

LFPOA Architectural Guidelines and Standards 2018

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Lake Forest Architectural Committee

Lake Forest Property Owners Association, Inc.

1 Golf Terrace

Daphne, Al 36526

251-626-0788

ARCHITECTURAL GUIDELINES AND STANDARDS
APPLICATION AND APPROVAL PROCESS

All plans and specifications for any building, swimming pool, fence, wall or other structures whatsoever to be erected on or moved upon any lot, and the proposed location thereof on any lot or lots, the roofs and exterior color schemes thereof, any later changes or additions thereto after initial approval thereof and any remodeling, reconstruction, alterations, or additions to any building or other structures on any lot shall be subject to and shall require the approval, in writing, of the Architectural Committee, as the same is from time to time composed, before any such work is commenced. Plans for approval should be mailed to Architectural Committee, c/o Lake Forest Country Club, 1 Golf Terrace, Daphne, Alabama 36526.

New construction and pool projects. New construction and pool projects are defined as projects for which the total cost for materials and labor is in excess of ONE THOUSAND & 00/100 (\$1,000.00) DOLLARS.

1. Before acquiring proper building permits in satisfaction of all applicable City of Daphne and Baldwin County, Alabama requirements, those seeking to construct or remodel within the Lake Forest residential community shall submit to Architectural Committee the following:
 - (a) Two (2) copies of blueprints with a certified plot plan from an Alabama registered and licensed land surveyor. Such plans shall include the heating and cooling area, and square footage calculations;
 - (b) A \$250.00 non-refundable permit fee shall be assessed only in connection with new house construction;
 - (c) A landscaping plan which shall include locations for all trees, bushes, planting, etc., with an emphasis that natural trees of eight inches (8") in diameter or greater shall be preserved as much as possible.
2. Upon receipt of the aforementioned items, plans will be reviewed and, upon approval, one (1) copy of the plans shall be maintained in the file by the Architectural Committee, and one (1) copy will be stamped "Approved" and provided to the applicant or builder. The following conditions must be followed upon approval of such project:
 - (a) Each project approved will have a life span of six (6) months. Such time shall be calculated from the date the plans are approved. An additional \$250.00 non-refundable permit fee shall be payable upon expiration of the six month time frame if the project has not commenced or completed;
 - (b) During construction, the applicant shall be responsible for maintaining reasonable erosion and sediment control measures so as to prevent, to the extent reasonably necessary and/or required, erosion and sediment from leaving the lot encompassed by the construction, and such control measures shall be continuously maintained during the development, construction and completion of the building site including, but not limited to, placement of plastic mesh and/or hay bale barriers;
 - (c) The applicant shall correct any damage to adjacent lots, clear all trash and debris from the building lot and reasonably insure that drainage is not diverted so as to cause erosion problems to adjacent properties, or deposit sediment into the storm water system;
 - (d) LFPOA may utilize remedies as to ensure compliance during construction.
3. Homebuilding or lot clearing shall not commence until plans are approved and returned by the Architectural Committee.
4. The builder shall provide a portable toilet at the building site until toilet facilities are established and in working order at the subject residence

Any violations observed by members of the Architectural Committee, or its inspectors, may be reported to the LFPOA Board of Directors for enforcement and/or to the City of Daphne Code Enforcement Office for enforcement by the City, as it deems appropriate.

Above Ground Pools. The following are in addition to those conditions described above, and are required to be met prior to written approval for the installation of an above ground pool.

1. The proposed pool must be indicated on the surveyor's plot plan and submitted with descriptive details of construction.
2. The placement of the pool must be located behind the front lines of the house.
3. The pool must be secured behind an approved 6' privacy fence.
4. Pool dimensions for above ground pools cannot exceed 4 ½ feet in height nor 24 feet in diameter.
5. Above ground pools will not be approved on lots adjacent to the golf course.

Outbuildings (Sheds and Gazebos). The procedure for any out building or shed will be the same as for building a home except that no construction drawings other than elevation, plot plan and landscaping will be required.

1. Step I
 - (a) Submit to the Architectural Committee a plot plan showing the building within the set back lines and the dimensions of the building, including any utilities going to or from the building
 - (b) Landscaping must be included on plot plan and must attempt to block the view from the street and to enhance the view of the neighbors as much as possible.
 - (c) The elevation drawings or photographs must show the exterior finish of the building, which must conform with the finish of and design of the existing home to include material, roofing and sight lines. An alternate design or finish may be submitted but will be closely studied by the Architectural Committee to insure that it will not detract from the neighbor's property.
 - (d) The Architectural Committee permit is valid for 45 days from the date of approval.
 - (e) The applicant is reminded that a City building permit may be required.
 2. Step II
 - (a) After the building is complete the applicant must notify the Architectural Committee for final inspection to insure consistency with the approved plans.
 - (b) Final approval will be granted only after the landscaping is completed.
 3. Specific Restrictions
 - (a) All out buildings must not exceed 12' in height
 - (b) The square footage will not exceed 144 square feet.
2. A detached accessory building shall not be located on a lot by itself with no residence.
 3. Out buildings are defined as any structures that are roofed and/or enclosed on two or more sides.

Fencing, Walls and Copings. For applications for approval of fencing, walls or copings, the following guidelines shall be followed to obtain approval:

1. The proposed structure must be indicated on the surveyor's plot plan and submitted with descriptive details of construction. Two copies of the plan must be submitted to the Architectural Committee.
2. In no case will the structure be allowed to be closer to the street than parallel with the front line of the house which faces the street address side.
3. The fence, wall or coping shall be four inches over on your side of the common property line of adjacent lots.
4. Fence constructed of wood is preferable (Cedar, Cypress or pressure treated pine is acceptable). Chain link fencing will not be approved.
5. The fence, wall or coping shall not exceed 6 feet in height measured from the ground.
6. Fences may only be constructed on lots adjoining the golf course if the fence material is black wrought iron or aluminum, a maximum of 4' high with a workable gate located on the golf course side. Walls or copings along the golf course are not allowed.

7. The intent of this policy is to foster a uniform standard for fencing, walls and copings in the Lake Forest Development. There should be a continuous landscape along both sides of the street that is not obstructed by structures between the house and the street. Cul-de-sac and street corners complicate this situation. These yards have building setbacks adjoining streets from two sides. The harmony of the continuous landscape shall not be broken by privacy fencing, walls or copings.
8. Exceptions to this policy must be approved based on the mutual benefit of the neighborhood. Decorative sections of split rails spanning 6 feet between posts serving as a rose or wisteria support are examples of exceptions that could be approved because they are landscape devices.
9. Any fence which is located on the Golf Course, whether previously approved or not approved by the Architectural Committee, will be allowed to be replaced when same deteriorates, or has to be moved or altered in any way, but must come into compliance with Architectural guidelines and is subject to application and review for permitting by the Architectural Committee.

Permits granted under this section have a life of 45 days, at which time, if construction is not complete, the applicant must resubmit paperwork with a new permit fee to the Architectural Committee.

Disapproval. The Architectural Committee shall have the right to disapprove any plans, specifications or details submitted to it as aforesaid in the event such plans, specifications submitted are incomplete or in the event the Architectural Committee deems the plans, specifications or details, or any part thereof, to be contrary to the interests, welfare, or right, of all or any part of the real property subject hereto, or the owners thereof, all in the sole discretion of the Architectural Committee. The decision of the Architectural Committee as far as approval or disapproval of plans shall be final.

The Architectural Committee shall approve or disapprove plans, specifications and details within thirty (30) days from the receipt thereof. One (1) set of said plans and specifications and details with the approval or disapproval endorsed thereon shall be returned to the person submitting them and the other copy thereof shall be retained by the Lake Forest Property Owners Association, Inc.

Liability for Plans or Other Defects. Neither the Architectural Committee nor any architect or agent thereof or of LFPOA shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans and specifications.

Variances. Variances may be allowed in limited circumstances. Members seeking a variance should follow this policy. Under Article IX Variances of the "Covenants and Restrictions", members desiring a variance must comply with the following:

1. All requests for a variance from these conditions and restrictions must be in writing to the LFPOA Architectural Office. Such request shall identify Unit and Lot numbers, street address, name of property owner, name of party that is requesting variance, if other than owner, and a brief description of requested variance with reason for request.
2. All variance approvals must be considered and approved by the Architectural Committee and carry the signatures of the Chairperson of the Architectural Committee only after approval of the Committee.
3. Variances and adjustments of the restrictions will only be approved in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations provided, however, that such variance or adjustment is done in conformity with the intent and purposes of the covenants, and further provided that the variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood.

Other Approvals. Any approval, expressed, implied, written or verbal, other than outlined above shall be considered invalid.

ARCHITECTURAL GUIDELINES AND STANDARDS – USE RESTRICTIONS

Appearance of Lots. Each lot, at all times, shall be kept in a clean, unsightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any lot so they are visible from any neighboring lot or road, except as necessary during a period of construction.

All service yards, woodpiles and storage piles shall be walled in or kept screened by adequate solid fencing or walls in such manner as to conceal them from neighboring lots and roadways.

No lot shall be used in whole or in part for the storage of any property or thing that will cause such lot to appear in an unclean, disorderly or untidy condition or that will be otherwise obnoxious. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done, placed or stored thereon which may be or become an annoyance or nuisance to the neighborhood or occasion any noise or odor which will, or might, disturb the peace, quiet, comfort or serenity of the occupants of nearby lots.

Animals. Pursuant to Section IV of the covenants, no livestock of any description may be kept or permitted on the property unless they are qualified household pets.

- (a) Qualified Household Pets: Dogs, cats, ferrets, reptiles, guinea pigs, chinchillas, gerbils, hamsters, birds, which are caged or perched. Qualified household pets are those which do not make objectionable noise or constitute a nuisance or inconvenience to other lots.
- (b) Non-qualified Household Pets: Livestock – All hooved animals such as horses, ponies, cows, donkeys, goats, sheep, swine, and pigs, to include Vietnamese pot-bellied pigs, llamas, wolves, coyotes, zoo animals or poultry such as chickens, turkeys, etc are non-qualified animals.
- (c) There shall be no raising, breeding, training or dealing in dogs, cats or any animals on or from any lot.

Animal and Pet Kennels/houses. No pet kennel, crate, or house shall be erected or maintained upon any lot without the prior written approval of the Architectural Committee. Approval will be based upon guidelines below:

- (a) Pet kennels are not permitted on lots adjacent to the golf course, nor in the side or front yard of any lot.
- (b) Pet kennels larger in size than 5 ft. in length, 5 ft. in width, and 4 ft. in height must be located behind an approved 6' high wood privacy fence.
- (c) Pet kennels cannot be larger in size than 12 ft. in length, 12 ft. in width, and 6 ft. in height.
- (d) Pet kennels must be located no closer than 10 ft. from neighboring property lines.
- (e) Pet kennels must be kept clean and odor free.
- (f) No more than one (1) pet kennel is allowed per lot.
- (g) Pet crates and pet houses are not permitted in the side or front yard.
- (h) Pet crate or pet house cannot be larger in size than 5 ft. in length, 5 ft. in width, and 5 ft. height.
- (i) Pet crates and pet houses must be kept clean and odor free.
- (j) No more than (2) pet crates and/or pet houses are allowed per lot.

Antennas and Satellite Dishes. No television or radio antennae or towers, or similar device, may be erected or maintained anywhere upon the development without prior written approval of the Architectural Committee. No Television or radio antennas larger than 1 meter (39.4 inches) in length, width or cross section shall be placed, allowed, or maintained upon any lot or house without the prior written consent of the Architectural Committee.

Satellite dishes shall be placed behind the residence or otherwise not visible from the street unless doing so makes reception of a signal impossible or severely degraded. Before placing a satellite dish in a place visible from the street, the owner shall submit a request to the Architectural Committee with a drawing showing the proposed location of the satellite dish. The Architectural Committee shall consider the request forthwith and must not substantially increase costs or cause delays.

Boats, trailers, utility trailers, travel trailers, recreation vehicles, and any other recreational type vehicle. Subject to the application process at the Lake Forest Yacht Club, boats, trailers, utility trailers, travel trailers, recreation vehicles, and any other recreational type vehicle, may be stored at the Lake Forest Yacht Club dry storage and/or wet storage facility, or at a facility of choice outside the Lake Forest development.

- (a) Exception One: The same listed above may be stored inside an enclosed garage on Lake Forest lots.
- (b) Exception Two: The same may be stored behind a six-foot high wood perimeter privacy fence behind the building set back line from the street. This is normally 30 feet from the street and always behind the front face of the residence facing the street. The boat, boat trailer or other recreation vehicle should be stored so as to not be visible from the street.
- (c) The term "Boats" as used herein shall include watercraft in general and includes, but is not limited to, the following: canoe, catamaran, dinghy, dugout, flatboat, kayak, personal watercraft, pontoon boat, praam, skiff, Jet Ski and rowboat.

Clothes Lines. No clothing or any other household fabrics shall be hung in the open on any lot unless the same is not visible from any adjoining property or public view.

Commercial Vehicles. Commercial vehicles such as delivery trucks, trailers, and other similar vehicles more than 10,000 lbs. gross vehicle weight may not be parked overnight on lots within the Lake Forest subdivision without special written permission from the Architectural Committee.

Exception: A vehicle of this type that is the normal responsibility of a property owner as part of his/her job and less than 10,000 lbs. gross vehicle weight may only be parked on that owner's property if it is concealed behind a six foot high perimeter privacy fence and only then with special permission of the Architectural Committee.

Fencing, Wall, Coping & Boundary Planting. Only fencing, walls or copings approved by the Architectural Committee are allowed.

- (a) No wall, coping or fence exceeding six (6) feet in height, measured from the adjoining ground surface inside the wall, may be erected or maintained on any lot except as hereinbefore provided.

- (b) Boundary planting along side and rear lot lines, except trees with single trunks, shall not be permitted to grow higher than eight (8) feet.
- (c) No wall, coping or fence may be constructed on any lot which adjoins the golf course.
- (d) No wall, coping, fence or boundary planting on any lot may be constructed, grown or maintained in such a manner as to interfere with vision of drivers at any intersection of streets or roads.

Inoperable Vehicles. Inoperable vehicles shall not be stored on any part of the owners lot visible from the street, the golf course, or your neighbor's property. An inoperable vehicle is any motor vehicle that is not in operating condition or does not display valid license plates. Using a Car Cover to conceal the inoperable vehicle does not meet the requirements of this restriction.

Landscaping Mandatory. Each owner shall maintain landscaping reasonably consistent with the original approved plans of his/her lot upon occupation.

Maintenance of Hedges and Plants. The Association shall have the right to enter upon any part of the lot and trim or prune, at the expense of the member, any hedge or other planting which in the opinion of the Association or the Architectural Committee, by reason of its location upon the lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or obscures the view of street traffic or is unattractive in appearance; provided, however, that the Owner shall be given fifteen (15) days' prior written notice of such action.

Moving Containers. Moving containers such as PODS, U-Pack, U-Box or other similar moving and storage containers may be placed on the lot owners driveway, not more than ten feet from the house, for a maximum of 7 days. Any deviation will require Architectural Committee approval.

Nuisances. No noxious or offensive activity shall be carried on upon any of the development, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Parking. There shall be a minimum of two (2) automobile parkway stalls of at least eight 8 feet by eighteen feet each for each single family residence or dwelling unit constructed on any lot or tract. Said two (2) parking stalls shall be constructed entirely within the building setback area as defined herein, and at least one stall of same shall be sheltered. Enclosures, shelters, screens and other improvements constructed for the purpose of automobile parking and other vehicles shall be attached to and a part of the structure of the house constructed on any lot.

Parking must be confined to the interior of the lot within a garage or driveway and not on public right of way or yard area of the lot. Cars shall not be parked on the lawn. Changes in parking on a lot must be approved by the Architectural Committee.

Refuse (Trash). No lot shall be used or maintained as a dumping ground for trash, rubbish, refuse or garbage. Garbage or other waste shall not be kept except in sanitary containers.

All incinerators or other equipment for the disposal or storage of such matter shall be kept in a clean and sanitary condition, and all incinerators must be approved by the Architectural Committee before installation or use.

Each lot, at all times, shall be kept in a clean, slightly, and wholesome condition. No trash, litter, junk boxes,

containers, bottles, cans, implements, machinery, lumber, or other building material shall be permitted to remain exposed upon any lot so they are visible from any neighboring lot or road, except as necessary during a period of construction. Builders must provide dumpsters on the property during the construction period.

The Declaration of Covenants provide as follows:

Signs. Guidelines for use of Yard Signs in Lake Forest

With respect to Windsor Square and Units 2, 3, 4, 5, and 6:

1. No sign of any kind shall be displayed to the public view on any lot, except one sign advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period.
2. Said sign advertising the property for sale or rent is restricted to six (6) square feet in Windsor Square and Units 5 and 6
3. Said sign advertising the property for sale or rent is restricted to five (5) square feet in units 2, 3, and 4
4. With respect to Unit 6, a sign may be placed on the mailbox showing name and address.
5. With respect to units 2, 3, and 4, a professional sign of up to one (1) square foot is permitted.

II. With respect to all other Units: No signs, billboards, or advertising structures of any kind shall be allowed on any of the lots, except with written permission from the Architectural Committee.

The City of Daphne also has a Land Use and Development Ordinance that governs signs. The Ordinance exempts temporary real estate signs that advertise real estate for sale, lease or rent, or announcing improvement of property, non-illuminated and not exceeding 6 ½ square feet in area. Only one sign is allowed for each street frontage.

- A. The Architectural Committee produced specific guidelines for the signs that do not require written permission:

Except as may be provided for herein or as may be required by legal proceedings or any governmental construction permitting process, no signs, advertising posters, political placards or billboards of any kind shall be erected, placed, or permitted to remain in the Lake Forest community without the prior written consent of the Architectural committee. The following may be erected without Architectural committee approval within the following limitations:

2. Real estate or Builders signs:

(a) Maximum 720 square inches in size and one per lot

3. Garage /Yard Sale signs:

(a) Maximum 720 square inches in size

- (b) Maximum of four (4) signs per sale – one at each entrance to Lake Forest; one at each closest Intersection: one at sale site
 - (c) Signs may be up a maximum of three days
4. Political signs:
- (a) Maximum of 720 square inches in size
 - (b) Maximum of three per lot
 - (c) Political signs shall be limited to times when an election or proposal is pending for vote, or for consideration by the authority who determines the decision.
 - (d) Must be removed within 24 hours after the election/decision.
 - (e) Must be on resident owner's property only.
5. One professional security sign not to exceed six (6) inches by six (6) inches each in size displayed on a Lot.
6. The Architectural committee may establish rules permitting temporary signs on Lots announcing open houses, births, birthdays, or other events for limited periods of time.
7. The Association shall have the right to erect signs on the common areas.

Temporary Structures: No temporary building, trailer, garage or building in the course of construction or other structure shall be used, temporarily, or permanently, as a residence on any part of the Properties.

Tenants: Any Owner of a lot which is leased shall cause his tenant to register with the Association by delivering a written statement to the LFPOA office which statement shall set out the name of the owner and tenant, the address leased and the duration of the lease. Such an Owner shall further cause his tenant to be provided with a copy of the Association documents, including the Declaration, the Articles of Incorporation and Bylaws of the Association, these Architectural Guidelines and Standards, Ground Rules, and any other documents reasonably needed for the tenant to understand his/her responsibilities.

Trees: No trees shall be removed without first obtaining written approval of the Architectural Committee.

Use of Property: No previously approved structure shall be used for any purpose other than that for which it was originally designed.

Walls, Fences, Gazebos, Screened Enclosures. No walls, fences, gazebos, or screened enclosures shall be erected without the approval of the Architectural Committee. No change in the natural drainage shall be made by any lot owner without prior written approval from the Architectural Committee.

Yard Debris, etc. No yard debris, refuse, or rubbish shall be permitted to be dumped or stored on the golf

course or any other LFPOA property. An appropriate charge shall be assessed against the property owner or other violator for Lake Forest personnel to pickup and dispose of said materials.

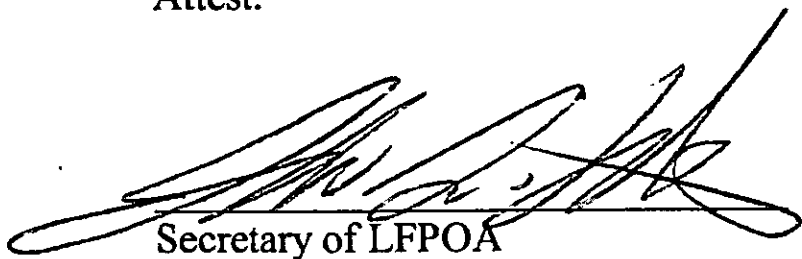
ADOPTION

These Architectural Guidelines and Standards were duly adopted by the Board of Directors of Lake Forest Property Owners Association, Inc. ("LFPOA") on this the 16 day of August, 2018.

President of LFPOA

By: 

Attest:


Secretary of LFPOA