PURELY AESTHETIC GROUNDS, WHICH, IN THE SOLE DISCRETION OF SAID ARCHITECTURAL REVIEW COMMITTEE, SEEMS SUFFICIENT. ANY STRUCTURE OF IMPROVEMENTS, AND ANY CHANGE IN THE APPEARANCE OF THE LANDSCAPING, SHALL BE DEEMED AN ALTERATION REQUIRING APPROVAL. The Architectural Review Committee shall have the power to carry out the provisions and intent of this paragraph."

Right of Appeal: If a homeowner disagrees with the findings of the ARC the homeowner may, within 30 days send a request to the ARC stating that they would like to appeal their decision to the Board of Directors.

### **VIOLATION AND ENFORCEMENT**

Enforcement of the covenants and restrictions can be by the Association, the ARC, or any Owner of five (5) or more lots. Refer to the Covenants - Article XI, Section 35 Violations, and Article XIII, Section 4, Enforcement.

Violations: In the event of a violation of the Covenants, or of any rule properly promulgated by the Board of Directors of Lakeside by the Sea, the Association may, as an additional remedy, provide written notice of the violation to the Owner of record, and if said violation shall continue for a period of seven (7) days from receipt of the written notice, the **Owner may be assessed an amount up to \$5.00 per day, per violation**. This assessment shall be considered in the same manner as regular assessments and those sections in the Covenants providing for the recording of the assessment lien, enforcement and collection shall also apply.

Steps taken:

First Step: Upon inspection the Association Manager will send a letter to the applicable owner of the noted violation(s) to be rectified with a time limit of 7-14 days from the date of the letter.

Second Step: If violation is not corrected upon next inspection of property, a second notice will be provided to the applicable owner regarding the violation and the possibility of additional assessment if violation is not corrected.

Third Step: If violation is not corrected upon final inspection then the property will be turned over to the Lakeside Attorney. The attorney will review all information given to the committee by the Board including but not limited to previous correspondence, letters, and historical documentation in relation to the lot violation in question. If appropriate, the committee will make an on-site inspection.

The Association's attorney will notify the applicable owner of the violation in question with a Demand Notice of at least fourteen (14) days of an opportunity to correct. An assessment may be levied on the basis of each day of a continuing violation with the single notice and opportunity for the hearing to not exceed \$5.00 per day per violation as provided by the governing documents as stated in Article XI, Section 35 Violations, and Article XIII, Section 4, Enforcement.

Note: In accordance with Article VI, Section 6 of the Lakeside by the Sea governing documents. **If an owner is assessed for non compliance this assessment shall have the same force and effect as all other assessments. If assessment is not paid the association may file a lien on the applicable property for non payment.**

## WHAT MUST HAVE ARCHITECTURAL APPROVAL?

As described in the Covenants, all exterior alterations require the approval of the ARC and the Board. Further, once a plan is approved it must be abided by, or a modification must be resubmitted for approval.

It is important to understand that architectural review and approvals are not limited to major alterations such as adding a room or deck to a house, but include such items as changes in color and materials as well as landscape changes, etc. In addition, approval is required when an existing item is to be removed.

Each Request for Variance is reviewed on an individual basis. There are no "automatic" approvals. A homeowner who wishes to do something, the same as what was previously approved for someone else, is still required to submit a completed Request for Variance. In every case, a Request for Variance must be submitted and reviewed in order to consider harmony with the original Lakeside by the Sea design intent, and specific implications of location and impact on surroundings. All Requests for Variance Forms must be filled out completely, include a detailed description of the project, and should be legible. Failure to do so will require forms to be rejected.

It is intended that these guidelines will help clarify and supplement the Covenants and provide upfront guidance for homeowners. While significant efforts have gone into preparing this rather comprehensive set of standards, they can, and most likely will, be amended in the future. It is anticipated that the changes will be primarily additive and will not involve substantive changes of existing standards. However, these standards may be amended to reflect changed conditions or technology.

## FLAGLER COUNTY APPROVALS

Most construction projects require Flagler County Building Department review and permits. It is the homeowner's responsibility to obtain all required governmental approvals. County authorities should be contacted before beginning any work in order to obtain required permits. For any house additions, detailed plans must be submitted to Flagler County to meet the County Minimum Structural Drawing Requirements for Single Family Residences, Additions, and Accessory Buildings. NOTE: County approval does not preclude or replace the need for Lakeside by the Sea Architectural Committee and Board approval and vice versa. It is generally the case that when the Lakeside by the Sea Covenants and County regulations are in conflict, the more restrictive shall apply. It is a requirement that a copy of the approved building department permit be submitted to the Lakeside by the Sea Association Management office prior to work beginning.

## FLORIDA STATE CODE for CONSTRUCTION

As of January 1, 2002, all construction in Florida must meet State code for hurricane and winds of 120MPH. We are in Zone 2, which may have further restrictions as defined by the County or State laws.

## ARCHITECTURAL PROCEDURE

This Manual, Lakeside by the Sea Home Owners Association Architectural Regulations, is the property of the homeowner. If lost, a replacement copy may be obtained from the Community Association Manager or may be downloaded from the Lakeside by the Sea Homeowners Association website [www.fpcpm.com](http://www.fpcpm.com). If title is transferred, this manual must be given to the new homeowner, together with the Lakeside by the Sea Homeowners Association COVENANTS. ARC forms and manual may be downloaded from the Association website [www.fpcpm.com](http://www.fpcpm.com).

The ARC meets on the first Thursday of each month in the Beach Clubhouse. Meeting notices are posted in the Beach Clubhouse and Recreation Center. Requests for Variance Forms **must be submitted 10 days prior** to the meeting date in order to give members adequate time to review before the meeting.

## ARC STANDARDS

### ADDITIONS / MODIFICATIONS

All additions or modifications must be submitted to include a detailed description of the addition/modification to the ARC for approval.

Any proposed changes must be consistent with the original architectural Mediterranean character of Lakeside by the Sea. Choice of materials must be consistent and compatible with the original.

Additions must adhere to yard setback requirements. (See setbacks) page 15.

**Note:** Homeowner will be responsible to see that all deliveries of construction materials are placed on the homeowner's property, not on street or common area.

### AIR CONDITIONERS

No window air conditions are permitted.

### ANTENNA OR SATELLITE DISH

**FCC:** Term "FCC refers to the Federal Communications Commission.

**ANTENNA:** The term "antenna" includes (a) Satellite dish; (b) TVBS – An antenna designed to receive over-the-air television broadcast signals; (c) MMDS – Antenna designed to receive (wireless cable) programming services via multi-channel, multi-point distribution services; (d) DBS – An antenna designed to receive direct broadcast satellite services.

**APPLICANT:** The homeowner intending to install an antenna at their home.

**ACCEPTABLE QUALITY SIGNAL:** Does not mean the strongest possible signal.

**REASONABLE:** As used herein, the term "reasonable" shall mean such costs, requirements, locations and the like which do not impose unreasonable expense or delay, nor preclude reception of an acceptable quality signal.

**IMPAIR:** The term "impair" means (a) an unreasonable delay or prevention by the Association of installation, maintenance or use of an antenna; (b) an unreasonable increase in the cost of installation, maintenance or use; or (c) precluding reception of an acceptable quality signal.

All satellite dishes, MMDS and DBS antennas must be one meter (39") in diameter or less.

Requests for all antenna and dishes must be submitted to the Association's ARC for approval, but the homeowner may install their antenna or dish before submitting their request for approval. No penalties are imposed if an applicant installs an antenna before seeking ARC approval. **However**, it is recommended that the homeowner first secure ARC approval because if they install their antenna or dish before their request is approved, the homeowner may incur additional costs to relocate the antenna or dish along with the reasonable costs to conceal or screen it.

The ARC review process will consider size and type of antenna or dish, make and model of antenna, location, reasonable screening/concealing options, signal quality, and cost of compliance, among other facts.

Antennas will be permitted only on property over which the applicant has exclusive use or control and a direct or indirect ownership interest. You may not place an antenna on commonly owned property nor on the property of another owner.

No prohibitions, or absolute bans, of antennas which are found within the Lakeside by the Sea Homeowners Association Covenants will be enforced by the Lakeside by the Sea Board, except, and to the extent, consistent with this policy and the FCC Rule of August 5, 1996.

**Masts:** Masts used to raise the height of an antenna will be given careful scrutiny to determine if a reasonable screening/concealment (where appropriate) of the antenna. Concealment efforts may be requested in order to reduce the visual impact of the antenna. Painting the antenna to make it blend in with its surroundings may also be required.

**Placement:** It is preferred that an antenna be placed in the rear of yard or roof to extent feasible, in locations that are not visible from: (a) the street; (b) common area; (c) recreation areas; (d) other Association property; and (e) the home and yards of neighbors, **IF** this placement does not impair reception of an acceptable quality signal, delay installation nor add unreasonably to the cost. Due to safety concerns, the ARC requests homeowner's primary consideration be given to installation of attic antennas given the nature of our coastal community and its susceptibility to frequent high winds.

**Safety:** For safety reasons, antennas must be adequately and safely installed. Bolting and / or guy wires may be required for safe use, operation and maintenance of the antenna and to prevent damage or injury to all the property or persons or including property over which Lakeside by the Sea Homeowners Association has a maintenance responsibility.

Note: Purpose of this rule is to prevent injury to persons and property caused by antennas falling or being blown off the support in a wind, other natural event, or as a result of use or maintenance by applicant.

The Lakeside by the Sea Homeowners Association may enter a homeowner's property, following reasonable notice to the homeowner, during reasonable times, to take comparative signal strength measurements and to verify the information on the Request for Variance. These measurements will be used to assist the Association in its review of alternative antenna locations, where appropriate.

**Note: Documentation from the contractor is required if the dish or antenna can not be mounted on roof or in the attic of the property.**

### **ARBORS / TRELLIS / PERGOLAS**

Must be within 6 inches (6") from the house wall. Trellis may be white or bronze in color and be covered with live plants.

Wood Arbors / Pergolas are considered only for over unscreened patios.

Request for Variance must include, plot map giving location of trellis or arbor, detailed dimensions, color, style and material to be used.

### **BASKETBALL BOARDS**

In accordance with the Lakeside by the Sea Covenants, Article XI, Section 26; Basketball Boards are **prohibited**, whether attached to the dwelling unit or free standing

### **BULKHEAD PLANTINGS**

Bushes must be planted a minimum of 24" back from bulkhead.

Height is to be no more than 48" and must be maintained at that height to protect neighbor's view.

Hedges must end 3 feet (3') back from bulkhead.

Trees must be 4 feet (4') back from bulkhead and 3 feet (3') back from swale.

Continuous bulkhead plants (such as Indian Hawthorne) must not exceed 24 inches (24") in height.

### **DECORATIVE ORNAMENTATION**

As per the Lakeside by the Sea Covenants Article XI, Section 29 states:

"The use of decorative items, including but not limited to statues, gates, rocks, planters, bird baths and other ornamentation accessories must be submitted to the Association and the Architectural Review Committee for review and written approval prior to use, installation or construction."

The Request for Variance form must include description, height, and placement of item.

Ornaments can be placed in entranceway of home or within existing landscape beds. The ornamentation must not distract from landscaping but blend in with current landscaping.

Ornaments must be removed during high winds to prevent possible damage to persons and property.

### **DOCKS**

Plans must be submitted to ARC for review and approval before any construction may begin.

#### **GUIDELINES**

1. Permitted, after design approval, on lots adjacent to a lake or other water body.
2. Cannot extend beyond the width of the dwelling unit.
3. Maximum dimension permitted: Width 10 feet (10') and Depth of 8 feet (8').
4. Wood / Natural treated Wood unpainted are permitted.
5. Color stain requires approval.
6. Docks may not restrict flow or permitted use of water body.
7. Docks must be kept in good repair at all times.

Note: Request for Variance forms submitted to the ARC for review must contain drawing, location, dimensions, and type of material to be used. If color stain is requested, a color swatch of the color must be provided. Also, a copy of the Flagler County Building Permit must be provided.

### **DOOR WREATHS**

One (1) door wreath per door is permitted.

### **DRAINAGE SWALES**

The Covenants Article XI, Section 15 states in part:

The proper functioning of the drainage swales is critical to the community storm water protection system. Nothing may be constructed, maintained, altered or permitted to exist on any portion of the swale if it obstructs or otherwise impedes the flow of surface drainage.

## **DRIVEWAYS OR WALKWAYS**

The size and shape of driveways are to remain the same as originally designed. Extra width, turnarounds, parking areas, etc. will not be approved.

All driveways must be concrete and maybe painted with a natural concrete color.

Walkways may be pavers or tile with approval.

Variance Requests submitted to the ARC must show: color, type and exact location on a plot map.

Residents are encouraged to provide proper routine maintenance to the driveway.

## **DUMPSTERS & CONSTRUCTION MATERIALS**

No construction dumpsters or construction materials will be allowed on Lakeside by the Sea streets during renovations. All construction materials shall be removed each day by the appropriate contractor.

## **ENTRANCE DOOR / SCREENING**

Front Door can be fiberglass, metal or wood. Color is to be either white or medium oak stain. Any painting or staining must be done within 1 week after installation.

All changes to the front door, including glass door inserts, must be submitted to the ARC for review. Request for Variance form must include, door sample picture, a complete description including wind load, and hurricane specifications per county code.

Entrance Foyer frame and or screen must be consistent with color of front door. No colored or stained glass is permitted.

## **EXTERIOR LIGHTING**

In accordance with the Lakeside by the Sea Covenants, Article XI, Section 31, "All exterior lighting, including, but not limited to, walkway, driveway or accent, except as originally installed must be approved by the Association and the ARC prior to construction or installation."

Exterior house lighting can be white or bronze and attached to the house. Lights must be carriage type similar to the original Lakeside design.

All outside light fixtures must be carriage type, white or light bronze in color, and no more than 13" in height. A picture must accompany the application.

Low level or lantern type lights are permitted with ARC approval.

Request for Variance must include sample photo of type of carriage lights to be installed.

## **FENCING**

All requests for fences must be submitted for ARC approval. Requests for fences over three feet (3') high must have a Flagler County Permit with survey prior to installation.

**AIR CONDITIONER:** New and Replacement fencing must be of Shadow box design and may be PVC/Plastic or Pressure treated wood. Fencing must be the same size and design as originally installed four feet (4'). Wood fencing must be painted the predominant color of the house.

**POOL / SPA EQUIPMENT:** New and replacement fencing must be consistent with Air Conditioner fencing.

Request for Variance must include: plot map, location, type and size.

**PRIVACY FENCING:** Fencing must be made of treated material and placed at least six inches (6") inside the property line. Permitted size is 4'X4' or 4'x6' lattice with 24" clearance from the ground and a maximum height of 6' from the ground. The fence must be painted cocoa brown (house trim color).

Request for Variance must include a detailed drawing regarding height, width, length, material and location.

## **FLAGS**

In accordance with Florida Statute (F.S.) 720.304

(2)(a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.

## **FLOWER POTS / HANGING BASKETS**

A maximum of 5 pots will be considered. Pots must be Mediterranean in style. Pots must not be empty or unkept. No artificial flowers are permitted.

No hanging baskets are permitted outside or on exterior of home.

**All pots, except those buried at least ¾ in the ground must be stored inside during high winds.**

Request for Variance must include description of number, size, color and placement on the property.

## **GARAGE DOOR / SCREENING**

Garage Door must maintain the original design and must be white in color.

Garage door with white roll up screen is permitted. No sliding screens for garage are permitted.

Request for Variance must be submitted for screen doors, including storm doors.

FLORIDA WINDSPEED CODE: Lakeside is located in Zone 2 of the State of Florida Wind Speed Map.

**Note: Please be sure your provider or contractor complies with the new regulations.**

## **GARBAGE & RECYCLE CONTAINERS**

All garbage containers are to be covered (with a lid). No containers can be left out overnight and they must be stored so that they are not visible from the street.

## **GAS TANKS**

In accordance with Lakeside by the Sea Covenants, Article XI, Section 7, all gas containers and or gas cylinders must be installed underground.

A Request for installation of above ground containers will be considered by the ARC prior to installation, Shadow box fencing is required and must be consistent with Air Conditioner fencing standard. (Refer to Fences standard).

Request must be accompanied by a dimensional drawing or sketch of the proposed decorative screen.

All installations must be in accordance with all applicable State and County regulations.

If exhaust is required, exhaust must be at least 3 feet (3') from the nearest window and 5 feet (5') from the property line unless a chimney is used.

## **GAZEBO**

**Not permitted.**

## **GRILLS**

Grills must be inside lanai, garage or on original approved grill pad behind approved landscaping. Grill must not be visible from the street.

## **GUTTERS**

All home **gutters and first elbow must be** brown. All **downspouts must** be white.

## **LANDSCAPING**

As per the Lakeside by the Sea Covenants, Article XI, Section 12 in part. Exterior Appearances and Landscaping including, without limitation, the trees, shrubs, lawns, flower beds, walkways, and ground elevations, shall be maintained as originally installed, unless the prior approval for any substantial change is obtained from the Association and the ARC. All lots shall be kept in a clean and sanitary manner. No rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist.

The care, maintenance and individual additions to the original landscape package provided with the Lakeside by the Sea homes have become a key feature of the community. The mature landscape appearance, of both the common areas and individual homes, provides a unifying, yet diverse, design element.

Substantial changes include, but are not limited to: removal of any original landscape material, additional "hardscape" features such as walkways, edging material and major landscape renovations.

All trees over 4 inches (4") in diameter requires county approval and permit for removal and replacement.

**New landscaping within existing beds does not** require ARC approval.

## LANDSCAPE EDGING/ROCKS/STONES

In accordance with Article XI, Section 29.

**Edging:** Continuous edging around landscape beds and mailboxes must be black vinyl or natural concrete (no color). No scalloped edging is permitted around landscape beds or mailboxes. Installation requires ARC approval.

**Large Rocks:** Large rocks placed in landscape beds must be natural in color. Installation requires ARC approval.

**REMINDER: Coquina cannot be taken from beach per Flagler County Ordinance 82-18.**

**Stepping Stone:** Request for Variance must include description of stone, location of placement and color to be used.

**Stones for landscape beds and around mailboxes: The following types are approved stones:**

Color/Type:    White or White River Rock  
                          Crimson  
                          Pink Marble or Pink Granite  
                          Red Lava Rock  
                          Eastern Sunrise

All Requests for Variance must include the size, color and placement for ARC review.

## MAILBOXES

In accordance with the Lakeside by the Sea Covenants, Article XI, Section 30 states: "All mailboxes will be the standardized blank type designated by the Association and the ARC as to style, location, material color, height and type of post mounting".

In accordance with the Lakeside by the Sea Covenants, Article XI, Section 30 states: "All mailboxes will be the standardized type designated by the Association and the ARC as to style, location, material color, height and type of post mounting".

Posts must be "Mayne Newport Plus" model in white vinyl (available at Home Depot). Compatible design will be considered by ARC.

If post is replaced it must be set in concrete and must be in compliance with the U.S. Postal Service Regulations: <http://MailboxRegulations.html>

Mailbox must be "Victorian Style" model in black vinyl with red flag (available at Home Depot). Compatible design will be considered by ARC.

All posts must be protected at the time of installation by one of the following to avoid damage:

Approved stones: White or White River Rock; Crimson; Pink Marble or Granite; Red Lava Rock; or Eastern Sunrise. NOTE: Choice of rock must match existing rock used in landscape beds.

With ARC approval: Landscaping / Pavers/ Tiles or Concrete pad will be considered.

**ANY CHANGE FROM PREVIOUSLY APPROVED MAILBOX PROTECTION MUST BE SUBMITTED TO THE ARC FOR REVIEW AND APPROVAL.**

NUMBERS – Must be 1” (one inch high) on the front or must be 2” (two inches high) flag side of the mailbox. Numbers must be in Gold color and adhesive. NOTE: Sample of approved numbers and style are available through ARC.

**ALL MAILBOX AND POSTS MUST MEET THE ABOVE APPROVED STANDARD AND REQUIRED POST PROTECTION IF REPLACED.**

All Requests for Variances must include: Size, Color, Placement of Post/Box and a complete description of choice post protection to be used for ARC review.

**REPAIR AND / OR REPLACEMENT OF BUILDING**

In accordance with the Lakeside by the Sea Covenants, Article XI, Section 6.

“If a dwelling unit is damaged, through an Act of God, or other casualty, then the lot Owner shall promptly cause his Dwelling Unit to be repaired and rebuilt substantially in accordance with the original architectural plans and specifications.”

Such repairs must adhere to current Building Codes and EPA Regulations. The Association shall have the power to enforce such rebuilding by suit in a court of competent jurisdiction and the cost to the Association of such enforcement (including attorney's fees) may be added to and become part of the assessment to which the Lot is subject. To accomplish the requirements of this Section, each Owner shall insure his dwelling unit at the highest insurable value, including, but not limited to, full replacement value of the premises

Before any reconstruction of damaged buildings, plans and specifications must be approved by the ARC. The purpose of this review is to assure design, materials and color compatibility with the existing community.

No temporary structures or trailers may be used onsite during reconstruction.

**ROOFING**

**House Roof Type:** Tile from (Signature 1) Mediterranean Style

Color: Terracotta

**Lanai Roof Type:** Lexan panels may be used.

Color: clear or smoke color

**SCREEN ENCLOSURES AND SCREEN PORCH ADDITIONS**

Article XI, Section 22 states:

“Any screen enclosures, pools, deck areas, patios, hot tubs, Jacuzzis, and sun decks except for such structures originally installed by Declarant as part of the first construction of a Dwelling Unit, must be approved in writing by the ARC and the Association prior to construction.”

In no event shall any regulation swimming pool or screened enclosure be placed closer than 10 feet from any rear property line.

Frame must be white or bronze. Screen must be charcoal.

All frames must remain consistent with remainder of house.

No such screened enclosure may be constructed without the prior written approval of Flagler County and must be within all county building codes.

All Requests for Variance must include a detailed drawing/plan including distance from bulkhead and property line which shows all dimensions and list of materials and landscaping if applicable.

All screened enclosures must be in rear of home and must fit within the side-to-side sight lines. (See setbacks)

### **SETBACKS**

For all residential construction on Lots within the Parcel, setbacks shall be no less than as follows:

Front -	25' from edge of payment
Corner Lot (side) -	20' from edge of pavement
Side-	7.5' from side property line & 5' to A/C concrete pads
Rear-	20' from rear property line for hard roof/lexan 10' from rear property line for screened roof

Maximum lot coverage allowed – 40%

In no event shall any swimming pool or screened enclosure be placed closer than 10 feet from any rear property line.

On waterfront lots, sidewalks and walkways to the bulkhead may be allowed with ARC approval.

Note: If an easement exists adjacent to the side property line, the setback shall be 2.5' from the easement line but, less than those side yard setbacks previously defined.

These lots shall be subject to review for setbacks by the Association, the ARC, Flagler County Code, and EPA.

### **SIGNS**

"No sign, advertisement or poster of any kind shall be erected or displayed to the public view on Parcel without written approval of the ARC and the Association as to size, color, content, material, height and location except for one For Sale sign.", from Lake Side By the Sea of Covenants, Article XI, Section 9.

For Sale Signs: 1 sign of no more than 5" x 7" may displayed on a Dwelling Unit during any period when the Dwelling Unit is being offered for sale. The sign must conform to the approved Lakeside signage.

The wooden support bracket under mailbox arm must be used to screw in the approved Lakeside by the Sea sign. The sign must be installed with stainless steel hooks and a plastic white chain. All sign hardware used must be stainless steel to prevent rusting.

Note: If installation is not done properly, owner will be charged for a new post and arm not sold separately. Owners are responsible for making sure Realtors understand and adhere to these new standards.

One (1) For Sale Sign permitted.

No other sign, advertisement or poster of any kind shall be erected or displayed to the public view on the committed property without the prior written approval of the ARC and the Association as to size, color, content, material, height and location.

## SOLAR PANELS

The ARC and Board will review all requests, regulate installation, and approve solar panels only in accordance with Federal, State, and local energy codes.

General Guidelines include:

- Panels must be roof mounted.
- Color of Solar Panels should blend in with roof tiles
- Design should be flat panels, which sit flush with building roof.
- Solar panels must be installed to conform to Federal, State, Local and EPA regulations

## STORAGE UNITS

No exterior storage unit of any kind is permitted.

## STORM SHUTTERS

Clear Lexan and roll up or sliding solid material shutters are allowed with ARC approval.

**Note: Flagler County Building Permit is required.**

Requests must be submitted to ARC prior to installation and include picture/brochure detailing product.

Clear Lexan storm panels or Lexan panes may be installed at the beginning of hurricane season (June 1) and must be removed at the end of hurricane season (November 30).

All other storm protection may be installed once a hurricane warning has been issued, but must be uninstalled within one (1) week of the hurricane warning declared over.

**Note: If a homeowner plans to be away during the hurricane season, they must make arrangements for someone to install and remove their storm protection.**

## SWIMMING POOLS AND SPAS

The addition of swimming pools is regulated by the Lakeside by the Sea Declaration of Covenants, Article XI, Section 22.

Section 22 states in part that any screen enclosures, decks areas, patios, hot tubs, Jacuzzis, and sun decks must be approved in writing by the ARC and the Association prior to construction.

In no event shall any regulation size swimming pool (16' x 32' or greater) and required screen enclosure be permitted in a rear yard of any lot closer than ten feet (10') to the rear property line.

No above ground pools are permitted.

Frame of Enclosure must be white or bronze and screen must be charcoal.

Shadow box fencing is required around pool/spa equipment. (See Fencing standards).

Request for Variance must include: detailed drawing/plot plan showing all pool related dimensions and list of materials to be used, a detailed drawing/plot plan for an appropriate screen enclosure showing related dimensions and list of materials to be used. Request for Variance must also include: sketch showing all landscaping changes.

## **TEMPORARY AND ACCESSORY STRUCTURES**

Article XI, Section 7 of the Lakeside by the Sea Covenants and Easements state:

“No accessory building or structure of a temporary character, or trailer, tent, mobile home, boat or recreational vehicle shall be permitted on any Lot or Common Area at any time or used on any Lot as living quarters or for storage at any time, either temporary or permanently, except as permitted by both the Association and the Architectural Review Committee. No gas tank, gas container, or gas cylinder serving a Dwelling Unit shall be permitted to be placed on or about the outside of any houses built in this property or any ancillary building, and all gas tanks, gas containers and gas cylinders shall be installed underground in every instance where gas is used. In the alternative, gas containers may be placed above ground with an approved shadow box fence approved by the Architectural Review Committee.

## **WIND CHIMES**

Wind chimes are allowed however, please consider the noise level and close proximity of your neighbors.

Chimes should generally be inside lanai or enclosed entrance way.

**LAKESIDE BY THE SEA**

**APPROVED COLORS**

<b>STUCCO: COLOR WHEEL</b>	Calcite	Q6-16P (Calcite 200 Q6-11p)
	Golden Cadillac	Q3-56P
	Rose Tan	Q3-31P
	Burlesque	Q4-56P
	Strawberry Flip	Q3-6P
<b>BENJAMIN MORE</b>	Richmond Bisque	
	Hilton Head Cream	1107
	Monroe Bisque	HC-26
<b>BEHR</b>	Only Natural (Shrimp)	270-36P
<b>COLUMNS/WINDOWS</b>	White-Swiss Coffee	Q8-36P
<b>WOOD TRIM</b>	Cocoa	#302
<b>DRIVEWAY/SIDEWALKS</b>	Ultra Crete – Concrete Stain #960 (Natural Concrete)	
<b>GARAGE/PORCH &amp; LANAI FLOORS</b>	Ultra Crete – Concrete Stain: Gull Grey	

“Samples of colors are available from ARC”

**Note: If someone has a preference for a paint manufactured by a company other than Color wheel, these colors can be mixed by any paint company.**

**Any change in color you must submit a Request for Variance and sample of the color requested.**

**Note: If the home is being painted the same color no Request for Variance is required.**