

Obtaining Architectural Change Approval

Pursuant to the Declaration of Covenants, Article II. **Before anyone else performs any of the following work on any Lot, the plans and specifications for the work must be reviewed and approved in writing by the Committee:**

- Clearing of one or more trees from the Lot;
- Grading the Lot;
- Constructing, erecting or installing any structure on the Lot, including (without limitation) the following structures: any house, garage, shed or other building; any porch, deck or balcony; any fence, wall or gate; any mailbox, newspaper box, or light post; any exterior antenna (subject to Article II, Section 7); any retaining wall, terrace or other landscaping structure; any patio, driveway or parking area; any tennis or other sport court; and any swimming pool (whether above ground or below ground); or
- Changing the exterior color, style or materials of any structure on the Lot.
- The owner is responsible for obtaining any required building permits.
- The owner, not the Association, Board of Directors, or Review Committee, is responsible for (i) the construction standards and specifications relating to the alterations/improvements and construction work; and (ii) determining whether the alterations/improvements violate any restrictions or requirements imposed by any governmental authority having jurisdiction over the Unit.
- The owner shall hold harmless, indemnify and defend the Association and its officers, directors, and agents from and against any expenses, claims, damages, losses or other liabilities, including without limitation attorneys' fees and costs of litigation incurred by the Association, arising out of (i) any part of the alterations/improvements which violates any governmental law, code, ordinance, or regulation; (ii) the adequacy of the plans or specifications submitted by the owner in connection with this application; and (iii) the construction of the alterations/improvements.

Obtaining approval from the Architectural Review Committee shall require the following:

1. An Architectural Change Application must be completed and it and **all** requested attachments must be delivered (by mail or fax) to the address listed at the bottom of the application.
2. The Committee will meet to review the application and come to a decision based on the Declaration of Covenants, this Resolution, state and local ordinances, and basic design principles. The Committee will respond in writing to the applicant within fourteen days.
3. If the Application is Approved, the Homeowner may proceed with the planned change or improvement as it is approved. Any variation from the Approved plan will be considered Not Approved. Additions to, or changes to the originally submitted and approved plan must be re-submitted for approval.
4. If the Application is Denied, pursuant to the Declaration of Covenants, "the Committee's determinations concerning the builder and plans and specifications shall be conclusive..."

The Architectural Review Committee (ARC) reserves the right to approve applications that vary from this guideline. This guideline is meant to be used as an aid, and expands on the Declaration of Covenants. This is not intended to facilitate self approval of a Residential Improvement.

Additions to Homes: Any additions to existing homes that will alter the outside appearance will be considered with the following conditions:

1. the addition must be of the same quality and design as the existing structure.
2. It must conform to the design principles listed above, and be in compliance with the Declaration of Covenants, city, and other ordinances and setbacks.
3. It must not exceed the height restriction of no more than two stories from grade.
4. If the addition is a garage, it must be an attached garage, not a carport or detached garage, and from the street it must look like there are only spaces in the garage(s) for no more than three vehicles.
5. It must be completed in the allotted time frame stated in the Declaration of Covenants. (nine months after commencement of construction)

Antenna: All applications for antennas or dishes will be considered in accordance with the FCC rules and regulations.

Decks, Porches and Patios: Any decks, porches or patios will be considered with the following conditions:

1. Any deck that is screened in must have a permanent roof with shingles matching the existing home. If there is siding, it too must match the existing home.
2. If the deck is enclosed, the roof line must match that of the existing house.
3. All deck colors should complement the house color.
4. Any part of the deck, porch or patio must not be higher than the roof line of the existing house.

Decorations in Yard, On Structures: In accordance with the Declaration of Covenants, lawn ornaments (such as statuettes, birdbaths, windmills and whirly-gigs') and lawn art (such as sculpture and statues) are prohibited from front and side yards.

Exterior Color: Any changes to the exterior color of a structure on the Lot must be compatible with the existing colors of the Longacres development.

Fencing: *No chain link fencing of any kind will be permitted in the Longacres development. Decorative wrought iron will be considered based on the following:*

1. *Wrought iron style fencing must be black, and shall be no more than 6 feet in height.*
2. *The posts on a wrought iron style fence may be either decorative wrought iron, or brick.*
3. *Wood fences will be permitted based on style and color.*
4. *Wood fences shall be no more than 6 feet in height.*



Landscaping and Gardening: Any landscaping that changes the grade of the Lot or includes a retaining wall will be considered based on the design principles set forth in this resolution. The landscaping or gardening must be compatible with the Lot, and not pose any problems of erosion, lack of privacy, nuisance to neighbors, drainage, etc.

Play Structures: *Play Structures will be considered based on location, style, material and color of structure. All play structures shall be installed in the rear or side yard, not visible from the street, and shall be no closer than fifteen feet to an adjacent lot. The height of the structure must be no higher than the lowest roof line on the existing house/garage.*

Storage: *Any storage structure will be considered based on location, and shall be of the same color as the house on the Lot. No storage structures of any kind may be in the front or side yards visible from the street and landscaping or plantings to block the view must be planted along at least two sides of the structure. Storage structures may not exceed 120 square feet in floor area.*

Signs: In accordance with the Declaration of Covenants, “no sign of any kind shall be displayed to the public view on any Lot, except: (a) signs that comply with municipal ordinances advertising Lots and/or homes for sale; (b) political signs for impending elections, referenda, etc.

Swimming Pools, Spas and Hot Tubs: *Swimming pools and hot tubs will be considered based on their size, location, and compatibility with the Lot. Any pump, filter or mechanical devices must be away from any property lines, and must be camouflaged with landscaping, plantings, or approved structure. The mechanical components may not interfere with the neighbor’s quiet enjoyment, nor be visible from the street.*

Tennis and Sport Courts: *Tennis and sport courts will be considered based on location and with the following conditions:*

- 1. The court is set back from all lot lines to comply with city and any governmental ordinances, and the Declaration of Covenants.*
- 2. The court is in an area that will not interfere—within reason—with the quiet enjoyment of neighboring homes.*
- 3. The court is professionally installed, and maintained.*
- 4. There are no pole or flood lights installed for the intent of lighting the court at night.*

