

**Lone Star Ranch Homeowners Association, Inc. - TOWNHOMES**

**c/o Ameri-Tech Community Management, Inc.**

**24701 US Highway 19 North, Suite 102, Clearwater, FL 33763**

**(727) 726-8000 FAX: (727) 723-1101**

**ATTENTION: LONE STAR ACC CONTROL COMMITTEE**

**DATE: \_\_\_\_\_**

**The undersigned owner seeks approval of the Committee as follows:**

\_\_\_\_\_ 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.

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 ACC 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 forty-five (45) 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 45 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, Swan View ACC

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

# **INSTRUCTIONS/PROCEDURES FOR ARCHITECTURAL APPROVAL:**

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:**

**(See both the Master Assn. and Neighborhood Assn. Documents for Further Information)**

- **Awnings/Shutters**
- **Exterior Lighting**
- **Decorative Yard Art, such as statues, fountains**
- **Screen Enclosures**

## **EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL ACCEPTANCE:**

- **Satellite Dishes**

## **EXAMPLES OF ITEMS THAT ARE PROHIBITED:**

- **Fencing or Walls of Any Kind**
- **Swimming Pools/Hot Tubs/Patios**
- **Carports**
- **Utility Buildings**
- **Mailboxes**
- **Additional Landscaping**
- **Window A/C Units**
- **Basketball Goals/Playground Equipment**
- **Screen Doors over Front Door**

Architectural 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.

**STEP 1:** Complete the attached application in full, making sure to include (if appropriate): (a) a copy of your lot 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 and all siltration and erosion control measures; (b) all exterior elevations of all proposed structures and alterations to existing structures, as such structures will appear after all back-filling and landscaping are completed; (c) specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed structures and alterations to existing structures; and (d) plans for landscaping and grading.

**STEP 2:** Mail the application and all required materials to: Lone Star Ranch Association, Inc., c/o Ameri-Tech Community Management, Inc. 24701 US Highway 19 N., Ste. 102, Clearwater, FL 33763

**STEP 3:** The Lone Star ACC will review and either approve or disapprove the application. The application and approval/disapproval letter will be returned to the homeowner.

# LONE STAR RANCH TOWNHOMES FOR SCREEN ENCLOSURES

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started.

Each Owner was required to pour a slab at the time of initial construction of each building if there was any possibility that a patio/screen room might be desired in the future. If you have already closed on your unit and do not have a slab, you may NOT add a slab or screen enclosure to your unit.

If you had the appropriate slab poured at the time of initial construction but did not install the screen enclosure and wish to do so at this time, the screen enclosure must meet the following criteria:

- White aluminum only (no bronze)
- Charcoal Screen
- Roofs shall be screened only; no pan roofs are permitted
- See attached diagram for acceptable screen enclosure design.

With respect to screen rooms, the undersigned hereby understand that since the HOA is responsible for repainting the exterior of all buildings, any additional costs incurred by HOA contractors to either build scaffolding or replace screen panels (if applicable) shall be the sole expense of the individual homeowner. Furthermore, said homeowner shall indemnify and hold harmless the Association in the event said enclosure must be removed or is damaged in the course of access to or maintenance of the exterior of the building. These terms and conditions shall also pertain to each subsequent owner of the property.

I, \_\_\_\_\_, understand the above and will work with my screen room addition contractor.

\_\_\_\_\_  
(Homeowner)

\_\_\_\_\_  
(Homeowner)

Address: \_\_\_\_\_

\_\_\_\_\_