

## LEGEND LAKE ESTATES

Following the checklist below will help you submit a complete ARC application that can be processed for review without delay.

### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING**

The ARC Committee meets the last Monday of every month. Applications should be submitted a minimum of ten days prior to the ARC Committee Meeting.

#### **APPLICATION COMPLETION**

- ☐ Complete all required information on the application for including alteration details
- ☐ Sign and date the application, include \$25 processing fee payable to Soleil Property Management.

#### **ATTACHMENTS AND DOCUMENTS REQUIRED**

- ☐ For any work to be performed by a contractor, provide:
  - a. Copy of Contractor's Business License
  - b. Copy of Contractor's Insurance (Certificate of Insurance must include commercial general liability, automobile liability and workers compensation or official exemption)
  - c. Evidence that the Contractor's Certificate of Insurance names both Legend Lake Estates and the Owners as covered parties
- ☐ For any work to be performed by Owner, provide a statement identifying all such work
- ☐ Copy of a site survey
- ☐ Samples, colors, photos and/or brochures of all materials to be used in the alteration
- ☐ Exterior painting - **MUST** paint a color sample on the house along with submitting a color sample
- ☐ Drawings/sketches with locations of any landscaping work to be done (trees, shrubs, plants etc.)
- ☐ Drawings/sketches with locations of any Docks, Sheds, Gazebos, Tiki Huts, etc.

#### **FORM SUBMITTAL**

- ☐ Send completed application to Soleil Property Management for committee review/approval.
- ☐ Include your refundable security deposit check made out to Legend Lake Estates (according to the alteration fee schedule)
- ☐ Notify Management when project is complete for inspection by ARC and return of deposit.

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  
C/O Soleil Property Management  
PO Box 212964  
Royal Palm Beach, FL 33421  
Phone: 561-225-1524

## **LEGEND LAKES ARC** **PROJECT FEE SCHEDULE**

No applications will be accepted without appropriate fees.

All ARC applications submitted are subject to a refundable deposit as listed below dependent 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.

<b>PROJECT TYPE:</b>	<b>DEPOSIT AMOUNT:</b>
Exterior Painting	\$250
Fountains or Fish Ponds	\$250
Fencing (New or Additions)	\$250
Landscaping (New or additional)	\$250
Children's Play / Swing Sets	\$250
Shutters Including Hurricane / Windows	\$250
Front doors	\$250
Garage doors	\$250
Paver Projects	\$1,000
Generators	\$1,000
Screening patios and/or Pool Enclosures	\$1,000
Installation of Pools and/or Spas	\$1,000
Room Additions	\$1,000
Major Construction Projects	\$1,000
Replacement of Tile Roof	\$1,000
Sheds, Tiki huts, and Gazebos	\$1,000
Docks	\$1,000

**\*\*All deposit amounts may be increased based on the complexity of the projects as determined by the Committee and/or Board of Directors.**

**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.**

FROM: Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_

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.**

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: \_\_\_\_\_

**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.**

Description: \_\_\_\_\_

\_\_\_\_\_

StartDate \_\_\_\_\_ EndDate \_\_\_\_\_

Date of Request: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Review Committee: \_\_\_\_\_

Signature of Committee

Signature of Committee

( ) APPROVED Comments: \_\_\_\_\_

( ) DISAPPROVED Reason: \_\_\_\_\_

**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  
PO Box 212964  
Royal Palm Beach, FL 33421  
Phone: 561-225-1524**

## LEGEND LAKE ESTATES

### 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

ALL PLANT MATERIAL TO BE FLORIDA NO. 1 FANCY.

### SETBACKS

#### **Less than an acre lots**

FRONT: 50 feet minimum from property line.  
SIDE: 15 feet from property line. If lot is on a corner, side facing street must have a 25 foot setback from property line.  
REAR: 50 feet minimum from property line unless easement is greater, i.e. lake lots

#### **Acre + lots**

FRONT: 50 feet minimum from property line.  
SIDE: 25 feet from property line.  
REAR: 50 feet minimum from property line unless easement is greater, i.e. lake lots

### **MINIMUM ROOF PITCH**

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

### **ROOFING MATERIALS**

Tile - cement, barrel, "S", or flat, fiberglass, clay, metal standing seam.

### **SOFFIT MATERIAL**

Stucco or aluminum (no wood)

### **COVERED PATIO**

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

### **DRIVEWAYS**

Shall be surfaced with one of the following: concrete, pavers, stipple or scored.

### **APPROVED FENCING TYPES**

Chain link - must be green or black, 5ft maximum height w/some landscaping (Matching color Inserts aluminum or plastic allowed in gates only).

### **EXTERIOR**

Colors will be consistent with neighboring houses, based on prior ARC approval.

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## **LEGEND LAKE ESTATES SHED CRITERIA**

- All must be reviewed and approved by the Architectural Review Committee.
- Must be maintained and kept in good condition.
- One (1) shed per lot.

### **SETBACKS:**

- Back of property: 6' or 0' from easement.
- Standard side apply: Acre + / 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 use inside quadrant.

### **STRUCTURE**

- Architecturally and Structurally the same as the house
  - Setbacks apply.
  - Landscaping not regulated.
  - Maximum size is 150 square feet and 12 feet high.
  - Color scheme same as house.
- Prefabricated manufactured sheds
  - Setbacks apply.
  - Must meet hurricane and county standards.
  - Maximum size is 150 square feet and 10.5 feet high.
  - Landscaping: hedge and varying height foliage so as to obscure a minimum 70% of view from neighbors and the street.
  - Color Scheme same as house.

### **LAKE FRONT PROPERTY OWNERS**

- All established and newly appointed setbacks, landscaping, structure and size rules apply
- Placement to be studied and approved by committee.

## **LEGEND LAKE ESTATES DOCK CRITERIA**

ALL DOCKS MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL REVIEW 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.”

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