

Lone Star Ranch Homeowners Association, Inc. [SINGLE FAMILY HOMES]

Ameri-Tech Community Management, Inc.
CORPORATE HEADQUARTERS
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DATE _____

ATTENTION: ARCHITECTURAL CONTROL COMMITTEE (ACC)

The undersigned owner seeks approval of the Committee as follows:

- _____ Painting (Color Chips included for House)
- _____ Additions/Alterations of Existing Structures/or Property
- _____ Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)

INCLUDE:

- _____ Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.
- _____ New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors.

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, ACC, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned also understand that the ACC has up to thirty (30) calendar days to return said application; however, in the event the ACC does not take action to either approve or disapprove the application within such 30 day period, the request shall be deemed DISAPPROVED.

SIGNATURE OF OWNER: _____ PRINT NAME: _____

PROPERTY ADDRESS: _____

TELEPHONE: (H) _____ (W) _____

ACTION OF THE COMMITTEE

_____ RECOMMEND APPROVAL

_____ DISAPPROVE FOR THE FOLLOWING REASON:

_____ Date

_____ Chairperson, ACC

_____	Received by Mgmt. Co.	_____	Manager Sign-Off	_____	Received by Clerk
_____	Mailed to Committee	_____	Returned by Committee	_____	Mailed to Homeowner

**ARTICLE IX
ARCHITECTURAL CONTROL**

SECTION 2 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Except for Developer’s exemption, no land clearing, filling, grading, shrub or tree removal or any landscaping or other work shall be done, no building, fence, wall, swimming pool, screened enclosure or other structure or improvement (including landscaping) shall be commenced, painted, erected, maintained or reconstructed in the Property, nor shall any addition, change or alteration visible from the exterior of a Residence be made, nor shall any awning, canopy or shutter be attached to or placed upon outside walls or roofs of buildings or other improvements, until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to, and approved in writing by the ACC. Until receipt by the ACC of all required plans and specifications, the ACC shall have thirty (30) days after receipt of all required materials to approve or reject any such plans, and if not approved within such thirty (30) day period, said plans shall be deemed rejected. An Owner that is dissatisfied with any determination of the ACC has the right to an appeal and one hearing before the Board. All decisions by the Board upon such appeal shall be binding on the Owner and the Association and shall be deemed final. The ACC may impose reasonable fees for review of any applications for approval submitted to it.

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL APPROVAL:

- **Garages**
- **Fences/Walls**
- **Porches**
- **Pools/Spas/Fountains**
- **Sheds**
- **Screen Rooms/Room Additions**
- **Roofs/Solar Panels**
- **Driveway/Sidewalk Extensions or Alterations**
- **Mailboxes**
- **Painting of Any Exterior Surface**
- **Awnings/Shutters/Statues**
- **Basketball Goals/Playground Equipment**
- **Landscaping/Curbing/Signage/Pottery/Yard Art**

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL ACCEPTANCE:

- **Satellite Dishes**

Architectural Control Committee (ACC) Forms must be completed in full and shall include the required documentation to be considered by the Committee. Partially completed forms or the lack of proper documentation required may result in unnecessary delays.

Be sure to read your Documents for a complete description of the covenants, conditions and restrictions.

***** ACC REQUESTS ARE TO BE PROCESSED WITHIN 30 DAYS FROM THE DATE OF RECEIPT PER THE ASSOCIATION DOCUMENTS; HOWEVER, EVERY ATTEMPT IS MADE TO PROCESS THE APPLICATION WITHIN TWO WEEKS. *****

**FOR FENCES & LANDSCAPING
ON SINGLE FAMILY HOMESITES**

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage. Prior to submitting your request for a fence or landscaping, it would be wise for you to consider the soil conditions and drainage design for your home site. In most cases your home site drains to swales at the midpoint between your neighbor's home. The installation of a fence or landscaping in this area will reduce ability of the swale to drain water from your home site and increase puddling and muddy soil conditions. It is wise to keep the fence off the ground and use pressure treated lumber on the posts.

Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planting landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various lines running in this area.

As a precaution, please remember that all fences must be installed with the posts on the inside of your home site, and the side without any supports shall face out from the Lot.

To prevent blocking the view of a neighboring lot, no landscaping higher than 48" tall may be installed along the rear lot line or along the rear 16' feet of any side fence on any lot that abuts a waterbody.

I, _____, understand the above and will take proper precautions when installing my fence or landscaping. I also acknowledge receipt of the attached basic fence criteria for the Association.

(Homeowner)

(Homeowner)

Address: _____

FOR SWIMMING POOLS AND SCREEN ENCLOSURES ON SINGLE FAMILY HOMESITES

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to attaining appropriate authorization, or if the criteria below are not met, the Developer or Builder shall not be responsible for any drainage issues or property damage.

We strongly suggest you have your pool/screen contractor review the site conditions and drainage plan for your home site and the surrounding area. The drainage information for your home site may be found on the final survey you were given at closing. The drainage plans for the subdivision are on file at the Building Department, and may also be available through the Association's management company.

Prior to starting work, the pool/screen contractor should establish a grading plan for your home site that will insure adequate positive drainage from your pool/screen deck to the designated swales. In addition, if your neighborhood was not flat prior to the development, there may be severe elevation between home sites that require a raised pool or pool deck or other protective measures to keep storm run off from entering your pool or pool deck. This run-off could result in damage to the marcite finish. Therefore, it is essential the pool contractor take unusually strong rain events into consideration when designing the pool, pool deck and final grading plan. Once the pool contractor begins work, the developer will no longer have any responsibility with regard to the drainage on your home site.

All swimming pools must be entirely in-ground, and the Owner of the Lot must erect a screen enclosure or a fence at least six (6) feet in height around the entire perimeter of that portion of the Lot located behind the house so as to prevent access to such swimming pool. The term swimming pool shall also include any spa, whirlpool bath, or similar device as determined by the ACC. All porch enclosures must be approved by the ACC and shall be constructed with white or bronze aluminum supports. Screening of entryways shall be prohibited.

I, _____, understand the above and will work with my pool/screen contractor.

(Homeowner)

(Homeowner)

Address: _____

INSTALLATION OF SATELLITE DISHES

Please be advised that the Architectural Control Committee and Board of Directors prefer that all satellite dishes be placed in a non-conspicuous place. Preferred installation locations are as follows:

1. On side wall of home;
2. On rear wall of home;
3. On the ground in rear yard. All such installations should be below the top of a fence height and each owner shall attempt to screen such devices from view if possible.

The Board respectfully requests that satellite dishes NOT be placed on top of roofs. Should you feel your roof is the ONLY location that will give you proper reception, please contact the property management company immediately and provide them a copy of the proposal. Please also remember that satellite dishes should be no more than one (1) meter in diameter. We thank you for your cooperation in this matter.

Mail to: Lone Star Ranch Association, Inc., c/o Ameri-Tech Community Management, Inc. 24701
US Highway 19 North, Suite 102, Clearwater, FL 33763

RECREATIONAL EQUIPMENT AND OTHER PERSONAL ITEMS

RULES AND REGULATIONS

PERMANENT BASKETBALL GOALS: One regulation-size or smaller, professional, clear glass backboard mounted on a free-standing metal post may be installed in the front yard or driveway after owner submits an Architectural Control Application and the request is approved by the Architectural Control Committee in writing. All equipment must be maintained on a regular basis by the homeowner to preserve community standards. In no event shall any basketball goal or hoop be affixed to a garage.

TEMPORARY BASKETBALL GOALS: One regulation-size or smaller, professional MOBILE backboard may be placed on the property after the owner submits an Architectural Control Application and the request is approved by the Architectural Control Committee in writing only on the condition that the temporary basketball goal is removed from public view when not in use. All equipment must be maintained on a regular basis by the homeowner to preserve community standards.

PLAYGROUND EQUIPMENT: Playground equipment may be erected in the rear yard of a home after the owner submits an Architectural Control Application and the request is approved by the Architectural Control Committee in writing only on the condition that the equipment is located within a six foot high fenced in rear yard and no color of equipment (other than brown or dark green) is visible above the height of the fence from a neighboring Lot or street. The fence may be of shadow box or board on board wood material or solid panel PVC material. All equipment must be maintained on a regular basis by the homeowner to preserve community standards.

All recreational equipment to include, but not limited to, small children's basketball boards, large toys, and other miscellaneous personal items which should be stored out of public view when not in use.

UTILITY BUILDINGS: Shall be permitted in a fenced in rear yard provided height does not exceed six feet. Building must not be seen from the street, over the fence, or through the fence (e.g., fence must be of a wood shadow box/board on board or solid panel PVC design).

BASIC FENCE CRITERIA FOR SINGLE FAMILY HOMES

ALL FENCES REQUIRE WRITTEN APPROVAL BY THE ARCHITECTURAL COMMITTEE
PRIOR TO CONSTRUCTION

DEFINITIONS:

REAR FENCE: That portion of the fence that is closest to and generally runs parallel to the rear property line.

SIDE FENCE: That portion of the fence that is closest to and generally runs parallel to the side lot property lines.

FRONT FENCE: That portion of the fence that faces and is closest to the street but remains no closer to the street than ten (10) feet back from the front corner of the house closest to the street.

- 1) The first step in building or contracting any fence is to submit a completed Architectural Control Committee Form for Committee or Board of Directors approval as required by the Declaration.
- 2) Fences are to be constructed of pressure-treated cypress or pine wood or white polyvinyl. No chain link fences are permitted.
- 3) All wood fences are to be of shadowbox or board-on-board design and are to be sealed in a clear, natural wood finish. The top rail of all wood fences may be traditional dog eared or scalloped design. Installation must be with support posts on inside of lot.
- 4) All white polyvinyl fences shall be a solid panel or picket style design. A sample of the acceptable polyvinyl fences is enclosed. Photographs of polyvinyl fences must be submitted along with this application. Installation must be with support posts on inside of lot.
- 5) All fences are to be either four (4) feet or six (6) feet in height. Exceptions are dependent on individual circumstances such as lots bordering lakes, ponds, drainage easements, conservation areas or roadways. Fence designs submitted for approval must include gate sizes (no wider than five feet) and location(s). A photograph of the fence design shall also be submitted with the application.
- 6) Fences bordering lakes, ponds, drainage easements or conservation areas are discouraged; however, each application will be considered on its own merit. In any event, fences will be constructed according to Association requirements or by legal restriction on pond or conservation areas. Rear fences abutting conservation areas, water areas and drainage facilities shall not exceed forty-eight inches (48") in height, and side fences shall not be more than six feet (6') in height, and shall cascade down to a height of forty-eight inches (48") to the rear fence. The cascade effect may either (a) begin at six feet, drop to five feet, and then to four feet, or (b) begin at six feet and immediately drop to four feet. Notwithstanding the foregoing, the rear sixteen feet (16') of the side fence (and the entire rear fence) must be no higher than forty-eight inches (48") in height and of picket style design as to not block the view of a neighboring lot. Any rear fences abutting a pond shall contain a rear gate so the Owner may mow the grass from their rear property line down to the water's edge. Fences erected to surround a utility or storage building or playground equipment shall be of wood or solid panel PVC design to conceal such building or equipment from view from the street or an adjacent lot. No fence shall be erected or constructed that will impede the flow of water or modify the drainage design. No landscaping shall be installed along the rear fence or along the rear 16 feet of any side fence that is taller than 48".
- 7) No fence shall be constructed closer to the street which the house faces than ten (10) feet back from the front corner of the house closest to the street.
- 8) Fences for corner lots require close coordination with the Architectural Control Committee due to unique layout, concerns for the 30-foot vehicle visibility/safety triangle and compliance with existing easements and county building code setback requirements. Corner lots will be handled on a case-by-case basis. You may request specific information on your corner lot setbacks prior to submittal of a plan.
- 9) Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent. Approval process may take up to thirty (30) days. Please plan your project accordingly. A copy of the Architectural Application will be returned to each homeowner upon review.