

# **LEGEND LAKE ESTATES**

## **ARCHITECTURAL REVIEW GUIDELINES**

### **GENERAL INFORMATION:**

All Exterior Home or Property projects or alterations require the property owner to submit an Architectural Review Application.

The Property Owner cannot begin an exterior project until their application has been approved by the Legend Lake Architectural Review Committee (ARC).

### **APPLICATION PROCESS STEPS:**

- Step 1: Find and read all requirements for your project in the document.
- Step 2: Fill out an ARC application (page 8 of this document), and include all information, fees listed on the checklist (page 2 and 3 of this document). Email all documents to Soleil Property Management to [admin@soleilpropertymanagement.net](mailto:admin@soleilpropertymanagement.net) or send via US mail.
- Step 3: The ARC reviews applications on the 5<sup>th</sup> and 20<sup>th</sup> of the month, submitting documents at least 15 days prior.
- Step 4: Homeowners will receive notification of ARC's decision from Soleil Property Management by email or US mail.

**\*\*\*Homeowners cannot begin a project until they receive approval from ARC. Failure to do so means the Homeowner is in violation of HOA Regulations and may result in fines and/or penalties by the homeowner.**

**LEGEND LAKE ESTATES**  
**APPLICATION CHECKLIST**

**DOCUMENTS REQUIRED:**

(STATE IN THE ARC IF WORK IS BEING DONE BY OWNER OR CONTRACTOR)

- Copy of official county property survey with new structure's location drawn on it.
- Diagram and details (dimensions, materials, etc.) fence, dock, shed, gazebo, garage, tiki hut, solar panels or other proposed installation.
- Landscaping diagram or drawing showing location and description of plant.
- Samples, colors, description, photos and or brochures of all proposed materials to be used.
- For exterior painting a color sample **MUST** be painted on the house for inspection. In addition to a color sample chip or Swatch submitted with application.
- For any work to be performed by a contractor provide:
  - Copy of Contractor's Business License
  - Copy of Contractor's Insurance (Certificate of Insurance must include commercial general liability and workers compensation or official exemption).
  - Evidence that the Contractors Certificate of Insurance names **Both Legend Lake Estates** and the **Homeowner** as covered parties.
  - County permit may require the homeowner to check with contractor.

**Application:** (LAST PAGE OF THIS DOCUMENT)

- Complete all required information for projects, alterations, sign and date application.

**FORM SUBMITTAL:**

- Return completed application and all required documents to Soleil property management for arc review
- Include your refundable security deposit check payable to **Legend Lake Estates HOA** (refer to project fee schedule on page 3), along with a check of \$25 non-refundable application processing fee payable to **Soleil Property Management**.
- Homeowner needs to notify Soleil property management when the project is complete for inspection by ARC for return of deposit.

**\*\*\*ARC approval of any modification, alteration or addition does not waive the necessity of obtaining the required federal, state, county, city or applicable agency approval(s) or permit(s).**

# **LEGEND LAKE ESTATES** **PROJECT FEE SCHEDULE**

## **No application will be accepted without the appropriate fees:**

- [ There is a \$25 non-refundable application processing fee payable to **Soleil Property Management.**
- [ All ARC applications submitted are subject to a refundable deposit payable to **Legend Lake Estates HOA** as listed below depending on the project type.

Modifications considered replacement or repair of existing features will not be subject to this deposit fee. Examples are, but not limited to the following: broken roof tiles, missing pavers, faulty gutters or downspouts and limited landscaping.

## **PROJECT TYPE AND DEPOSIT AMOUNT:**

Child Play Set, Sport Court or Volleyball Court	\$250
Windows, any Exterior Doors or Hurricane Shutters	\$500
Landscaping using heavy equipment (ex. Sod, Large Trees, Rock or Fill Dirt)	\$1000
Fencing (New or Additions)	\$1000
Driveways and/or Paver Projects	\$1000
Replacement of Roof	\$1000
Patio Roof, Screen Patio or Pool Enclosures	\$1000
Generators and Propane Tanks	\$1000
New Pool or Spa	\$1000
Major Construction and Room Additions	\$1000
Sheds, Tiki Huts and Gazebos	\$1000
Solar Panels	\$1000
Dock	\$1000

**\*\*\*ALL DEPOSIT AMOUNTS MAY BE INCREASED BASED ON THE COMPLEXITY OF THE PROJECTS AS DETERMINED BY THE ARC COMMITTEE AND/OR BOARD OF DIRECTORS.**

# **LEGEND LAKE ESTATES TYPE & CRITERIA**

## **Minimum Roof Pitch:**

5:12 or steeper roof pitch is standard; however, 4.5:12 may be permitted based on the architectural merit of the house.

## **Roofing Materials:**

Tile, Cement, Barrel "S", Flat, Fiberglass, Clay, Metal Standing Seam. Asphalt shingles are not permitted.

## **Soffit Material:**

Stucco or Aluminum. Wood is not permitted.

## **Covered Patio:**

Trussed roof system, roof to match pitch, materials and color of the home. Any other design shall be reviewed and decided on its individual architectural merit as it relates to the house.

## **Driveways:**

Shall be surfaced with one of the following concrete, stippled, scored or pavers. No material can cover any part of the existing sidewalk and swell, remodeling of a driveway cannot include existing sidewalk or swell.

## **Approved Fencing:**

Chain link coating in green or black and aluminum, 5ft max height with some landscaping. Fencing cannot extend past the front facade of the house. Matching colored inserts of aluminum or plastic allowed in the gate only. Other types of fencing may be considered except for wood, plastic, stone or brick.

## **Exterior Painting:**

ARC approval is necessary for any exterior painting new or existing color. Failure to do so could result in the homeowner repainting house in an approved color at their expense. Colors will be consistent with neighboring houses. Neutral colors are recommended, other colors considered. **Samples must be painted on the exterior of the house to be viewed from the street and color chips sent with application.**

## **Landscaping:**

Hedges cannot be planted near the street or sidewalk, no planting in the utility easement or block the front of a home.

## **Generators and Propane Tanks:**

ARC approval necessary for outside placement. Position should not be visible from street, lake or neighbors so landscaping or fencing is required.

# **LEGEND LAKE ESTATES**

## **SHED CRITERIA**

All proposals must be reviewed and approved by the ARC one shed per lot.  
Homeowners must maintain the shed and landscaping as originally approved by ARC.

### **Setbacks for properties Not on lake:**

- Back of property: 6' or 0' from easement.
- Standard side setback applies to an acre plus/less than an acre.
- Sides of property: 6' or 0' from easement with permission from neighbor.
- Back of house 10' back from the point furthest from the street.
- Corner lots must be used inside the quadrant.

### **Lakefront Property Owners:**

- Shed setbacks: acre plus and less
- Sides of property 6' or 0' from easement with permission from neighbor.
- Back of property: front edge of shed cannot be located more than 20' behind back edge of the house, actual dwelling not other structures.
- Shed cannot block or obstruct any neighbor's view of the lake however, placement to be studied and voted on by committee on a case by case basis. With approval, mature landscaping is required within 60 days of construction that obstructs a minimum of 70% of structure when viewed from street, lake and neighbors.

### **Structure Requirements:**

Architecturally and structurally the same as the house:

- All setbacks apply.
- Mature landscaping required within 60 days of construction to obstruct a minimum of 70% of the structure from view of neighbor's, street and lake.
- Maximum size is 150 square feet and 12 feet high.
- Color scheme is the same as the house.

## **Prefabricated Manufactured Sheds:**

- All setbacks apply.
- Must meet hurricane and county standards.
- Maximum size is 150 square feet and 10 1/2 feet high.
- Mature landscaping required within 60 days of construction to obstruct a minimum of 70% of structure when viewed from street, lake and neighbors.
- Color scheme is the same as the house.

## **LEGEND LAKE ESTATES DOCK CRITERIA**

ALL DOCKS MUST BE REVIEWED AND APPROVED BY THE ARC COMMITTEE PRIOR TO CONSTRUCTION.

DOCKS MUST BE MAINTAINED AND KEPT IN GOOD CONDITION ONE (1) DOCK PER LAKEFRONT PROPERTY OWNER.

### **LOCATION:**

- PLAT LOCATION OF DOCK TO BE SUBMITTED DOCK SHALL BE IN CENTER OF PROPERTY NO CONSTRUCTION ON HOA LAKE ACCESS EASEMENT OF 25 FT. (EXAMPLE: RAMP / WALKWAY)

### **HEIGHT:**

- DOCK NOT TO BE ABOVE ADJOINING LAND HEIGHT.

### **SIZE:**

- NOT TO EXCEED 16 FT INTO WATER NO LARGER THAN 16 X 16 FT / 256 SQ. FT.

### **INSURANCE:**

- INSURANCE REQUIREMENT FROM THE LAKEFRONT HOMEOWNER APPLICANT, IS TO BE SUBMITTED TO MANAGEMENT COMPANY FOR APPROVAL, A \$500,000 INSURANCE LIABILITY ENDORSEMENT INCLUDING THE HOA AS ADDITIONAL INSURED.

### **OTHER:**

- COMPLETED LEGEND LAKES DOCK APPROVAL AGREEMENT.

### **ACCESS TO DOCK CANNOT BE HAMPERED AS PER LEGEND LAKES DOCK APPROVAL AGREEMENT:**

“All other owners of Lots in the Legend Lake Estates Community and their family members shall be entitled to freely enter upon and use Owner(s)’ dock without any requirement to get permission from Owner(s). Owner(s) may not place any lock on any entry gate to Owner(s)’ dock.”



# **LEGEND LAKE ESTATES**

## **NEW HOME CONSTRUCTION, REMODELING & ADDITIONS**

### **MINIMUM SQUARE FOOTAGE:**

- All one story dwelling units shall have a minimum of 2,000 square feet of living area.
- All two story dwelling units shall have a ground floor minimum of 1,400 square feet of living area and a minimum total of 2,000 square feet of living area. May also have an upper sundeck on the back of the house.

### **GARAGES:**

All homes must have a fully enclosed two car garage. Side entry garages are strongly recommended.

### **HEIGHT RESTRICTION:**

No building shall exceed the height of two stories or 35 feet.

### **LANDSCAPING MINIMUM:**

- Trees: 1 tree (10ft to 12ft in height) per 1,500 square feet of gross lot area or fraction thereof.
- Shrubs: 50 – 1 gallon ornamental shrubs – 12 inches in height  
50 – 3 gallon ornamental shrubs – 24 inches in height  
3 – 7 gallon shrubs 3 – 15 gallon shrubs
- Sod: 100 % of yard

Homeowner is responsible for maintaining landscaping as approved by ARC, and in good condition.

### **SETBACKS:**

Less than one acre lots.

- Front: 50' minimum from property line.
- Side: 15' from the property line. If a lot is on a corner, the side facing street must have a 25' setback from the property line.
- Rear: 50' minimum from property line unless easement is greater, ex. lake lots.

One Acre or Larger lots.

- Front: 50' minimum from property line.
- Side: 25' from the property line.
- Rear: 50' minimum from property line unless easement is greater, ex. lake lots.

**THIS FORM IS TO BE USED WHEN REQUESTING A  
MODIFICATION  
ALTERATION OR ADDITION TO THE EXTERIOR OF YOUR HOME  
OR PROPERTY**

Approval is required on all items that are visible from the exterior of the home, whether previously completed or not.

**ASSOCIATION NAME:**

**LEGEND LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.**

Your association review committee will review your request and return a copy to you with comments and decision.

Owners Name:	
Mailing Address:	
Phone Number:	
Email Address:	

**MODIFICATIONS, ALTERATIONS OR ADDITIONS MUST INCLUDE:**

**LOT SURVEY, CONTRACTORS INSURANCE CERTIFICATE, CONTRACTORS LICENSE, MATERIAL/COLOR SAMPLES, PALM BEACH COUNTY PERMITS AND A SECURITY DEPOSIT CHECK MADE PAYABLE TO LEGEND LAKE ESTATES, WHICH IS REFUNDABLE UPON YOU NOTIFYING US THAT THE PROJECT HAS BEEN COMPLETED AND AN INSPECTION BY THE ARCHITECTURAL REVIEW COMMITTEE. ALL PROJECTS MUST BE COMPLETED WITHIN 6 MONTHS OF APPROVAL BY THE HOA AND ARC, OR REQUEST EXTENSION**

Approval is hereby requested to make the following modification(s), alteration(s), or addition(s) as described below and depicted in the required attachments.

LOT:	BLOCK:	PROPERTY ADDRESS:
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DESCRIPTION:

Please provide details to include nature, kind, color, shape, size, material, and location and any other pertinent details. Location is to be shown on survey.

START DATE:	END DATE:
DATE OF REQUEST:	OWNER SIGNATURE:
COMMITTEE SIGNATURE:	COMMITTEE SIGNATURE:
( ) APPROVED Comments:	
( ) DISAPPROVED Comments:	

**Approval of any Modification, Alteration, or Addition does not waive the necessity of obtaining the required Federal, State, County, City or applicable agency approval(s) or permit(s).**

Legend Lake Estates HOA  
C/O Soleil Property Management  
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Phone: (561) 225-1524