

LL Lucerne Lakes Homeowners Association (LLHOA)

Architectural Review Committee Application (ARC)

◆ Exterior Painting and/or Alterations ◆

Submit two (2) copies of this form

ARC Chair: Greg Mihalko - 4473 Pine Garden Lane - text 561-707-7832

Homeowner (print) _____ Date: _____

Property Address: _____

Mailing Address if different: _____

Home Phone: _____ Cell Phone _____

→ **Alteration: Submit details.** Attach specs, accurate drawings, showing location with dimensions and measurements as to proximity to lot lines. Any changes after approval require resubmittal.

→ **Applicant acknowledges** that there will be no encroachment of easements or violation of the association documents.

→ **Securing a Palm Beach County (PBC) PERMIT is the sole responsibility of homeowner/business.**

PBC Permit Center: 561-233-5120 [Mon. -Fri. 8:00 am to 5:00 pm]

WEB: <http://discover.pbcgov.org/pzb/building/Pages/Permit-Center.asp>

- ◆ If required & not secured, homeowner is subject to a PBC fine and/or removal.
- ◆ If required and not secured, LLHOA ARC approval is null & void.
- ◆ The Association is NOT responsible for determining if PBC Permit is required.

→ If alteration **work affects structural components of/or a common area**, the owner is required to hire a licensed contractor.

Driveway Expansion: Submit Drawing with property lines.

Product: Asphalt, Concrete, Pavers & Color? _____

Paint or Alteration (describe and submit drawing to scale; attachment OK). _____

Person/Company Doing Work: _____

Address: _____ Phone: _____

It is the owner's sole responsibility to contract with licensed and insured contractors.

(Continued) LLHOA Address: _____

→ **Painting/Roofing:** 1" original paint chip samples. **Submit in duplicate.**

→ **Approved color chart** is available at clubhouse.

House:	<input type="text"/>	Trim	<input type="text"/>	Door	<input type="text"/>
Garage Door	<input type="text"/>	Shutters	<input type="text"/>	Coins	<input type="text"/>
Roof:	<input type="text"/>				

Roof must remain the same composition as currently exists.

- The ARC may review the site work and any substantial changes will void approval.
- Without ARC approval, you may not move forward at any time.
- The ARC makes every effort to **approve paint choices within 10 days or sooner**, but reserves a 30-day review process.
- Approvals **expire 90 days** after approval date.

Homeowner Signature: _____

Deliver or Mail to: Greg Mihalko - 4473 Pine Garden Lane - text 561-707-7832

Your application is: **Approved:** _____ **Disapproved** _____

Chair Signature: _____ **Date:** _____

If application is not approved and the owner has more information, please resubmit.

Date Rec'd: _____

Other Committee Signatures: Circle Yes or No

Yes / No _____ Date _____

Yes / No _____ Date _____

**Lucerne Lakes Homeowners Association
Architectural Review Committee (ARC)**

Mission Statement: The Architectural Review Committee (ARC) commitment to the community is to document, measure, preserve, and maintain harmoniums architectural design and materials along with safety standards for an attractive and appealing community to be enjoyed by its residents. The ARC commitment to the individual residents is to ensure that each parcel is entitled to the rights and privileges as set forth in the covenants of this association and F.S. 720. Each member of the committee and association will not unreasonably, knowingly, or willfully infringe upon or impair those rights and privileges.

Committee Membership: appointed by HOA Baord.

General Comments:

- ✓ Owner responsibilities are listed on the application.
- ✓ Required Palm Beach County (PBC) permits are the sole responsibility of the owner/contractor.
- ✓ Licensed contractors are the sole responsibility of the owner.
- ✓ ARC applications to the HOA can be submitted and approved before a PBC permit is obtained.
- ✓ ARC will not follow up on county permits.
- ✓ If an owner does not acquire the necessary county permit, the owner's action voids the ARC approval.

Requires ARC Approval

- **Paint** (house, trim, doors, etc.):
 - *approved* color chart available at Clubhouse.
- **Roof:**
 - Roof material must remain the same.
 - Colors must be in white or shades of grays, browns, greens, or blues.
- **Windows, front doors:**
 - Only *modification* of resizing or relocation of windows and or door.
 - NO ARC approval needed for a direct replacement.
- **Facade** (front, side & rear):
 - Any modification.
- **Driveway:**
 - Dimension change.
 - Material change: No combination of asphalt, cement, pavers.
 - May allow a decorative inlay which will not detract from appearance of community.
 - Color must be in tones of gray, adobe, brown, or solid black.
 - Material choice may extend through common area (path/swale) to the road; decorative inlay may not extend through these areas.

- Must adhere to providing proper drainage.
- Curbing/framing/edging along a driveway is yard decorative landscaping and does not need ARC approval.
 - o as long as it is not used to drive upon or park a vehicle.
 - o must not extend through the common areas (pathway/swale).
- **Patio addition or enclosure of patio, rear of unit only:**
 - Submit color and specs / drawings.
- **Addition, rear of unit only:**
 - Requires extensive information to accompany application.
 - 2nd story is prohibited.
- **Fencing, decorative, front of unit, no perimeter fencing:**
 - Submit location color, material, & specs
 - Maximum height 3 ft.
- **Awnings:**
 - style and color only
- **Walkways**
 - Changing location in front yard from the front door.
 - May not extend over common areas (such as pathway and swale)

Items CANNOT be changed by owner & will not be approved by ARC.
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- **Lollypop light:**
 - White opaque globe and black pole, no removal or modification allowed.
- **Roofing material:**
 - Shingle only, no change/modification.
- **Stucco siding only**
- **Brick or stone decorative elements**
 - Replacement OK, anything else needs ARC review for conformity within the community.
- **No structures**
 - Sheds, building, pools, hot tubs or structures.
 - Outdoor fireplaces, permanent BBQ.
- **No playground equipment**
 - Including free standing basketball backboard.
- **Swale:** must remain grass; no trees; common area grounds:
 - Exception for 3 ft. diameter around mailbox; no higher than bottom of mailbox.

Owner's choice WITHOUT ARC approval
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- **Hurricane protection.**
- **Garage door**
- **Flag (Per FS 720):**
 - No larger than 4½ x 6'.
 - Mounted on house
 - 20 ft. maximum pole in yard
 - o Pole requires Site Plan Review by PBC and is subject to all building codes and setbacks.
- **Irrigation system.**

- **Exterior security lighting:**
 - Beam cannot cross property lines.
 - Complaints to the HOA may require removal or relocation.
- **Landscaping:**
 - Maintenance requirements in documents.
 - Owner responsible for compliance of PBC restrictions/ordinances.
 - Plantings around mailbox within a 3 ft. diameter; no higher than bottom of mailbox.
- **Satellite Dishes:**
 - Owner and installer will follow all FCC regulations and requirements.
 - Dish antenna one meter (39.37") or less in diameter.
 - Antenna that is one meter (39.37") or less in diameter for video, voice & data service (broadband / wireless).
 - HOA prefers that Satellite dishes are on the rear of house roof. Ground mounting not preferred.
- **Change of ground grade for environmental concerns:**
 - Slope, installation of a retaining wall, or other structure.
 - Owner responsible for obtaining PBC agency review/approval.

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