

NORTH LAKE OF TARPON SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS TO INCLUDE THE DESIGN REVIEW MANUAL

Approved: May 09, 2012
Updated as of May 17, 2021
Update as of April 14, 2022

NORTH LAKE OF TARPON SPRINGS HOMEOWNERS ASSOCIATION, INC.

**THIS DOCUMENT IS A COMBINATION OF THE RULES AND REGULATIONS AND
THE DESIGN REVIEW MANUAL**

These Rules and Regulations have been designed to protect the lifestyle and safety of the Owner's interests, the community as a whole, and to assist the Board and homeowners in preserving their investments in an attractive and sensibly maintained community. The Rules provide each homeowner with minimum guidelines. They further support and amplify the Declaration of Restrictions and Covenants and other governing documents that bind each property Owner as defined in the Community Declaration of North Lake and recorded with the Pinellas County Clerk of the Court.

This document is not intended to address all possible situations. It is provided to residents of North Lake HOA for their future reference. Please contact the North Lake HOA Management office with any questions.

According to the Articles of Incorporation of North Lake of Tarpon Springs Homeowners Association, Inc. Article IV, Paragraph (8) the following Rules and Regulations have been promulgated by the Board of Directors as of May 09, 2012.

Updated as of May 17, 2021

Update as of April 14, 2022

DEFINITIONS

“DRB” shall mean the Design Review Board and is interchangeable with the use of the term “Architectural Control Committee”

“Board” shall mean the Board of Directors of North Lake of Tarpon Springs

“Declaration” shall mean The Declaration of Restrictions and Covenants for North Lake.

“Association” (as defined in the Declaration) shall mean North Lake of Tarpon Springs Homeowners Association, Inc. its successors and assigns.

“CC&R's” shall mean Covenants, Conditions and Regulations as found in the Declarations

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ARTICLE 1

DESIGN REVIEW BOARD

Mission Statement

To maintain the aesthetic appeal and integrity of North Lake while encouraging the personal expression of the individual property owner/resident.

Responsibilities

The Purpose and function of the Design Review Board is not to suppress creativity or legislate individual taste, but to ensure a harmonious transition between existing and new construction, landscaping, and all exterior changes as are outlined in the following paragraphs. They may be in addition to the Declaration of Covenants, Conditions, and Restrictions for North Lake of Tarpon Springs. The Board of Directors sincerely believes that these rules and restrictions will benefit all homeowners and will protect property values and make North Lake of Tarpon Springs the upscale community it was designed to be.

The Design Review Board (DRB) shall be created by the Board of Directors. The Board appoints and dissolves the committee at its discretion. The Committee shall consist of three (3) members in good standing with the Homeowners Association. Whenever possible, a Board Member shall be one of the committee members and shall be the chairperson.

The DRB will refer to the Declarations of Covenants, Conditions, and Restrictions in all cases. The DRB will review and act on all applications within 30 days from date of receipt per the association documents; However, every attempt will be made to process the application within 10 days to 2 weeks.

Committee Discretion

These standards do not cover every possible situation that may require DRB approval. As it applies, the DRB is not authorized to exercise discretion in approving or disapproving a specific proposal as per statute FS 720. In some special cases Board approval may be needed for a proposal that may conflict with a standard set forth in this document. Board approval does not constitute a precedent for future requests.

The following, but not limited to, are subject to approval pursuant to the terms of the Declaration:

A – Alteration of the Existing Exterior of a Dwelling

B – Additions

C – Fences

D – Pools

E – Driveway Paving

F – Sidewalks

G – Landscaping

H – Planting

I – Satellite Dishes

J – Site Lighting

K – Signs

ARTICLE 2

PROCEDURES FOR MANAGING PROPERTY ALTERATIONS

2.01 Power and Duties of the DRB

No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no new landscaping, sign(s) unless as outlined within this manual. Furthermore, no improvements erected, removed, planted or maintained on a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvement as originally constructed (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved by the DRB.

A copy of an application form is included in this booklet. (See Appendix I)

2.02 Application Process

Forms are available from the Property Management Company. They must be completed in full and shall include the required documentation to be considered by the Committee. It is the owner's responsibility to obtain proper governmental approvals and permits after permission by the DRB is granted.

When changes or modifications are made without an approval being issued, such changes may be inspected by the Design Review Board. If they do not conform, the homeowner will be required to either modify them to conform or to promptly remove them and restore the item so changed to its pre-altered condition..

Existing violations are not grandfathered. Under Article IX, Section 6 of the Covenants the Association is entitled to charge a \$50.00 fee for all Design Review submittals. However; the DRB will waive the fee if the submittal is made and approved prior to the work being commenced. The DRB/Property Management has the right to inspect any and all work for compliance during and after the construction.

Listed here is an abbreviated description of the application process. DRB will only process completed applications, including signatures and accompanying plans and specifications, lot plots, approved colors, pictures, drawings, etc. **Applications must contain all the information necessary for the DRB to make an informed decision or it will be denied.** Within thirty (30) days of receipt by the DRB, the DRB will act on the submission. After review, the original submittal will be retained by the management company for their files. Letters will be sent to the applicants within ten (10) business days with the determination of the committee concerning the request.

“Approved” (project approved as submitted)

“Conditional Approval” (subject to conditions noted)

“Denied” (reasons noted in the meeting minutes)

2.03 Completion

Approved projects must be completed within 12 (twelve) months of approval by the DRB. After that time, the DRB's approval of the application will expire. A new DRB application must be submitted and approved before any further work can begin. The Board or the DRB retains the right, but not the obligation, to extend time frames for applicant to complete the proposed and approved work.

2.04 Appeal

In the event the DRB denies any plans, or requests, the applicant may request a reconsideration by the DRB. If the DRB again denies the applicant's request, the applicant may appeal to the HOA Board. The board's decision is final.

2.05 Enforcement Process

Any owner through accepted communication to the Property Management Company or the Owner may report violation(s) of any Rules & Regulations or Declaration condition. The policy of the HOA is to have management do property inspections. If the Board determines that the alleged violation requires corrective action, the Property Management will then proceed with the approved enforcement process, thru the Violation Policies and Procedures as established by the Board of Directors.

ARTICLE 3

HOME DESIGN AND MAINTENANCE

No material alteration, addition or modification to your lot or home, or material change in the appearance thereof including paint colors shall be made without the prior written approval of the DRB as required in the Documents. Approved color palette choices for Homes, Driveways and Roofs can be requested from the management company or the DRB.

3.01 Additions

Should harmoniously blend with the existing structure and not look like an add-on. All exterior material should match existing, including roofing material.

3.02 Air Conditioning Equipment

Window air conditioners are not permitted in North Lake.

3.03 Animals

No animals of any kind shall be raised, bred or kept within North Lake for commercial purposes. Only three (3) animals are permitted per household. No pet shall be permitted outside a Home unless such pet is kept on a leash or within an enclosed portion of the yard of a Lot. No pet or animal shall be "tied out" on the exterior of the home or in the common areas, or left unattended in a yard, porch or patio. The person walking the pet or the Owner shall clean up all matter created by the pet during the walk. Each owner shall be responsible for the activities of their pet. No pet shall cause a nuisance to neighbors (i.e. barking or allowed to go onto another resident's lot without prior consent of resident.).

3.04 Antennas, Roof Structures and Lighting

No television, radio, or other electronic towers, aerials, antennas, satellite dishes or devises of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any Lot or upon any improvements thereon, except that this prohibition shall not apply to those antennas specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000 (or any successor provision) promulgated under the Telecommunications Act of 1996, as amended from time to time.

To the extent that reception of an acceptable signal would not be impaired, an antenna permissible pursuant to rules of the" Association may only be installed in a side or rear yard location, not visible from the street or neighboring property, and integrated with the dwelling and surrounding landscape. Antennas shall be installed in compliance with all state and local laws and regulations, including zoning, land use, and building regulations.

3.05 Basketball Backboards and Hoops

No permanently installed basketball hoops are allowed in North Lake. All portable basketball hoops when not being actively used must be stored laying down on the side of the home or at the front of the garage.

3.06 Clothes Lines

Shall be only of the umbrella type and must be stored out of sight when not in use.

3.07 Commercial Activities and Community Yard Sale Events

No Solicitation of any type is allowed without the prior written consent of the association. No day care may be operated out of homes. An Owner may maintain a home business within a home for such Owner's personal use; provided it shall not operate as a storefront is not staffed by employees or independent contractors, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the home or Association. No commercial uses and nuisances or businesses shall be conducted on any lot.

The Community may hold two (2) yard sale events each year (Spring and Fall). Property Management will coordinate these events with volunteers. Yard sales, garage sales and Estate Sales are not allowed except these community wide sales.

3.08 Commercial Vehicles

No commercial vehicles, limousines, recreational vehicles, all-terrain vehicles, boats (or other watercraft), trailer, including without limitation, boat trailers, house trailers and trailer of every other type, kind or description, or camper may be kept within North Lake except in the garage of a home. No commercial signage on vehicles may be displayed. Vehicles with commercial signage must be parked in the garage or the sign(s) must be removable. Government vehicles are not deemed to be commercial vehicles.

3.09 Furniture

Any Outdoor Furniture that is seen from the street, seating must be outdoor, patio furniture or outdoor benches only.

3.10 Flags

Flags, banners, streamers, pennants, or the like may only be displayed upon a Lot as permitted by Article VIII of the Declaration. No flag, banner, streamer, pennant, or the like may be displayed or hung inside a Dwelling's garage or a Dwelling's window in such a manner as to be visible from the street.

Section 2. Permitted Flags

A. Residents may display, without prior approval of the Association, one portable removable United States flag or official flag of the State of Florida and one portable removable official flag, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW- MIA flag and may not be larger than 4.5 feet by 6 feet.

B. In addition to the aforementioned flags, Residents may display:

- i. A maximum of two of the following types of flags that cannot exceed 3 feet by 5 feet: official sports team flags, official national flags and/or holiday flags.
- ii. One 12" by 18" decorative garden flag.

The flags permitted to be displayed by this Section 2 may be displayed on an in-ground flagpole that does not exceed 20' in height or on a vertical wall mount. Vertical wall-mounted flags are permitted on the front and rear of the Dwelling only. Only one in-ground flagpole and one vertical wall mounted pole are permitted per Lot.

Section 3 Prohibited Flags

No flag may have on it images, symbols or verbiage that are vulgar, offensive, obscene, rude or insulting. Flags may not contain symbols or verbiage that advertise any business or commercial enterprise. The Board

of Directors and the Architectural Control Committee expressly retain the right to approve all flags displayed within the Association (with the exception of flags permitted by Section 2.A.).

3.11 Fences, Walls & Hedges

Except as to fences, walls or hedges originally constructed or planted by Declarant, if any, no fences, walls or hedges of any nature may be erected, constructed or maintained upon any Lot between a Front Street Line and the Front Dwelling Line or the Side Street Line and the Side Dwelling Line, as shown in Exhibit "E" of the Amended Declaration and incorporated herein by reference; provided, however, that no fence, wall, or hedge shall be erected or permitted on a Lot in any location thereon where Declarant has erected a privacy fence or monument provided in Subsection 4(c) of the amendment. The term "Street Line" shall have the meaning ascribed by the City of Tarpon Springs Zoning Regulations in effect as of the date of the recording of this Declaration. As to any fence, wall or hedge erected or maintained pursuant to this Paragraph, such fence, wall or hedge may be constructed or maintained to a height not to exceed six (6) feet; provided, however, that any fence, wall or hedge which abuts, runs along, intersects with or joins the boundary of any pond, lake, water body, or common areas shall not exceed thirty-six (36) inches in height from the ground. "Fences shall be constructed or vinyl or aluminum". Aluminum is recommended for homes on pond or reserve area because it does not obstruct the view.

3.12 Garages Doors

No garage doors shall be converted into a general living area. Garage doors shall remain closed at all times except when working outside, and for vehicular or pedestrian ingress and egress.

3.13 Garbage Cans and Trash

No trash in bags, containers, refuse, mops, brooms or unsightly objects shall be allowed to be placed or remain outside any home. Trash can's lids should be secured to avoid animals, odor, and windblown garbage from affecting adjoining homes. Each resident is responsible for picking up litter on their property and preventing windblown debris from originating from their property. Garbage cans must be stored out of sight except for collection days: Garbage and brush may only be put out one (1) day before collection.

3.14 Holiday Decorations and Lighting

Decorations may be displayed no earlier than 15 days prior to and must then be removed no later than 15 days after a holiday. These holidays include: Valentine's Day, Easter and Independence Day.

Halloween decorations may be displayed "30 days prior" and "15 days after" the holiday.

Fall decorations may be displayed no earlier than October 1 and must be removed no later than December 1st.

Winter/Holiday decorations may be displayed beginning the Saturday before Thanksgiving and must be removed no later than January 15th of the following year.

All holiday lighting, lighting accessories, extension cords, light clips and decorations shall be totally removed by January 15th.

The Board reserves the right to limit the amount of decorations per home.

Decorations may not create a nuisance to the neighboring properties.

3.15 Hurricane Protection

Any hurricane or other protective devices visible from outside a home shall be of a type as approved by the DRB. Panel style hurricane shutters may be installed up to 48 hours prior to the expected arrival of a hurricane and must be removed 72 hours after a storm has passed by the area. For security purposes accordion style shutters may be closed at the rear of the home as long as it is not visible from the street while homeowner is on vacation or away for extended periods of time.

3.16 Lot Maintenance

Residents shall, at all times, maintain their residence and surrounding property in good repair and in a state of neat appearance as outlined in the Association's Documents.

Lot and Dwelling Upkeep. All Owners of Lots with completed houses thereon shall maintain all lawns and landscaping in a first class condition and in accordance with the standards prescribed by the Association, and shall keep the Lot clear of trash and debris. Such maintenance shall include, without limitation, maintenance and replacement of all trees and improvements on the Common Area right of way located between an Owner's Lot and the Common Area roadway. Each Owner of a Lot shall install an irrigation/sprinkler system adequate to provide proper irrigation of the intended landscape design. In the event any Owner fails to maintain the standards established by the Association for a well-kept lawn, any other Lot Owner or the Association may seek appropriate judicial relief to require that such standards be met, or, at the Association's option, the Association may, following ten (10) days prior written notice to the Owner of such Lot, perform maintenance and/or irrigation and the cost thereof shall be specially assessed against such Lot, which assessment shall be secured by the lien set forth in Section 9 of Article VI of the Declaration.

3.17 Bikes, Scooters, Skateboards, Go-Carts, etc.

The use of bicycles, scooters, skateboards, go-carts, mini-bikes, and any other type of vehicle whether motorized or not (collectively "vehicles") are subject to the same motor vehicles laws as on State and County and City roadways and sidewalks. No unregistered or, off-road vehicles may be used within the community. No person may use a vehicle in a manner that is dangerous to other persons or property or in such a manner as to constitute a nuisance. Motorized vehicles (whether electric or gas powered) may only be operated on the street and all regulations concerning the proper operation of vehicles on the street must be followed, such as speed limits, stop signs, etc.

3.18 Nuisance

Subject to the City of Tarpon Springs, it shall be unlawful for any person to willfully make, continue or cause to be made or continued any loud and raucous noise.

Loud and raucous noise shall mean any sound which, because of its volume level, duration and character, annoys, disturbs, injures or endangers the comfort, health, peace or safety of reasonable persons of ordinary sensibilities within the limits of the community. The term shall include, but not be limited to, loud and raucous noise heard upon the public streets or upon the grounds thereof while in use, or in any occupied residential unit which is not the source of the noise or upon the grounds thereof.

3.19 Out Buildings

No accessory structures such as sheds, storage units, gazebos or like are permitted. (Architectural Approval must be obtained for patios.)

3.20 Owner's Easements

As per the Declaration of Covenants, Conditions and Restrictions for North Lake of Tarpon Springs, under Article III – Property Rights, Section I through Section III, see the attached Attorney's Clarification and definition of purpose of use regarding all Tracts ("A", "B", "C", "E" and "F"). The public Common Areas of North Lake are the boardwalk and lake overlook deck designed for fishing and enjoyment of the homeowners. Also, refer to Article XI, Section 1, Paragraph (a) through (e).

3.21 Playground Equipment

Consult with and obtain Design Board approval.

3.22 PODS and Temporary Storage Containers

Only one "PODS" or other temporary storage container is allowed at a residence, no longer than (seven) 7 consecutive days. It must not be placed where it interferes with the sidewalk or roadway. Residents wishing to have a temporary storage container must notify the management company when the container will arrive and be picked up.

3.23 Rental of Home/Leases

All leases and occupancy of a lot shall be subjected to prior approval of the Association. No Lot may be leased during the first twenty-four (24) months of ownership following the transfer of said Lot, and such Lot shall not be occupied by any person other than a "bona fide owner" during such period. For the purpose of this restriction, a "bona-fide owner" is defined as an individual that owns at least one-third (1/3) of the total interest in the Lot as shown in the Public Records of Pinellas County, Florida. Transactions and contracts such as agreements for deed, fractional ownership interest in an LLC or other corporate entity, and other such arrangements used for the purpose of avoiding this restriction are prohibited.

Provided the aforesaid provision has been fulfilled, all leases shall be subject to prior approval of the Association. Within a reasonable time, not less than twenty days prior to the commencement of the proposed lease term, a Lot owner or his agent shall apply to the Association for approval of such lease on the application form prescribed by the Association, and pay such application fee as established by the Board of Directors from time to time, not to exceed any limitation imposed by the Florida Statutes. The owner or the intended lessee shall furnish such information as the Association may reasonably require, including a copy of the proposed lease, and the prospective lessee shall make himself or herself available for a personal interview by the Board of Directors or committee of the Association prior to the approval of such lease. No lease renewals, subleasing, assignment of a lease, or any change in occupancy, is permitted without further application and approval from the Board of Directors. It shall be the owner's obligation to furnish the lessee with a copy of governing documents and any other disclosures required by the Florida Statutes. The lessee shall comply with all rules and regulations of the Association. However, the owner shall not be relieved of any liability or responsibility for compliance with the terms of this Declaration or the rules and regulations adopted by the Association from time to time by virtue of the existence of a lease.

3.24 Retractable Screens or Garages

Retractable Screens or garages must be approved by the DRB. Screens must be retracted and garage doors closed when owners are not actively working outside or in the garage, or not home. Section 3.15 of this document applies.

3.25 Signs

No sign, billboard or advertising of *any* kind shall be displayed to public view on any of the Properties without the prior written approval of the Design Review Board. Notwithstanding the aforementioned, homeowners are permitted to have one (1) discreet professionally prepared real estate sign not to exceed 36 in width and 24 in height per lot which may also include rider signs without prior approval. Rider signs may include real estate agent's name or homeowners name if for sale by owner, or other appropriate contact information, price reductions, open house, asking price or home features. If for sale by homeowner, the homeowner must provide proof of active advertising for the sale of the home on at least two public home sale sites. No signs or advertising materials displaying the names or otherwise advertising the identity of contractors, subcontractors, real estate brokers or the like employed in connection with the construction, installation alteration or other improvement upon or the sale or leasing of the Properties shall be permitted. Signs for birthdays, graduations, births, weddings are permitted the week of the event without obtaining prior approval. All other signs require approval by the design review board.

3.26 Solar Heating Equipment

The addition of any solar heating equipment must be reviewed and approved by the DRB. The panels must be black with all black piping and black hardware. Piping below the roofline must be painted the same color as the home. Any exterior equipment located on the ground must be screened from view on all sides with the appropriate landscaping. Homeowner to maintain solar panels and associated equipment in an aesthetic appearance.

3.27 Street Parking

All vehicles must be parked in the driveway or garage. Commercial vehicles are permitted to park on the street when necessary to make pick-ups or deliveries to a Lot or for the purposes of repair or construction to a Lot or its contents, but no overnight parking will be permitted. Overflow parking is permitted on Melon Street on a first come basis, per the Tarpon Spring Fire Marshall and Police Dept. This is intended to accommodate residents whom require additional parking. (i. e. holiday party, gatherings/social events.)

3.28 Swimming Pools, Spas, Whirlpools, and Hot Tubs

No above-ground shall be permitted. Hot tubs, spas and related appurtenances installed shall require the prior written approval of the DRB. Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the community streets, or into any waterbodies within North Lake or adjoining properties.

3.29 Trees

Notwithstanding the foregoing, an owner may perform without the express written consent of the Association, normal and customary trimming and pruning according to Article VIII, Section 17, Paragraph (c). Florida Statute 163.045 allows removal of a tree on residential property if the tree presents a danger to persons or property, as documents by a certified Arborist or Licensed Landscape Architect. Trees in Right of Way must be maintained in good condition with an unobstructed vertical clearance of not less than 13.5 ft. over the street and 10 ft. over the sidewalk

3.30 Vehicle/Repairs

Only 12- hour emergency repair is permitted in the community. No vehicle that cannot operate on its own power shall remain in North Lake – except inside the garage of the home. All repairs to disabled vehicles within the property must be completed within 12 hours or the vehicle must be moved or will be towed. Wrecked or otherwise damaged vehicles must be reported to the HOA management offices.

3.31 Visibility on Corners

Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

3.32 Windows and doors

Any replacement window or doors require approval from the DRB prior to installation.

3.33 Window Treatments

No window treatment other than usual and customary type shall be placed over any window or door. No foil, newspaper or bed-sheets shall be acceptable.

Documentation to be included with DRB Application

The following documentation must be included with the application:

For Alterations and Additions: An architectural plan signed by a licensed architect practicing in Florida and a plot plan showing the exact outline of the existing and new construction.

For Pool Construction: A drawing from the pool company showing lot and set back lines and outline of the proposed pool on a certified plot plan.

For Landscaping: A site plan showing number, location, size, and species of all planting is required. The site plan must also show existing landscaping and specifically note if any existing landscape is removed.

For Site Lighting: Location of all fixtures on a plot plan is required. Submit a description of light fixtures to be used.

For Fencing: A plot plan showing location and heights of fencing, a drawing or picture of the actual make up and material of the fencing to be installed is required for approval.