

# NEW PROJECT REQUIREMENTS

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Cedar Lake Estates Property Owners Association  
Architectural Committee

The Cedar Lake Estates POA Architectural Committee requires the following conditions be met during any new project work within Cedar Lake Estates. These requirements apply to any project work that changes the outside front or back appearance of your existing home or property. *For New Home Construction, see the New Construction Requirements.*

These requirements are to help protect the character and harmony of the neighborhood. Failure to meet these requirements in a timely fashion will result in remediation by the CLE POA. Any costs associated with remediation will be invoiced to the property owner that is failing to meet these requirements and are due within 30 days. Failure to pay remediation charges will result in a lien being placed on the property. All expenses associated with recovering the remediation costs will be charged to the property owner.

## NEW PROJECTS

1. Tin Horn/Drainage: A tin horn, where required, and proper drainage **MUST** be maintained during any new project work.
2. Silt Fence: Silt fences, when appropriate, must be properly installed and maintained to prevent erosion into common areas, ponds and other properties.

NOTE: It is the responsibility of the property owner to prevent erosion damages to common areas, creek, pond and other properties. Any remediation costs associated with repair to adjoining properties will be charged to the property that causes these damages.

3. Trash: The homeowner will ensure that the site is reasonably clear of trash and will clear any trash that blows or enters other property. Trash or debris is not to be moved from one lot to another.
4. Construction Period: Once work commences on an approved project, it must continue without interruption, weather permitting and must be completed within 14 months.
5. Paperwork:
  - a. Plans: A set of full-size plans must be provided for review and will be returned to the builder or owner. A reduced set of plans (8 ½ x 11 on paper or in PDF format) shall be provided **BEFORE** final approvals are provided.
  - b. A signed acknowledgement of these requirements, plans, and the CLE POA Project Application **MUST** be submitted together before they will be reviewed. **ALL APPROVALS MUST BE OBTAINED IN WRITING BEFORE WORK COMMENCES.**
  - c. Inspections: Filed plans will be used to monitor project work. Any substantive changes to the exterior must be submitted for revision approval **IN ADVANCE** of work being performed. Examples of changes that would require approval include: changes to the design of the home, materials (brick, roofing material, rock, siding), lighting, fencing, pools and water features. Failure to obtain approval may put you into the position of changing work performed to meet HOA requirements.

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I acknowledge and understand these requirements:

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CLE Site Address

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Applicant Printed Name

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Signature

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Date