

**LAUREL RIDGE  
NEW CONSTRUCTION COMMITTEE  
ARCHITECTURAL REVIEW PROCEDURES AND GUIDELINES**

**Whereas.** Article V111 of the Declaration of Covenants, Conditions and Restrictions recorded November 27<sup>th</sup>, 1991 in Official Records Book 921, Page 1020 of the Public records of Citrus County, Florida, as amended and supplemented from time to time (the “Declaration”) provides for a NEW CONSTRUCTION COMMITTEE and sets forth its responsibilities regarding the approval of any new construction; and

**WHEREAS.** Article V111, Section 2 of the Declaration enables the NEW CONSTRUCTION COMMITTEE to “promulgate detailed standards and procedures governing its areas of responsibility; and

WHEREAS, the NEW CONSTRUCTION COMMITTEE (“NCC”) wishes to create procedures for obtaining approval and promulgate guidelines as to what is acceptable or unacceptable;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors of the Laurel Ridge Community Association, Inc at a meeting duly called in which a quorum was present did adopt the following Architectural Review Procedures and Guidelines:

DATED: \_\_\_\_\_

Directors voting for  
the Resolution:

\_\_\_\_\_  
Manny Bloch      Vice President

\_\_\_\_\_  
Mary Bonning      Treasurer

\_\_\_\_\_  
Suzanne Matthews      Secretary

\_\_\_\_\_  
Rich Vehrs      Director

\_\_\_\_\_  
Barbara Lange      Director

Director not voting per  
the BY-LAWS Article IV  
Section 1. (2)

\_\_\_\_\_  
Bob Bucci      President

**Signatures on File**

## I. APPLICATION PROCEDURES

### A. General Procedures for any New Construction

1. Each contractor will submit the plans and specifications for approval prior to any construction activities begin.
2. The contractor shall be informed in writing of the decision
3. If the contractor fails to receive a reply within forty-five (45) days, the request shall be considered approved.
4. If a proposal is rejected, the reason(s) for disapproval shall be stated as part of the written decision.
5. The contractor is free to request reconsideration, if new or additional information which might clarify the request or demonstrate its acceptability can be provided.
6. Copies of all Requests for Review will be filed according to Lot number, along with the written decision and a statement of action taken, if any.

### B. (Applying to Participating Contractors)

1. Final Submittal
  - (a) Final drawings
  - (b) Proposed contracts
  - (c) Location of storage site of building materials, etc.
  - (d) Temporary access, if any.
  - (e) Existing and final grades, drainage, etc.
  - (f) Color chips of painted or stained exteriors.
  - (g) Exterior material samples.
  - (h) Disposal area for surplus Soil.
  - (i) A plan of proposed landscaping and vegetation (erosion control, screening, etc.). Once owner takes possession of the residence any change to landscaping will require Modification Committee approval
2. The NCC shall act on the final submittal and give notice to the contractor within thirty days.
3. Administrative oversight requirements:
  - (a) Notice of construction start (contractor)
  - (b) Changes during construction (contractor)
  - (c) Inspection during construction (NCC)
  - (d) Notice of completion (contractor)
  - (e) Final inspection (NCC)
  - (f) Certificate of compliance (NCC)

## II. ARCHITECTURAL GUIDELINES

### A. Building:

1. General Any exterior shall be compatible with the design character of the original neighborhood. The NCC shall not approve the construction of any detached structures of any type or nature.
2. Awnings: The addition or placement of awnings on any Residence shall be subject to the approval of the NCC and shall be approved so long as the proposed color and the material, either canvas or aluminum, is in harmony with other awnings existing

in the community. Hurricane shutters are permitted as long as they have a uniformity of color, style, material and other attributes that may be specified by the NCC.

3. Exterior Color Choices: Exterior colors proposed, including roof material and color, must be in harmony with other existing residences in the community and consistent with the color charts originally employed in the community.
4. Driveways and Sidewalk: Driveways and sidewalks must be in harmony with other driveways and sidewalks in the community.
5. Front Yard Post Lamps: Permanently installed front yard pole lamps shall be painted **white** to conform to existing installations. Pole lamps shall be **unswitched** and light sensor controlled. As these lamps supplement street lighting, regular inspection of these lamps by each resident to ensure that they are illuminated from dusk till dawn shall be a requirement for the overall security of our sub-division.
6. Lawn: The lawn area on all sides of the residence shall be completely sodded with grass unless an alternate landscaping plan has been submitted and approved by the NCC.

B. Fences:

1. No walls, fences or similar structures will be permitted on any Lot. If New Construction requires a retaining wall, then the Contractor must have specific written approval of the NCC.

C. Mailboxes:

1. Mailboxes and Newspaper Tubes must remain as originally installed by the Declarant or residential builder. No newspaper Tubes or similar structures are permitted upon a lot. Small rain gauges are the only permitted attachment. Replacement white vinyl/plastic posts and mailboxes meeting this requirement are available at the current supplied cost by contacting the LRA Board. Every effort should be made to maintain the appearance of the mailbox and post by ensuring that it remains vertical and in good mechanical and visual repair. Should a mailbox eventually require replacement, the base of the mailbox should be set at approximately 42 inches from the curb level to strive toward eventual uniformity of mailboxes throughout Laurel Ridge.

D. Swimming Pools:

1. General:
  - (a) Plans for pools shall also be submitted to the NCC.

Summary

This document has been generated by the LRCA Board of Directors for the betterment of all Property owners in Laurel Ridge, and can be modified by the Board at any time.

Every attempt has been made to ensure that these restrictions are fair to the owners while ensuring that visually our properties are maintained at a high level consistent with property values.

Contractors are encouraged to contact any New Construction Committee member if they have any

Questions regarding these regulations, or have any suggestions as to how this document could be improved. Refer to the Laurel Ridge Community Association Deed Restrictions for more information.