

LAKEFIELD WEST

Architectural Review Committee

c/o GRS Community Management
3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463
Phone: 561-641-8554, Email: residentservices@grsmgt.com

List of documents required for the most common projects

DRIVEWAY/PATIO EXTENSIONS

ARC Form
Lot Survey with Project Drawing
*Paver Color MUST match pavers

FENCE

ARC Form
Lot Survey with Project Drawing
Description of fence (material, color, height and location of gates)

GARAGE/FRONT DOORS FAUX-WOOD PAINT

ARC Form
Sample color chip/photo of proposed grain finish

HURRICANE SHUTTERS

ARC Form
Lot Survey with Project Drawing

LANDSCAPE

ARC Form
Lot Survey with Project Drawing

PAINT; ROOF

ARC Form and Color scheme or color sample

SCREEN ENCLOSURES

ARC Form
Lot Survey with Project Drawing

SWIMMING POOL/SPA

ARC Form
Complete set of plans as per Village of Wellington requirements
Lot Survey with Project Drawing

OTHER PROJECTS NOT LISTED ABOVE – Any other project not listed above requires the following:

- ARC Form
- Lot Survey with project drawing – (additions, alteration, removal) – not paint related

PLEASE NOTE:

SUBMISSION OF THE REQUIRED DOCUMENTS DOES NOT GUARANTEE THE PROJECT WILL BE APPROVED.

THE COMMITTEE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO CONSIDER YOUR REQUEST.

PLEASE DO NOT BEGIN ANY PROJECT UNTIL YOU ARE ADVISED THAT YOU HAVE BEEN APPROVED

**The approval will be issued by the Lakefield West Homeowners' Association
Architectural Review Committee
c/o GRS Community Management**

IT IS RECOMMENDED THAT THE HOMEOWNER CONSULT WITH THE VILLAGE OF WELLINGTON IF A PERMIT IS REQUIRED FOR THE PROPOSED PROJECT.

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Request to Architectural Review Committee for Approval to Modify Property

Complete all items (please print), read all conditions, sign and submit to GRS Community Management for review

Name of Applicant(s): _____ Property Address: _____
Mailing Address: _____
Phone: _____ Alternate Phone: _____ Email: _____

In accordance with requirements of the Architectural Review Committee of the Association and/or the requirements to which I belong, I hereby request approval for the following modification: (describe the modification requested and attach additional sheets if necessary): _____

Conditions:

1. Please consult the Association Architectural Review Guidelines for restrictions and proper procedures.
2. If applicable to the type of modification requested, please attach a complete set of plans and specifications prepared by an architect, landscaper, engineer, or other qualified person.
3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration, depending on the type of modification requested.
4. One copy of the final Lot Survey indicating the location and dimensions of the proposed modifications must be attached.
5. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration, or change and shall indemnify and hold each Association harmless from and against all claims, causes of action and expenses (including attorneys' fees) made against each Association in connection with, or as a result of the modification to be performed under this request.
6. The applicant acknowledges and agrees that they shall be responsible to any and all damage to roadways, sidewalks and landscaped areas and any other common areas governed by the Association or any other property within Lakefield West in connection with or arising out of the construction of the improvements.
7. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
8. An approval or denial for each applicable Association will be delivered within 30 days after that Association's receipt of this request together with all required materials.
9. Approval of this request does not constitute approval of the structural integrity or building code conformance of the requested modification and is intended solely to maintain harmonious visual aesthetics within the community.
10. No work may commence until the Association has signed and approved this request.

Applicant's Signature: _____ Date: _____

Action Taken: ☐ Approved ☐ Disapproved

The following information is required, or approval is conditioned upon: _____

Approval Signature: _____ Date: _____

Approval Signature: _____ Date: _____