

**NORTH SHORE AT LAKE HART  
ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION**

Incomplete applications cannot be accepted. Applications must include:

- One (1) original and one (1) clear copy of the entire application, with all sections filled in.
- A **site survey** depicting the lot number, location within the lot of the intended change, position of lot as it relates to the Golf Course, conservation areas, mitigation or retention ponds. (**Golf Course properties require golf course owner approval prior to submission.**)
- Supporting documentation, such as pictures, color drawings or brochures that clearly identify the intended installation.
- Materials and / or plant specifications for all intended installations.
- Per the Covenants, section 7.3, homeowner(s) shall not make application to any governmental agency for any building or other permit until plans have been submitted to and approved by the ARB.
- **Please submit only one (1) item / change being requested per application.**
- Approvals are valid for six (6) months from the date approved.
- Mail or hand deliver applications to the recreation center
- **Applications to be submitted by Wednesday, 5pm, prior to week of ARB Meeting.**

HOMEOWNER(S) NAME (Print) \_\_\_\_\_

PROPERTY ADDRESS (Print) \_\_\_\_\_ **Orlando, FL 32832**

MAILING ADDRESS (if different) (Print) \_\_\_\_\_  
Street City ST Zip

PHONE \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL \_\_\_\_\_

PROPERTY LOCATION: ☐ Inner Lot ☐ Abuts Golf Course (**requires golf course owner approval first**) ☐ Abuts Conservation / Mitigation  
☐ Abuts North Shore Golf Club Blvd ☐ Abuts Retention Pond/Lake Front

**ADDITION / CHANGE / INSTALLATION INCLUDE:**

☐ SWIMMING POOL ☐ SCREEN ENCLOSURE ☐ LANDSCAPING ☐ FENCE ☐ OTHER \_\_\_\_\_

☐ PAINT

Body Group \_\_\_\_\_ Color \_\_\_\_\_ Accent (Front Door) Group \_\_\_\_\_ Color \_\_\_\_\_ White Trim Group \_\_\_\_\_ Color \_\_\_\_\_

**EXTERIOR PAINT STANDARDS** include a maximum of three (3) colors: the **body (base) color** being the main color on all four sides and the garage; the **accent color** will be for the front door only; **trim color** on the front of the house, all aluminum, fascia, soffits and gutters; and, **shutters** may be painted in the trim or accent color. **MUST PROVIDE** pictures of adjoining homes, as adjoining homes cannot be the same body color, and in some cases, cannot be in the same body color group.

PLEASE DESCRIBE IN BRIEF DETAIL THE ADDITION / CHANGE / INSTALLATION TO BE REVIEWED. Please use additional sheet(s) if necessary.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Homeowner Signature

Date

Rec Center Rec'd: \_\_\_\_\_ ARB Review: \_\_\_\_\_ Answer to Homeowner: \_\_\_\_\_

☐ Approved, subject to compliance with the Association Covenants, Conditions & Restrictions ("CCRs"); Architectural Planning Criteria (APCs) and any governmental restrictions or requirements

☐ Approved with the following condition(s): \_\_\_\_\_  
\_\_\_\_\_

☐ Plans incomplete. Information Needed: \_\_\_\_\_  
\_\_\_\_\_

☐ \_\_\_\_\_  
\_\_\_\_\_

☐ Disapproved. Reason: \_\_\_\_\_  
\_\_\_\_\_

☐ Other: \_\_\_\_\_  
\_\_\_\_\_

Signed on behalf of the ARB by: \_\_\_\_\_

Golf Course Approval by: \_\_\_\_\_

Print Name & Title of Signer \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# North Shore at Lake Hart

## Resident Checklist for Architectural Review Application Form

☐

This application is in response to a violation letter as a result of a compliance hearing

☐

I have made only ONE change / improvement item on this application

Multiple requests on one application will be returned or result in one decision for ALL items, even if one item may have been approved.

☐

I have completed all blanks on the application form.

Be sure to include contact information, address and lot number and a clear description of the intended change / improvement.

☐

One original and one copy of the entire application, including any / all additional materials are included.

The Covenants require two copies of the application be submitted. One original and one copy are sufficient

☐

Golf Course owner approval.

Golf Course properties require approval from the Golf Course owner prior to submitting an application to the ARB.

☐

I have included a copy of my site survey and have depicted the location of the change / improvement.

A site survey is required for the ARB to see surrounding lots and land, as the Covenants have different requirements for different locations within our community.

☐

I have written a brief, clear description of the intended change / improvement.

The better a description, the better understanding the ARB will have of what you intend to do. If the ARB does not clearly understand the intended change / improvement, it may be returned for more information.

☐

I have included specifications for the intended change / improvement

Be sure that materials and sizes are included in your descriptions. Pictures and brochures often include specifications, reducing the amount of writing necessary on the application form.

☐

I have included Color samples / paint chips of the intended change / improvement.

Just as a picture is worth 1000 words, so are paint chips. Please note that our Covenants do not allow same color schemes to be made to adjoining lots.

☐

I have included pictures / brochures of the intended change / improvement.

Pictures and brochures reduce the amount of written description necessary for the ARB to clearly understand an intended change / improvement.

☐

If applicable, I have included an elevation depicting the intended change / improvement.

An elevation of your home style depicting intended change / improvement, such as wall fountains or flagpole holders will assist the ARB immensely to understand the intended change/improvement.

☐

Other \_\_\_\_\_

☐

Other \_\_\_\_\_

# **NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.**

## **CONSTRUCTION POLICY**

**PURPOSE:** To implement reasonable rules governing both new construction and repair and remodel construction in North Shore at Lake Hart Homeowners Association, Inc. and the Association's private property located at 9339 North Shore Golf Club Boulevard.

**AUTHORITY:** Declaration of Covenants, Conditions and Restrictions for North Shore at Lake Hart, Bylaws and Article of Incorporation of the Association and pursuant to Florida Statutes governing Homeowners Associations and Orange County building permit.

### **EFFECTIVE**

**DATE:** September 10, 2020

**RESOLUTION:** The Association hereby adopts the following policy for new construction, and homeowner repairs and renovations to existing properties that require an Orange County Permit.

### **I. ARB APPROVAL OF CONSTRUCTION PROJECTS**

Any construction which requires ARB approval must be provided on an ARB application which is completed in full including as built, drainage plan and landscape plan as appropriate and a full description of all paint, shingles, windows, doors and all other decorative features. Failure to provide a complete application will result in immediate denial of the application until all applicable information is provided at which time it will go to the ARB committee who has the right to ask for builder, architect, or contractor input at any and all ARB meetings at homeowner expense.

### **II. CONSTRUCTION MATERIALS AND EQUIPMENT**

The lot owner(s) and the owner(s) agents/contractors may not store construction materials or equipment on a lot for a period exceeding 30 days without any construction activity occurring. If such materials or equipment violate this provision, the Association may remove such materials and/or equipment. The Association may maintain a lien for the expense and costs incurred in such removal.

### **III. CONSTRUCTION HOURS**

Home construction activity and repair and renovation pursuant to a current Orange County building permit may occur Mondays through Fridays, between the hours of 7:00 AM and 7:00 PM and Saturdays 9:00 AM to 5:00 PM excluding federal holidays.

**NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.**

**IV. VIOLATION**

Violation of the any above rules can result in a compliance violation not to exceed \$1000.00.

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Homeowners Signature

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Date