

LAKE SHADOWS SUBDIVISION

ACC Request for Approval – Home Improvement

Instructions for use: Read form and regulations completely. Include a sketch of the proposed improvement as well as a copy of your plot plan with existing structures. Complete and Sign Section A. (See Fee Schedule included in guidelines attached.) Submit 1 complete package, 2 copies of this first page plus required fee to the Architectural Control Committee at a scheduled meeting (See website www.lakeshadows.org). We will return a copy of this first page to you with the decision of the committee.

Use New Construction forms for Garage, Room Addition

Section A	
To be completed by Property Owner	
Date:	Phone:
Name:	Cell:
Address:	
Type of Project to be Approved (Indicate size etc):	Fee Included
<input type="checkbox"/> Patio Cover <input type="checkbox"/> Storage Bldg <input type="checkbox"/> Carport Size: _____ x _____ Color: _____ Material: _____	
<input type="checkbox"/> Fence Type _____ Height: _____ ft Material: _____	
<input type="checkbox"/> Driveway <input type="checkbox"/> Sidewalk <input type="checkbox"/> Patio	
<input type="checkbox"/> Other (Describe in detail below)	
Description of Project to be Approved:	
Property Owners Signature	Date:
<i>Signature above indicates agreement to comply with all applicable Lake Shadows Subdivision deed restrictions and guidelines concerning requested project as approved by Lake Shadows Civic League and its Architectural Control Committee.</i>	
Section B	
For ACC use	
Instructions, restrictions, or recommendations by the committee: (Owner must initial any change herein by ACC)	
ACC Member Signature/Date:	
ACC Member Signature/Date:	
ACC Member Signature/Date:	
Board Member Signature if required:	
1)	4)
2)	5)
3)	6)
Project Approval Date:	Expected Completion (60 days):

Payment Method: Check # Cash Amount \$ _____

Section ____ Block ____ Lot _____

Init _____

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<i>Approval Fees</i>	
Fence, Sheds, Patios, Patio Covers, Carports, Driveways, Sidewalks, Pools and other small scale concrete work or construction.	\$20

These safeguard inspections during the improvements of your house are in your best interest and that of the property owners of Lake Shadows. **Your cooperation in this matter is a necessity. Failure to comply will result in legal action.**

1. All phases of improvement construction shall be completed no later than sixty (60) days from date of approval.
2. Owner agrees to comply with all appropriate County and State regulations and rules.
3. Owner agrees to comply with all Lake Shadows Deed Restrictions. Owner further agrees to pay Lake Shadows Committee any reasonable expense including Attorney fees that would occur in enforcing the Deed Restrictions.
4. All construction shall have plans submitted to committee. (Fences, sheds, patio, etc)
5. The Committee will retain the right to inspect premises at various stages of construction. Deviation from plans which are in violation of Deed Restrictions will cancel final approval.
6. Owner or contractor must provide a container for the collection of workman's trash. Container may be placed at curb on Mondays and Thursday for pick-up. Construction scraps are to be kept in a pile. Building material must be removed by the contractor.
7. Failure to obtain approval before improvements begin, could include but not be limited to one or more of the following:
 - a. Verbal Warning
 - b. **Fine of \$100 per day** until approved, plus expenses (includes postage, certified mail, attorney fees etc)

Out Building Guidelines:

In no case may there be more than (2) outbuildings at any residence.

- **Storage Shed Specification**
 1. **Acceptable Material**
 - a. Min 26 gauge factory painted steel
 - b. Hardy Plank
 - c. Wood
 - d. Brick
 2. Roofs must be factory painted galvanized steel or composition shingles
 3. No corrugated steel, aluminum, plastic or steel containers
 4. Colors must be approved by the board of directors of Lake Shadows and be consistent with the house and surrounding areas
 5. Size is a max 200 sq feet for single lots and 200 sq feet for adjacent lots
 6. Location must be behind the building set back line
 7. Storage buildings are not considered the same as a garage.
- **Patio Covers**
 1. **Acceptable Material**
 - a. Min 26 gauge factory painted steel
 - b. Wood
 2. Post can be galvanized, wood or brick
 3. Roofs must be factory painted galvanized steel or composition shingles.
 4. No corrugated steel, aluminum, plastic or similar materials are acceptable.
 5. Colors must be approved by the Board of Directors of Lake Shadows and be consistent with the house and surrounding areas
 6. Location must be behind building setback line
 7. Only wood structures allowed in front of house
 8. Covers on side of house must have a privacy fence -no open view from street.

Garages and room additions must use the new construction forms only (more complex guidelines).

Section ____ Block ____ Lot ____

Init _____