

Fountain Lakes Community Association, Inc.

C/o Pegasus Property Management
8840 Terrene Ct, Suite 102
Bonita Springs, FL 34135
Office: 239-454-8568

ARCHITECTURAL DESIGN & CONTROL COMMITTEE

ARCHITECTURAL MODIFICATION REQUEST

Applicant's Neighborhood's Name: _____

Applicant/Owner's Name: _____ Phone #: _____

Street Address: _____ Lot/Block # _____

Email Address: _____

Describe your request:

Estimated date project is to begin: _____ Estimated Completion date: _____ (MAX 6 Mo)

SUBMITTAL REQUIREMENTS CHECKLIST

☐ COMPLETION OF ABOVE FORM

☐ READ AND SIGN REQUEST ACKNOWLEDGEMENT (page #3)

☐ GET NEIGHBORS' SIGNATURES (page #3)

☐ GET NEIGHBORHOOD BOARD APPROVAL (in compliance with FCLA standards)

☐ SHOW LOCATION (use plot plan, sketch or contractor's drawing with setbacks)

☐ SAMPLES OF CONSTRUCTION PRODUCT OR PAINT, MANUFACTURER'S SPECIFICATIONS. (Pictures of the exact product being utilized, by color and description, plans, permits, proof of licensure and insurance by all contractors performing improvements. If any of the listed items are not attached the application will not be accepted for consideration.)

All Requests: Fill out top section on page #1, read all pages and sign on page #4. Two signatures are needed if the property is in joint ownership. If needed, have adjoining neighbors sign on page #5. Read this page carefully.

THIS SECTION IS TO BE COMPLETED BY YOUR NEIGHBORHOOD ASSOCIATION BOARD

DATE RECEIVED: _____

☐ APPROVED

☐ DISAPPROVED (state the reason)

NEIGHBORHOOD ASSOCIATION BOARD SIGNATURES (2 required):

Name: _____ Ph. # _____

Name: _____ Ph. # _____

Name: _____ Ph. # _____

THIS SECTION IS TO BE COMPLETED BY THE FOUNTAIN LAKES ARCHITECTUREAL DESIGN & CONTROL COMMITTEE

Date received: _____

Date Approved: _____

COMMITTEE SIGNATURES: (2 required)

() Approved

() Disapproved (state reasons)

Name: _____ Ph. # _____

Name: _____ Ph. # _____

Name: _____ Ph. # _____

ARCHITECTURAL MODIFICATION REQUEST ACKNOWLEDGEMENT

I/We hereby make an application to the Neighborhood Association Board and the Fountain Lakes Architectural Design & Control Committee for the described item(s) on page #1 to be approved in writing.

I/We acknowledge and agree:

That there are numerous easements, created by the Fountain Lakes Community Association's Master Covenants and by the Association itself. One or more of these easements affect every subdivision lot, condominium common area and rental unit property in the Fountain Lakes Community. These easements are for the benefit of the Fountain Lakes Community Association, Inc, various utility companies and private owners (such as the irrigation system). Approval modifications granted to owner-applicants by the Architectural Design and Control Committee and/or the Fountain Lakes Community Association Inc, cover only changes that may affect easements, wholly owned or partially owned by the Association. Owners applying to changes on their property that affect any other easement holders are responsible for the impact, if any, to the owners of such easements. Property owners in Florida are required, by State statute, to contact underground utilities, prior to any excavations on their property. This action can be accomplished by communicating with the State's "Call Sunshine" agency through a toll-free number 1-800-432-4770, at least 48 hours prior to any construction activity.

That the Architectural Design & Control Committee approval does not constitute a representative of warranty of the quality of the work performed and that I am solely responsible for determining that the contractor's performance is satisfactory.

That neither the Fountain Lakes Community Association Board of Governors, the Neighborhood Boards, or their employees in any way endorse contractors or vendors for work in the community. The owner must obtain a copy of our contractor's license and original certificate of insurance.

That notice to the Architectural Design & Control Committee of the construction schedule and project completion date will be given so inspections can be arranged.

To comply with all State and County building code requirements, obtain any permit(s), if required for my particular modification(s), and post said permit(s).

That all work contemplated by the Applicant(s) will be completed within 6 months of the approval date of the Fountain Lakes Architectural Design & Control Committee.

That if the approved work or changes contemplated by the Applicant(s) does not commence while the Applicant(s) is the owner of the affected property, that the approved application is considered null and void.

Board of Governors in keeping with section D, subsection 4 of the community covenants, has established standards to avoid modifications to dwellings, lots, buildings, or structures that do not adhere to the "Design Rules" as promulgated by the Corporation through the Board of Governors, for the greater good of the

community. The Board hereby approves the reiterates the community standards and restrictions for application and review of any architectural modifications, changes, alterations, and enhancements, and compliance with all design standards established by the community covenants and amendments approved by resolution of the Board of Governors.

Community Standards & Requirements

1. Owners must present all documents to include but not limited to, product specifications, pictures of the exact product being utilized, by color and description, plans, permits, proof of licensure and insurance by all contractors performing improvements within the community, as stipulated in the "Architectural Modification Request" (AMR) form.
2. The Neighborhood Board Members (2 minimum) required to sign and approve the "AMR" form before presentation to the "Architectural Review Committee" (ARC), cannot authorize the form without verification of all required documentation, as stipulated in section one above.
3. The "ARC" shall not consider any application for modification that is not complete, with all required documentation, and Neighborhood Board signatures. In no case shall the Neighborhood Board Members affix their signature to an application in violation of the "Design Rules" of the community.
4. The Board by this resolution establishes that the Fountain Lakes Community Association, Property Manager shall serve as the representative of the "Corporation" (Fountain Lakes Community Association, Inc.), and no approval will be transmitted to any applicant, for any such modification without verification of compliance in writing by the FLCA Manager.
5. All meetings of the ARC must be posted with reference to the AMR's being reviewed.

Fountain Lakes Community Association Guidelines

Additional details may be found in the

"Supplement to Declaration of Protective Covenants and Restrictions for Fountain Lakes"

Exterior Painting Request: All exterior painting projects need approval and the paint color(s) need to conform to the approved colors. The approved color chart is available in the Association Office.

Pool/Lanai Enlargement Request: Attach a copy of the plot plan, showing the location of the proposed lanai enlargement or pool with all dimensions, and showing the distances to property lines at the sides and the rear of the lot.

Landscaping Request: Attach an updated landscaping plan, showing the location of existing and proposed landscaping of the lot. The location of trees should be reasonably accurate. The diagram should show types of plants and approximate dimensions (i.e., grows to 15' tall, will be 5' wide maximum, etc.)

Fence Request: Approval of fences will only be considered for installations meant to shield air conditioning units, waste disposal containers, pool equipment and potable water treatment devices. The Fountain Lakes Community Association, Inc. Board of Governors currently has established a moratorium on approval of all other types of fence installation. The proposed location of a fence should be shown on a copy of the homeowner's plot plan, giving height, length, width, type, design and material, showing all dimensions and distances to property lines on side and rear.

Satellite Dishes: The dish diameter that will be approved is up to and including one (1) meter. The Association has the right to select a location to obtain a clear line of site to the transmitting satellite or the multi-point transmitting antenna.

Local reception Antennas: No approval is necessary for installation in the attic, lanai or inside the house or garage.

Roofs: The Board of Governors of the Fountain Lakes Community Association has discussed concerns voiced by Owners about metal roofs throughout the community and the Community Covenants that speak of "like or similar", the Board of Governors resolution clarified that the metal roofs must be like or similar in shape, color and style to asphalt shingle roofs or tile roofs, and hereby directs the DRC to ensure that all such metal roofs meet the standard here clarified. The standard for the community is asphalt shingle or tile roofs, please refer to your covenants.

Final Inspections: Upon completion of the project and final inspection by the County, a copy of the final approval must be presented to the ARC Committee for your file.

Review Period: Florida State Statutes and the Community Covenants provide for a 30-day window for approval for your submission. The date of submission will commence 10 days prior to the regular posted date of the Design Review Committee meeting and all submission will be responded to either approved or denied within a 30-day period from that date.

I/We understand that approval of our request must be granted before I/we can have the job started. I/We also acknowledge that we could be forced to have the item(s) removed if it is installed without approval. I/We also acknowledge that this request is granted as presented to the Architectural Design and Control Committee and must be completed as presented. The Committee will not accept any changes made without approval. I/We understand that our request must meet all terms and conditions as defined above.

Date

Signature of Applicant

Signature of Applicant

Adjoining Neighbor Notification

(Not required if request is for screen door, gutters or front entrance screening)

As a neighbor living within a 180-degree arc adjacent to the applicant's residence, I hereby give notice that I have seen the requested modification, and this is not an approval. Note: If there are two owners of record, both must sign at each address required.

Signature	Date
Signature	Date
Signature	Date
Signature	Date
Signature	Date
Signature	Date

For all outside installations, prior consultation with the Fountain Lakes Architectural Design & Control Committee is advisable.

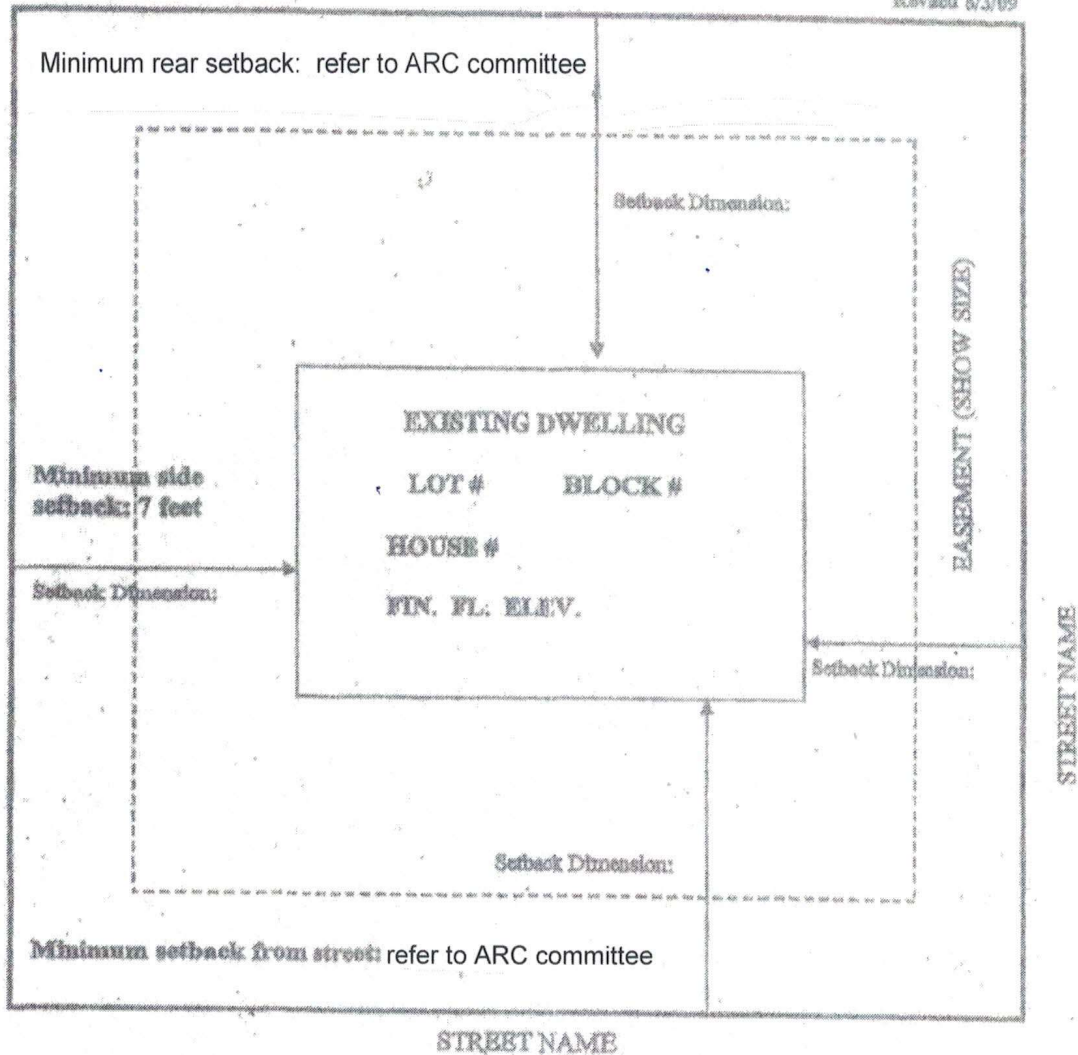
Telephone: (239) 495-3555

Thank you for your cooperation in keeping this community beautiful!

SITE PLAN

LOT LINES

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Revised 8/3/09



NOTE:

- DRAW IN REQUESTED ADDITIONS, ETC. ON THE SITE PLAN
- GIVE SIZE, NAME ETC. OF ALL THE ABOVE ITEMS
- CORNER LOTS - SHOW BOTH STREET NAMES

For setback measuring purposes, the term pool includes the pool edge and any final/slab area around the pool, and any screen covering/cage enclosing the pool area.

If the rear lot line abuts a lake area, the minimum rear setback for the pool is 25 feet

The term set back is used to designate an area of the owner's property along the boundaries on which no permanent structure can be placed.