

The Lakes at Tradition Homeowners Association, Inc.
11840 SW Tradition Lakes Boulevard
Port St. Lucie, FL 34987
(772) 345-0690
Ingrid.Sarmiento@FSResidential.com

- Application Fee: \$25 (non-refundable)
- Application Deposit: \$100 (refundable upon applicant notice to management office of completed approved work and inspection by ACC).

Make checks payable to: "The Lakes at Tradition"

ARCHITECTURAL CONTROL CHANGE APPLICATION FENCE CONSTRUCTION

Applicant must complete Sections 1-4

(Note: missing information, documentation, required fees and deposits will automatically disqualify application)

SECTION 1. APPLICANT INFORMATION

Name of Applicant/Homeowner		Address of Unit
Address of Applicant (if different than Unit)		Date of Application
Telephone Daytime	Telephone Evening	E-Mail

SECTION 2. PROJECT INFORMATION

Indicate Unit Type: Carlyle Oakmont Capri

Location of proposed fence: Rear Side (No fence shall be constructed past the portion of the house farthest from the street).

Height: _____ (Maximum 5' feet for any portion).

Indicate that proposed fence has all the required elements:

- White aluminum (No chain link fences will be approved).
- Four foot (4') in-swing gate at front of Lot and five foot (5') in-swing gate at rear of Lot, both with self-closing hinges.
- If subject to "Zero Lot Easement" will be accessible to adjacent Homeowner for maintenance of their Unit.
- If subject to "Zero Lot Easement" attachment only to post abutting Lot perimeter wall.

Homeowner is responsible for researching any landscape, irrigation, or drainage easements which may exist and neither the Association nor the Architectural Control Committee is responsible for fencing that must be removed to perform maintenance in existing easements.

SECTION 3. REQUIRED DOCUMENTATION

All fence applications must be submitted with:

- | | | | | | | | | | |
|--|--|------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|
| <ul style="list-style-type: none">• Lot survey marked to show the location of the proposed fence installation and required in-swing gates.• Photograph(s) of existing area where proposed fence installation is located.• Elevation drawing (or photograph of existing area marked) showing proposed fence installation• Pictures/sample of proposed fence.• Contractor information (copy of occupational license or certificate of competency card and copy of certificate of insurance for general liability). | <p>Submitted?</p> <table style="width: 100%;"><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></table> | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | | | | | | | | |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | | | | | | | | |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | | | | | | | | |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | | | | | | | | |

SECTION 4. APPLICANT CERTIFICATION

All proposed improvements shall be at applicant's expense.

Initial _____ / _____

Any required adjustment to the irrigation system as a result of proposed improvements must be done by Association irrigation contractor and is at applicant's expense.

Initial _____ / _____

Applicant assumes all liability and is responsible for the care and upkeep of the proposed improvements at applicant expense.

Initial _____ / _____

Applicant understands that The Lakes at Tradition has established Community-Wide Standards in the Declaration of Covenants, Conditions, and Restrictions, By-Laws, Rules and Regulations, and Architectural Control Standards and Guidelines, and applicant warrants that all requested improvements will be maintained, at applicant's expense, to all aesthetic, safety, and other applicable standards.

Initial _____ / _____

Applicant understands that failing to maintain proposed improvements to the Community-Wide Standards, the Association, after notice, shall have the right to correct, repair, maintain and restore the improvements. All costs related to such correction, repair, maintenance or restoration shall become a Special Assessment against the Lot.

Initial _____ / _____

Applicant understands that proposed improvements are at applicant's own risk and releases the Association, its contractors and agents from any liability for damage caused by regular maintenance and repair performed pursuant to the Declaration, except to the extent caused by gross negligence of the Association, its contractors or agents.

Initial _____ / _____

Applicant understands there is no credit or reduction in homeowner assessments because of request to install improvements that may reduce existing landscaping installed by the Developer or Association.

Initial _____ / _____

Applicant acknowledges this waiver and consent is binding upon and shall inure to the benefit of the parties themselves, as well as their respective representatives, successors, permitted assigns, heirs and estates.

Initial _____ / _____

The undersigned hereby acknowledges that I/we add(s) these improvements at my/our own risk and hereby releases the Association, its contractors and agents from any liability for damage caused by regular maintenance and repair performed pursuant to the Declaration, except to the extent caused by the gross negligence of the Association, its contractors or agents. No work may commence until written approval is received by the Association.

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Conditions for approval:

1. All HOA assessments must be current and Unit must not be in violation of any Covenants or Rules.
2. All required building permits must be obtained and displayed by owner prior to work beginning.
3. Applicant with improvements where topsoil is disturbed must contact SUNSHINE 811 (8-1-1) prior to commencement of project and arrange for utility lines to be marked.
4. Applicant is responsible for notifying Property Manager if a roll-a-way dumpster is ordered by contractor and provide the dates it will be on site. If ordered, the dumpster must be placed in the driveway of Unit and shall remain only during excavation or construction on Lot. Applicant is responsible for damages to driveways or sidewalks from placement or removal of dumpster.
5. See also The Lakes at Tradition Homeowners Association Declaration of Covenants, Conditions and Restrictions, By-Laws, Rules and Regulations, and Architectural Control Standards and Guidelines Handbook for additional terms and restrictions.

NOTICE

The Lakes at Tradition Homeowners Association and the Architectural Control Committee ARE NOT RESPONSIBLE for the structural integrity or soundness of approved construction or modifications; for compliance with applicable building codes and other governmental requirements; or for ensuring that every dwelling is of comparable quality, value, or size of similar design; or aesthetically pleasing or otherwise acceptable to other Homeowners.