

Forest Lakes Architectural Review Committee Application

All exterior changes to the home must be approved by the Homeowner Association's Architectural Board (ARC).

Submittal Date: _____ Lot number: _____

Homeowner Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Please supply details including, but not limited to: Location, size, materials, color and pictures. Please submit a site survey or sketch for any additional structures with new structure drawn on survey. (Example: fence, play equipment, pools, and spas).

Item(s) requested and relevant information:

If you would like your approval sent to an address other than the home address, please list address:

Homeowners will receive written notification of the Board's decision within 60 days. Once approved it is the homeowner's responsibility to ensure that the installation complies with the submitted and approved request.

Forest Lakes ARC Guidelines

As dictated by the covenants, all changes, alterations, or other modifications to the exterior of your home or property need to be approved by the Architectural Review Board (ARB). The purpose of the ARB is to act as an aesthetic authority for the community to ensure the community maintains a harmonious appearance. All decisions made by the ARB regarding requests for modifications are based on this purpose and are at the sole discretion of the ARB board. Failure to receive an ARB approval prior to making a change could be costly, as it may result in the need for removal or repair to the original condition. Violation(s) may be levied to those who deviate outside of this predetermined aesthetic, and thus, approval should be requested prior to enacting any changes on the part of the homeowner.

Below you will find a list of common aesthetic choices that are commonly submitted for ARB approval, items that are not approved by the ARB and a list of items that do not require ARB approval. This list does not encompass all items, but rather the common items that are typically desired. Keep in mind that all changes must be submitted for approval, not only the items listed below.

ITEMS COMMONLY SUBMITTED FOR APPROVAL:

- **Fences-**
 - Fencing- Black Aluminum or black wrought iron styles of fencing have been approved in heights of 4 or 5 feet. Fencing should be landscaped on the sides that face the front. When an ARB application is submitted your lot and location will be reviewed and a detailed approval will be sent with regards to location and easements. Please keep in mind that every lot is different, and lots may contain an easement that may have specific requirements. The current ARC does not approve wood, cyclone (chain link), or vinyl fencing in the Estate or Wyndham areas. If you desire a style of fencing that is not mentioned above, please submit a request with a picture of the item desired so that it may be reviewed.
 - Tahoe Dr and Mead Ct Only- Black Aluminum fencing has been approved in heights of 4 or 5 feet. Six-foot white vinyl fence has also been approved for this section only. Fencing should be landscaped on the sides that face the front. When an ARB application is submitted, your lot and location will be reviewed, and a detailed approval will be sent with regard to location and easements. Please keep in mind that every lot is different, and lots may contain an easement that may have specific requirements. The current ARC does not approve wood or cyclone (chain link) in the Amberly area. If you desire a style of fencing that is not mentioned above, please submit a request with a picture of the item desired so that it may be reviewed.
 - Fencing in All Areas of Forest Lakes – Fencing must begin at the back corners of the home.
- **Screened Porches/Glassed Sunrooms-** Must have a shingled roof to match the homes and the materials must be cohesive with the home.
- **Gas Tanks/Water Filtration Systems-** a vegetative buffer will be required as part of the approval process. In lieu of or in addition to a vegetative buffer you may wish to add a decorative buffer, this would require approval as well.
- **Patio-** Extending a back patio with concrete or pavers.
- **Garage Screens** – Only retractable screens that are not visible when the garage door is closed are approved. Screens are not permitted which cover the outer portion of the garage door.
- **Landscaping Changes-** If you would like to add a bed in a location that currently contains sod, adding bushes/trees to an area that is not currently part of a landscape bed or making any change that would be considered more than replacement of an existing tree or shrub.

- **Trampolines-** Trampolines may not exceed 9' in height and the trampoline should not be visible from the road. Trampolines will be reviewed case by case based on location and visibility. In-ground trampolines may be approved without a fence.
- **Swing Sets/Playgrounds-** require approval and will be reviewed on a case by case based on location etc...
- **Swimming Pools-** In-ground pools require a fenced yard, must be built within the building setbacks and not located in an easement.
- **Patio Furniture-** Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Storm Doors-** Storm doors must contain a solid piece of glass or screen. A picture must be submitted for design approval.
- **Color changes-** If you would like to change the color of your front door, shutters or any other visible item you would need to submit a color swatch.
- **Gutters-** Gutters must be a color that is cohesive with your home.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape lighting and decorative patio items.

ITEMS NOT PERMITTED:

- White, Grey or lava rocks as part of landscaping (Naturally colored/beige/tan pebbles are typically approved but do require an ARC application with a picture of the actual stones to be considered)
- Canopies –any item that includes fabric of any kind (wooden pergolas are typically approved, but still require an ARC request)
- Artificial flowers
- Sheds or outbuildings are not permitted
- Above ground pools
- Flagpoles
- Basketball Hoops (when not in use)
- Mailbox covers

APPROVAL NOT REQUIRED:

- Pine Straw, Pine Bark and Cedar chips of natural colors are acceptable without approval
- Sprinkler Installation
- Sod replacement or adding sod to a back yard.
- The addition of live flowers to an existing landscape bed

Please note that the ARC guidelines may be adjusted or revised from time to time as desired by the ARC board. It is imperative that you obtain approval for every item you desire, to ensure that you will never be asked to remove or make changes to an improvement due to a guideline change.