

LANSING ISLAND HOA, INC.
ARCHITECTURAL STANDARDS MANUAL VERSION 1.5

May 10, 2023 - BOARD APPROVED

REVISED AND REFORMATTED FOR OWNERS' INFORMATION NOTEBOOK

PLEASE CONTACT THE ARCHITECTURAL REVIEW BOARD PRIOR TO SUBMITTING ITEMS FOR APPROVAL TO VERIFY THE MOST CURRENT VERSION OF THIS ARCHITECTURAL STANDARDS MANUAL WITH ALL REVISIONS.

ADOPTED MAY 30, 1989

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AN INTRODUCTION TO LANSING ISLAND

"THE ULTIMATE ADDRESS" -This phrase seems to best describe the LI HOA's vision of LANSING ISLAND.

Many factors significantly contribute to the creation of a premier community. LANSING ISLAND has a natural character and environment already enhanced by deep water, intra-coastal access, and natural Florida waterfront lifestyle. Although these factors grant LANSING ISLAND with sufficient attributes for a premier community, our commitment to excellence reaches far beyond this. As in a classic old-world village, the grand entrance leading to a historic boulevard and enchanting streetscapes will combine to set the stage for a timeless neighborhood. Our goal is to create a modern neighborhood complemented by these classic attributes, all contributing to the ultimate in a 21st-Century estate community.

Yet the natural wilderness setting is also a part of our foundation. The LI HOA is creating a product that will protect the environment, for without this environment, there is no LANSING ISLAND.

These architectural standards are a part of the LI HOA's commitment to excellence since each home will become part of the character of the island. We all shelter a desire to live in a home that reflects our own unique and distinctive achievements. LANSING ISLAND is available to the individual who seeks the ultimate through the art of custom home design and these guidelines are to help foster those ideals, ensuring that no design detracts from another and committing to a harmony and balance of distinctive architecture.

The goal is to use, not abuse, the land, preserving it as the original Florida Cracker saw it, so you and your children can enjoy Florida's natural beauty too. The community will improve the local marine sanctuary and the setbacks and green space requirements are to prevent over-crowding. Use these guidelines to assist you in reaching this Ultimate Address.

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ARTICLE I
GENERAL ADMINISTRATION

- 1.1 **AUTHORITY:** The authority of the ARCHITECTURAL REVIEW BOARD (ARB) is delegated by the Lansing Island HOA as set forth
- 1.2 by the DECLARATION of Covenants and Restrictions encumbering LANSING ISLAND. The ARB is responsible for carrying out its duties on behalf of all members of the ASSOCIATION for the benefit of the total community. **The ARB serves at the pleasure of the LI HOA Board of Directors (the "Board").** **APPROVAL IN WRITING:** Any Exception requested and approved by the ARB must be submitted in writing and specifically approved in writing, or it shall be considered a violation and not permitted. Any item that notes approval in writing is required and must be specifically noted on the application. Any item that is not so noted shall be hereinafter considered a violation and must be remedied. Where an Exception is requested and recommended by the ARB in accordance with the Exception Process of Section 1.11, that approval shall be reported to the LI HOA Board.
- 1.3 **PURPOSE:** One of the most effective methods of assuring the protection of the master land concept, community lifestyle environment and individual property values are through the establishment of high standards of architectural review. To accomplish this objective, the ARCHITECTURAL REVIEW BOARD (ARB) reviews applications and design documents standards for all new construction and alterations, modifications or changes to existing properties, including but not limited to landscaping. Each application is evaluated on its own merit.
- 1.4 **DEFINITIONS:** The definitions of terms set forth in this DECLARATION for LANSING ISLAND are hereby specifically incorporated into this ARCHITECTURAL STANDARDS MANUAL by reference thereto as if they were fully set forth herein verbatim and at length, and such defined terms shall have the same meanings in this ARCHITECTURAL STANDARDS MANUAL. In addition, the following definitions are hereby incorporated to wit.
- 1.4.1 **DISCOURAGED:** Allowed but not recommended or desired. Must be eliminated if possible or practical.
- 1.4.2 **ENCOURAGED:** To be incorporated into the design where possible and practical.
- 1.4.3 **PROHIBITED:** Not allowed for any reason on Lansing Island.
- 1.4.4 **REQUIRED:** Must be incorporated into the design.
- 1.4.5 **TREES:** Shall be considered any living plant with at least 4" caliper.
- 1.4.6 **COLOR SAMPLE:** Shall mean either a clear picture, a product brochure indicating color, an actual sample of material, or a 2" x 2" painted color chip. The Sample shall identify the manufacturer of the paint, the color name, and the color number.
- 1.5 **GENERAL REVIEW POLICY:** The ARCHITECTURAL REVIEW BOARD'S aim is to avoid harsh contrasts in the landscape and architectural themes and to foster thoughtful design so that there is harmony between the residences and their neighboring residences. The ARB intends to use its best efforts to maintain sensitivity to the individual aspects of design and to insure they are in accordance with the Old-World architectural theme of the community. The ARB has the responsibility for overseeing new construction, remodeling, additions, modifications, maintenance (i.e. roof

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replacement, painting, etc.), demolition and replacement construction. This Architectural Standards Manual will be used as the standards for all of these forms of property improvements.

The ARB has the right to charge impact fees. The schedule of such impact fees for new construction and all other improvements/remodeling/replacement will be maintained as a separate document, and periodically updated. This Impact Fee Schedule requires approval by both the ARB and LIHOA Board.

The ARB's primary focus shall be the exterior of the IMPROVEMENT, but the ARB shall review the structure as a whole, including the interior, and will require that the complete home package meet, in the sole judgement of the

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ARB, minimum acceptable values and standards for the neighborhood. This may or may not require some specific requirements to the interiors of the IMPROVEMENTS. MEMBERS: The ARCHITECTURAL REVIEW BOARD shall include a minimum of five members which shall include one architect, or as more specifically defined in Section 12.2 of the DECLARATION.

- 1.6 MEETINGS: The ARCHITECTURAL REVIEW BOARD shall meet as necessary to review complete (100%) applications. All applications will be reviewed within thirty (30) days of complete submission.
- 1.7 PROFESSIONAL CONSULTANTS: [ADD CHECKLIST]
- 1.7.1 The OWNER must use licensed professional consultants (i.e., Architect, Landscape Architect, Surveyor, and Contractor).
- 1.7.2 It is the OWNER'S responsibility to make sure that his/her licensed professional obtains approval of the ARB on scheduled submissions and revisions to the proposed structure.
- 1.7.3 The OWNER is responsible to make sure his Contractor(s) constructs the residence in conformance with the approved plans and specifications and in accordance with this Architectural Standards Manual.
- 1.7.4 To insure "AS BUILT" compliance with section 1.8.3, either the OWNER or the BUILDER will attest to this compliance by signing the ARB PROGRESS CHECKLIST attached hereto throughout the ongoing construction and improvements of the property. Should the ARB determine the home is not in compliance with section 1.8.3., the ARB will request appropriate modifications to bring the home and property into full compliance, which the OWNER will be required to bring into compliance.
- 1.8 TIME LIMITATIONS: After the initial and major review and approval by the ARB, the OWNER must begin construction within three months from the effective date of approval or forfeit all approvals, except in the event of a natural disaster, hurricane, or other contingency beyond the control of the OWNER which shall permit an extension of time to be set by the ARB. In the event that the OWNER fails to begin construction within three months and no extenuating or exigent circumstances are approved by the ARB as an extension basis, a new application must be submitted, and approval obtained before commencement of construction. (See DECLARATION, Section 12.10) Construction has to be continuous until completion or face forfeiture of deposits and approval as well as other action deemed necessary by the LIHOA ARB.
- 1.9 APPLICATION WITHDRAWAL: An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the ARB prior to the review and/ or action on the application. There will be no refunds of any fees for any reason.
- 1.10 EXCEPTIONS: All Exception requests shall be made in writing. Any Exception granted shall be considered unique and will not set any precedent for future decisions. All Exceptions, to be considered, must show hardship to the owner. The Exception Process will include (1) Notice to the HOA community of the Exception Request; (2) Notice to the adjacent neighboring homeowners of the Exception Request (3) Noticed review at an ARB Meeting with a vote recommending or denying (4) Should the ARB recommend approval; the request is submitted to the LIHOA Board for final approval or denial. (5) Should the ARB deny the requested Exception, the requesting Homeowner can submit an appeal to the LIHOA Board.
- 1.11 CONSTRUCTION INSPECTIONS: Periodic inspections may be made by the ARB while construction is in progress to determine compliance with the approved architectural documents. The ARB is empowered to enforce its policy as set forth in the DECLARATION and this Manual, by any action, including an action in a court of the law, to insure compliance.
- 1.12 LIMITATION OF RESPONSIBILITIES: The primary goal of the ARB is to review the applications, plans, specifications, materials, and samples submitted to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the ARB. The ARB assumes no responsibility whatsoever to an Applicant, OWNER, or third party for any construction, IMPROVEMENT, related events, or items

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including, but not limited to, the following:

- A. The structural adequacy, capacity or safety features of the proposed IMPROVEMENT or structure.
- B. Soil erosion, not compatible, or unstable soil conditions.
- C. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances
- D. Performance or quality of work or any contractor.

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- 1.13 EXCULPATION: Neither the LI HOA, the directors, or officers of the ASSOCIATION, the members of the ARB, nor any PERSON acting on behalf of any of them, shall be liable for any costs or damages incurred by any OWNER or any other party whatsoever, due to any mistakes in judgment, negligence, or any action of the ARB in connection with the inspection, review, approval, or disapproval of any IMPROVEMENTS or proposed IMPROVEMENTS.

Each OWNER agrees, as do their successors, and assigns by acquiring title thereto or an interest therein, or by assuming possession thereof, that they shall not bring any action or suit against the LI HOA, the directors, or officers of the ASSOCIATION, the members of the ARB, or their respective agents, in order to recover any damages caused by the actions of the ARB.

Neither the LI HOA, the directors, nor officers of the ASSOCIATION, the members of the ARB, nor any PERSON acting on behalf of any of them, shall be responsible for any defects in any plans or specifications, nor for any defects in any improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency thereof and for the quality of construction performed pursuant thereto.

- 1.14 CONFLICTS: In any conflict between the ARCHITECTURAL STANDARDS MANUAL and the DECLARATION, this ARCHITECTURAL STANDARDS MANUAL shall prevail.

ARTICLE II
SITE PLAN STANDARDS

2.1 GENERAL SITE WORK:

- 2.1.1 CLEARING/ GRADING/DRAINAGE/VEGETATION: No bulldozing or clearing on the LOT shall be commenced until preliminary plans, and specifications showing the nature, kind, scope and location of work have been submitted and approved by the ARB. Fill shall not be deposited on any location without prior ARB approval and silt fencing must be used on the three sides of the property.
- 2.1.2 WETLAND VEGETATION: Mangroves, Spartina, and other associated wetlands plants shall be permitted to develop in a natural manner and shall not be altered other than for permitted trimmings. ALL GOVERNMENT REGULATIONS shall be followed in any mangrove trimming work. GOVERNMENTAL REGULATIONS and any further guidelines as outlined by the ARB from time to time will govern mangrove trimming. (See Section 4.5 and Exhibit "D")
- 2.1.3 FINISHED FLOOR ELEVATION: All buildings will be completed at a minimum finished floor elevation of 70" above NGVD as established by the LI HOA'S consulting engineer.
- 2.1.4 COMMENCEMENT OF CONSTRUCTION: No foundation for a building shall be poured, nor shall construction commence in any manner or respect including clearing of the LOT, until the layout for the building and the ARCHITECTURAL REVIEW BOARD has approved the completed application. It is the purpose of this approval to assure that no trees are unnecessarily disturbed and that the home is placed on the LOT in its most advantageous position as decided by the ARB.

2.2 EASEMENTS:

- 2.2.1 STREETScape (SIDEWALK, LANDSCAPE, AND UTILITY EASEMENTS) A fifty (50) foot easement from the back of the curb towards the LOT, as shown on the PLAT, has been formed. The Association shall provide a MASTER sidewalk and Landscaping Plan for this area Each OWNER will be responsible for providing and installing all required landscaping, plants, trees, sidewalks, pavers, and irrigation systems to the specifications as provided by the Association and approved by the ARB. See section 7.15 and 11.9 of the DECLARATION.

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- 2.2.2 UTILITY EASEMENT: Each LOT is served with underground electricity - TV cable, telephone, gas, water, and sewer. The location of those utilities within the right-of-way and site should be confirmed in the field when a topographical survey of the LOT is done and must be shown on the survey. Location of any utility connection is the responsibility of the OWNER.
- 2.2.3 UTILTYSTRUCTURES: All utility company pull boxes, transformers, etc. have been set within the easement or right -of-way. Future grading around these structures shall insure drainage. Planting shall be done in a manner, which reduces the visual impact of these structures.
- 2.2.4 STROMWATER EASEMENT: A Drainage and Retention Easement has been reserved for each LOT as shown on the PLAT. The grades and swales and dimensions have been set as required by the St. Johns River Water Management District. (See DECLARATION} Each lot should be designed on an individual basis by civil engineer.
- 2.2.5 SIDE AND REAR EASEMENTS: Each side and rear yard will have a swale and drainage easement per the SURFACE WATER MANAGEMENT SYSTEM. The integrity must be maintained as planned and constructed. In addition, some LOTS may have an additional easement for drainage pipes or utility crossings. Reference the recorded PLAT and your individual LOT survey for details.
- 2.2.6 SHORELINE PROTECTION EASEMENT: An easement for the protection and preservation of any wetlands on the LOT has been created and is as shown on the PLAT. Any mangroves within the LOT only may be trimmed subject to any government agencies copy of which is attached to this document as Exhibit D. Any modification of this Shoreline Protection Easement is subject to the DECLARATION.
- 2.2.7 WATER LINE: Each survey shall establish the true, actual mean highwater line for each LOT. The water line shown on the PLAT may vary and must be verified. The survey -established water line shall be used for setback measurements.

2.3 BUILDING SETBACKS: SETBACK (IN FEET)

		ONE-STORY WALL	MULTI-STORY WALL
FRONT YARD (SEE NOTES A&C)	I, II, III IV, V	75' B.O.C. 50' B.O.C.	75' B.O.C./50 B.O.C. for IV, V
SIDE YARD		15' 25' from side street/lake corner.	20'/(75%) 75% of 2 story wall needs to be 20' but 25% can be 15'.
REAR YARD		20' from conservation easement but minimum of 35' from water's edge and lake lots 35' measured from property line.	
POOL DECK CURB AND SCREEN ENCLOSURE AT SIDE YARD		15' except corner lake lot, which is 25' from side street.	
POOL DECK CURB, PATIOS, AND SCREEN ENCLOSURE AT REAR YARD (SEE NOTE B)		20' from conservation easement and 20' from property line on lake.	
DRIVES (AT SIDE YARD)		2' See Note I. Below	
DRIVEWAYS (FROM STORM WATER SYSTEM)		3'	

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SIDEWALKS	All sidewalks are required to be constructed to the adjacent property line.
WALKWAYS (AT SIDE YARD)	5' See Note J. Below
BUILDING HEIGHT	35' from finished floor elevation-total 44' from sea level for 1-111, 49' above sea level for phases IV & V. See Note K. Below

SETBACK NOTES:

- A. Backyard setback to be measured from the actual water's edge of the water line as shown on the survey or LOT line as shown on the PLAT, whichever lies more inland.
- B. Multi-story setback measured to the multi-story portion of proposed building only. All others may be one-story setbacks. 75% of building must be within the second-floor setback areas.
- C. Roof overhangs may extend into setbacks a maximum three feet (3'0")
- D. Accessory buildings and other IMPROVEMENTS permitted in any setback by the appropriate building department and must conform to LIHOARB standards and be approved by the ARB in writing.
- E. The construction of a swimming pool in a front yard or setback is prohibited.
- F. Mechanical equipment may extend into side yard setbacks five feet (5') if screened from view with a wall and if in compliance with appropriate building departments.
- G. Structures of more than two stories are discouraged and the area above the second story may not exceed twenty-five percent (25%) of total square footage living area.
- H. Servants Quarters or Mother-in Law Suites: Servants quarters or mother-in-law suites shall be reviewed individually but must meet all criteria as set forth herein. They must be incorporated into the design of the house, or they must blend with the main house structure.
- I. All driveway aprons shall be allowed to flair to the property line in the area where the driveway connects to Lansing Island Drive, if necessary. All other driveway areas must be at least four (4) feet from the side property line.
- J. All other walkways must be a minimum of five (5) feet from the side property line and must be at an elevation such that the lot drainage requirements are met as determined by the Architectural Review Board.
- K. All Building heights must conform to Amendment No. 5 of the Declaration. However, all Land parcels added by the LI HOA in the City Limits of Satellite Beach shall conform to the height limits set by the City up to a maximum height of forty (40) feet as set forth by the Building Department of the City of Satellite Beach.

2.4 POOL AND DECK LAYOUT:

- A. Pool and/or spa shall be designed to provide for privacy of the LOT OWNER and neighbors.
- B. The ARB requires a minimum of four feet (4') wide planting between all patios, decks, and property or water lines.
- C. Pools may be enclosed (other than screen or wall) if they lie entirely within the building area of the site and are enclosed with elements that make the enclosure appear as part of the dwelling.
- D. The pool itself must be enclosed by a fence or screen, as required by a governmental authority, and said fence or screen must meet the criteria as set forth herein.

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2.5 SWIMMING POOLS:

- A. Pool must be of concrete construction.
- B. Pool must be screened or fenced.
- C. No screening higher than two stories. Screening is discouraged beyond the lines of the edge of the structure. Screening must be proportional to the architecture of the house, not block real property views of neighbors and must be submitted for review and approval by the ARB.
- D. Fiberglass or above ground pools are not permitted.
- E. All pools must be at ground level.

2.6 WALLS AND FENCES:

- A. No fence or walls shall be erected on any LOT unless approved in writing by the ARB.
- B. The use of fences and site walls within set back access is prohibited and should be limited to areas requiring privacy or safety (i.e., swimming pools, garden courtyards) or for concealment of service areas (trash containers, mechanical equipment, etc.).
- C. Permanent perimeter fences along property line setbacks will be discouraged.
- D. No fence or wall shall be constructed street -ward of the house.
- E. A total of only one fence will be permitted for a property line between LOTS. Fences shall not be permitted to create alleyways or unbalanced corridors.
- F. No fence taller than six feet (6'0") above grade shall be permitted and 6'8" columns maximum.
- G. Acceptable materials shall be brick, stucco, aluminum, and stone. No chain link fencing or PVC fencing shall be permitted. A 100% wood fence shall not be permitted. The fence must contain concrete columns and should be installed a minimum of 24' apart with minimum 16"x16" columns or other such design features. Fences must be constructed so that the finish side faces the adjacent property.
- H. Screens and Fences Within the Rear Setback Area:
 - 1. Fences may not affect the adjacent OWNER'S View.
 - 2. It is not required that the fence may not be a visual hindrance, as determined by the ARB.
 - 3. No fence shall extend past the mean high-water line.
 - 4. Fences should be tapered as they approach the water line (if possible).
 - 5. Fences shall be visually open as seen by the adjacent LOT within forty feet (40') of the water line.
- I. Fences must be maintained in good condition. All fences must be finished.

2.7 GARBAGE AND TRASH CONTAINERS: All garbage and trash containers (standard approved trash containers, if denoted) shall be kept inside the building structure (e.g., garages, closets, etc.,) or placed behind minimum 4' high solid walls made a part of and matching esthetically the dwelling constructed on each LOT. In no event shall such items be visible from any neighboring property, whether private or public. This area must be clearly marked on the plans.

2.8 WELLS: The use of shallow wells for irrigation shall be prohibited. The use of a deep well for irrigation is required.

2.9 SURFACE WATER MANAGEMENT (STORM WATER DRAINAGE) A MASTER SURFACE WATER MANAGEMENT SYSTEM has been designed for LANSING ISLAND to provide a working system of integrated flood control in the event of a large storm. This system is also designed to prevent the discharge of road oils, pollutants, and fertilizers into the Indian River basin, minimizing any effects of development on the local water quality.

The basic perimeter system and contiguous retainage and percolation zone has been established by the LI HOA for each LOT. Close attention must be given to maintaining the integrity of the grades, slopes, and swales. The system should not prevent the water from a direct discharge into the river or canal. Storm water from any LOT shall not be allowed to flow or drain onto any LOT, roadway, or common area unless so designated in the

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master plan. No OWNER is permitted to alter or redirect the drainage flow from that as designed in the Master Storm Water Drainage System. See Exhibit A.

Each OWNER must submit an individual storm water drainage plan prepared and certified by a qualified civil engineer showing the following:

A. The individualized storm water drainage system for the LOT, indicating all grades, swales, and elevations needed to develop a system distinctly indicating existing and proposed grade. See Exhibit A. 2.

NOTE: Side yard elevation should be as shown in Exhibit A to minimize slope between LOT line and house. Foundation wall must be increased vertically to allow a transition between the finish floor elevation and required exterior grade elevation. See Exhibit A. Page 4, for typical cross section.

- 2.10 SEPTIC TANKS: No septic tank of any kind shall be constructed on LANSING ISLAND.
- 2.11 GREEN SPACE REQUIREMENT: On all LOTS, a minimum of 60% of total LOT area shall be pervious, landscaped, or open space unless a variance is granted by the Architectural Review Board.
- 2.12 MAILBOXES: Standard mailbox designs have been established by the ARB and must be used throughout LANSING ISLAND residential LOTS. See Exhibit B for design details and specifications.
- 2.13 BANK TREATMENTS: The approved bank treatment for all waterfront perimeters is an erosion control material placed below coquina rocks. The bank should blend with the adjacent banks with an aesthetically pleasing, natural appearance. Installation is mandatory and during installation, care must be taken not to disturb any wetland plants. See Exhibit C for design details and specifications applies to Phases, I, II, III.
- 2.14 DRIVEWAYS AND SIDEWALKS
 - A. All driveways shall be a minimum of ten feet (10') wide. No dirt, marl or mulch type driveways are permitted.
 - B. Asphalt for driveways and sidewalks are prohibited.
 - C. All driveways and aprons must be accented with at least 20% pavers, stone bomite, or other similar pattern stone finishes. Coverage of 100% is recommended.
 - D. Driveway aprons are required and must be patterned in the same manner as the driveway.
 - E. No driveway may align straight from the roadway to the residence but should curve at a minimum to add interest and design.
 - F. Driveways may not infringe on the MASTER SURFACE WATER MANAGEMENT SYSTEM and must have a minimum setback of three feet (3'). See Section 6.20.

ARTICLE III
ARCHITECTURAL STANDARDS

- 3.0 GENERAL: Each residential design shall be reviewed by the ARB on its own merits. Any special approvals or consents of the ARB which, can be interpreted as a Exception or deviation from the standards, but which forms a unique feature of a particular design, will not be considered a precedent for any other future designs and can very well be disapproved or rejected by the ARB when submitted on another submission.

Each home must be a unique custom home design. Two homes of substantially similar interior or exterior design will be prohibited.

LOT TYPE

INTERIOR AND CANALFRONT

RIVERFRONT

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REQUIRED MINIMUM 3,500

4,000

All measurements are square footages of living area, which is defined as that enclosed portion of the home being served by the Central HVAC System.

REQUIRED MINIMUM: The required minimum living area requirement shall be the minimum amount of square footage of living area permitted on LANSING ISLAND.

- 3.2 NATURAL LIGHT: Plans should strive to allow the abundant use of natural lighting in all spaces and to accentuate the semi-tropical climate of Florida.
- 3.3 INTERIOR CEILING HEIGHT: Ceiling heights shall be a minimum of nine feet (9'0") for a substantial portion of the first floor (minimum of 85%), and eight feet (8'0") for the second and third floors (excluding garages and accessory structures). The use of sloped (volume type) and/or exposed beam ceilings is encouraged. Ceiling heights above those noted herein are recommended.
- 3.4 GARAGES:
- A. All residential dwellings shall include a three-car garage 33' X 22' minimum interior dimensions within the buildable area of the home site. Garages shall accommodate a minimum of three, but more than five garage spaces are discouraged. Carports are not permitted.
 - B. Other rooms or uses may be incorporated into the garage area subject to the approval of the ARB.
 - C. The primary automobile garage doors shall be electrically operated.
 - D. Only side-entry garages are permitted and should be placed so that the garage doors are not viewed from the roadways or from COMMON PROPERTY. Lakefront corner lot garage doors must face away from side street. Garage doors are not permitted on both sides of a garage, that is no drive through garages are allowed.
 - E. GARAGE DOORS. Since garage doors are a major component of the visual impact, ornamentation coordinated with architectural design and character of the building is required. Recessing the garage door by using projections, small roofs, or overhangs is encouraged, as is the use of moldings, pediments, and color accents for trim. All garage doors must be at least 16-panel or other architecturally appealing design and be constructed of steel, fiberglass wood.
- 3.5 EXTERIOR WALL CONSTRUCTION: All exterior walls will be constructed of CBS construction on 1st floor. Form and poured concrete are prohibited. Second floor should be DBS or minimum of 2X6 construction.
- 3.6 1986 COSTAL CONSTRUCTION CODE: Although not required, the ARB recommends that the home be constructed to meet the 1986 Coastal Construction Code for all homes built within 5,000 Ft. of the ocean, with all its revisions, for 100-year storms. This will ensure to all OWNERS the structural integrity of their investment.
- 3.7 IMPROVEMENTS PERMANENT: All buildings and IMPROVEMENTS must be permanent structures.
- 3.8 INSULATION: The minimum insulation for living areas is R-30 for roof and for walls, R-11 for block construction and R-17 for frame construction.
- 3.9 NATURALGAS SERVICE:
- A. Natural gas service is available to each LOT.

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3.10 ELEVATIONS (FACADES):

- A. The facades should feature special attractions such as a prominent main doorway, loggias, gates, fountains, special windows, chimney, etc. Arches are encouraged. Use of bold, simple architectural forms is encouraged.
- B. Variety in building massing is encouraged. Setbacks and varied roof heights which give interest and animation to the building are considered desirable. Use of recessed openings to provide shade and depth is encouraged.
- C. The use of ornamentation as an accent for entrances, windows, or as focal points is an appropriate expression of these standards. While design creativity is expected and encouraged, it must be kept in mind that traditional motifs are timeless. The term "ornamentation" shall be interpreted to mean a special attraction, not "gingerbread", which is and will be discouraged.
- D. Large expanses of vertical or horizontal flat wall planes are prohibited.
- E. The exterior should radiate an overall balance in design and structure.
- F. Elevations which are similar in appearance are not permitted.
- G. Elevation approval shall consist of review of all elevations.

3.11 ARCHITECTURAL DETAILS:

- 3.11.1 COLUMNS/ARCHWAYS: Whether a structural necessity or aesthetic accent, columns and archways may be incorporated as a part of the overall design of a building. Columns should convey a solid, durable image. All columns must include a base as part of the bottom of the column with accents such as tile or banding.

Exposed metal pipe columns or narrow or flimsy column posts such as 4"X4" wood posts are prohibited (i.e., greater than 4"X4" is required).

- 3.11.2 FIREPLACE/CHIMNEY: The fireplace exterior and chimney should be simple and coordinated with the architectural design, character, materials, and texture of the building. Chimney caps should match the fascia cornice band and trim colors. The fireplace exterior and chimney should project from the wall surface with design features such as tile, brick, banding, and tile caps. All exposed metal or prefabricated chimneys or ventilator caps must be finished, and their exposure minimized.
- 3.11.3 PORCHES/BALCONIES: The ARB encourages the use of porches and balconies incorporated into the architectural design and character of the building to break up large wall spaces. All porches and balconies should be of clear simple bold design with wood or aluminum railing. Wood trim can be painted or solid stained. Aluminum roofs for porches are prohibited. Copper accents may be requested and approved by the ARB if deemed to be an acceptable architectural detail.

3.12 ROOFS:

- 3.12.1 ROOF PITCH: Only hip and gable roofs will be allowed for the main structure of the residence. The main roof of each residence must have a minimum pitch of 3:12 and a maximum pitch of 12:12. Any pitch above the maximum must be approved in writing by the ARB and is discouraged. Mansard, gambrel, and flat roofs are discouraged. Roofs over loggias, cloister, breezeways, verandas, and porches will be considered at a lower pitch as long as they are not over twenty percent (20%) of the total roof area. Any other deviation must be approved in writing by the ARB.
- 3.12.2 ROOF OVERHANG: Overhang depths shall be a minimum of 18" and a maximum of 4 Ft. into the setback area from the face of the wall unless approved in writing by the ARB. All facias should be wide enough to provide architectural base for roof.

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- 3.12.3 ROOF FINISHES: The following materials will be acceptable roof finishes; any others must be approved in writing by the ARB.
- A. Clay tile (color to be approved)
 - B. Cement tile (color to be approved)
 - C. Slate (color to be approved)
 - D. Metal roofs are prohibited but may be allowed on a limited basis to provide architectural details, such as copper trim. Note that any asphalt or fiberglass shingles are prohibited. Any alternative roof material, that is of the quality and esthetics of Clay, Cement Tile and Slate, and consistent with the intent of this ARB manual, may be submitted and reviewed individually, but will be considered an Exception in accordance with Section 1.11.
 - E. Dock roofs and materials must be approved in writing from the LIHOAARB. Metal roofs are allowed on canal and riverfront docks. Shingle roofs are prohibited.
 - F. Solar Roofs, such as the Tesla Product, must be approved by the ARB.
 - G. Solar Panels, Photo Voltaic Panels, and similar products must be approved by the ARB. These additions should not be visible from the street view.

3.12.4 GUTTERS: Metal flashing gutters, down spouts, and any other exposed sheet metal may not be unfinished metal, except copper. Gutters must be properly integrated into the roof design. No rainwater discharge will be allowed over landscape and wall areas All must be shown on the plans and elevations.

3.12.5 ROOF-MOUNTED MECHANICAL EQUIPMENT: Skylights, solar collectors, or any other mechanical equipment must be integrated as part of the roof design and shown on the plans and renderings. The ARB may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south if such determination does not impair the effective operation of the solar collectors. Roof-mounted mechanical equipment should not be visible to roadways, adjacent LOTS, or other public spaces.

3.12.6 ROOF DETAILS: Plans and elevations must show all details being incorporated into the roof plan, including plumbing, stacks, solar panels, skylights, vents, gutters, and other such items.

3.12.7 STACKS FINISHED: All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors, roof stacks and plumbing vents shall be placed on rear slopes of tile roofs where possible.

3.13 MATERIALS AND COMPONENTS:

3.13.1 GENERAL PARAMETERS: The most important objective for the selection of materials is longevity. The materials used should give the appearance of permanence. They should state the refinement and gracious elegance of the architecture. Only the best quality materials will be allowed at LANDSING ISLAND.

3.13.2 ARTIFICIAL MATERIALS: Exterior artificial, simulated, and imitation or materials are prohibited without the specific written approval of the ARB. The use of any of these type materials must be specifically detailed on the application.

3.13.3 APPROVED EXTERIOR FINISH MATERIAL:S

- A. Stucco in smooth, sand, and other light to medium texture for exterior wall is permitted. Heavytextures (swirl, heavy trowel, Spanish lace, or imitation brick are discouraged).
- 8. Stone (limited)
- C. Wood (limited)
- D. Tile
- E. Brick
- F. Color -fast Sheet Metal (limited)

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- G. Artificial or cast stone (limited)
- H. Aluminum cast or wrought iron gates, grilles, ornaments, etc. (aluminum recommended)
- I. Leaded or stained glass
- J. Fiberglass screening in black, white, or bronze
- K. Others as specifically approved by the ARB

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Masonite, vinyl, or aluminum siding and dark earth tone colors are not permitted for use.

Exterior wood must be protected from excessive sun and water exposure. Use exposed wood sheathing only on the underside of soffits, patio decks, and fascia. Limit use of high-density cedar siding to gable ends only.

The use of the term "limit" or "limited" shall be interpreted, as "allowable", but additional review shall be given to the item.

3.14 DOORS

3.14.1 MAIN ENTRY DOOR: The front entrance way and doorway should be a focal point for the home. It should reflect the elegance and mystique of the entire home environment. The door shall have a minimum height of 7 ft. Double door and the use of extensive side lights is required. Doors should utilize quality materials such as wood, decorative metals, wrought iron, leaded glass, and stained glass.

3.14.2 ALL EXTERIOR DOORS: All exterior doors must be made of exterior grade wood or insulated metal or fiberglass, as approved by the ARB. Panel and French type doors are encouraged.

3.14.3 DOOR HEIGHT: Seven-foot (7'0") doors are encouraged throughout the structure.

3.15 WINDOWS:

3.15.1 WINDOW CONSTRUCTION: Windows are encouraged to be wood with vinyl or aluminum exterior cladding. Vinyl and aluminum exterior cladding will be subject to ARB color approval. No silver or mill finish metal windows will be permitted. Metal windows must have an anodized or factory applied color.

3.15.2 TYPES OF WINDOWS: Recommended window types include casement, fixed glass, single or double hung, bay windows, pivoting and sliding. No awning or jalousie windows will be allowed. The general header height of the windows shall be a minimum of seven feet four inches (7'4") above finished floor or the first level.

3.15.3 REFLECTIVE GLASS: No reflective glass will be allowed in the exterior facades. Energy saving glazing is recommended, such as solar bronze, solar gray, etc.

3.16 SHUTTERS Operable shutters are permitted as protection to windows whenever the shutters are appropriate to the dwelling design. Ornamental, fixed, or composition shutters are discouraged. Only removable storm shutters or those incorporated into the design are permitted. All shutters must be shown on the plans. All must be as incorporated into the design or be removable. Storm shutters shall not be closed unless a storm is present and not for a significant amount of time.

3.17 CANVAS AWNINGS: Awnings above windows, doors, or other openings are permitted. The best quality materials are required. Awnings must relate to the overall design and color theme. The ASSOCIATION will have the right to require that the awnings be replaced as soon as they show any signs of wear or fading. Excessively zealous, bright, or loud colors or patterns shall not be permitted.

3.18 FASCIA: A minimum twelve-inch (12") Fascia is recommended, with 2 layers but 3 or more layers is recommended.

3.19 AIR CONDITIONERS:

A. All homes must have a central heat and air-system.

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- B. All exterior air conditioning units shall be shielded and hidden so that they shall not be visible from any street or adjacent LOT. Shielding shall include a 4' high wall.
- C. Window and/or wall air conditioning units shall not be permitted.

3.20 ANTENNAS AND FLAGPOLES

- A. Owners must follow FCC rules for installation of Over-the-Air-Reception Devices or (OTARD) for dish or antenna's that are one meter or less in diameter without ARB approval. Any dish or antenna that is in excess of one meter in diameter must have ARB approval and placed in a location determined by the ARB.
- B. Owners may peaceably assemble and display a flag or flagpole as determined in FS 720.304

3.21 ACCESSORY STRUCTURES PLAY EQUIPMENT, AND DECORATIVE OBJECTS

- A. Accessory structures, such as playhouses, tool sheds, or doghouses are discouraged. Any approval shall require that the structure be tasteful, permanent, and substantially similar in design to the main house. The placement of any accessory structure shall not substantially reduce the view nor create a nuisance to the adjacent LOT OWNERS.
- B. No decorative objects such as sculptures, birdbaths, fountains and the like shall be placed or installed on any LOT unless approved by the ARB in writing.
- C. Outside clotheslines shall not be permitted.
- D. When not in use, all play equipment, such as basketball hoops, throwing nets, etc., shall be stored out of sight from the street view.
- E. If attached hoops become deteriorated or in disrepair, they must be removed and cannot be replaced.

3.22 COLOR:

- I. The most delicate compliment to the architectural expression is color.
- II. Colors should be approved in writing by LIHOAARB. Dark colors are permitted for shutters, louvers, millwork, doors, etc. The use of bright and glossy colors other than white are prohibited as the dominant color.
- III. The color of the roof is expected to enhance the overall appearance of the building. Copper metal roofs must not be painted and should be allowed to weather.
- IV. The ARB encourages the use of complimentary accent materials and colors.
- V. A solid stain or paint is required for all wood and wood trim. All accents should be coordinated with the architectural design and character of the building. Basic color values should be light with darker or lighter hues. Accented items would include cornices, inlaid tile, balcony railings, and awnings.
- VI. All color selections are subject to the approval of the ARB.
- VII. Colors must be significantly different from the adjacent homes.
- VIII. All color samples submitted for review must be a minimum of 2"X2" in size and must include manufacturer, color name, and color number.

- 3.23 DOCKS: Boat docks should be designed with clean, uncluttered, solid look. All proportions should be relative to home and LOT size. No docks shall be constructed on waterfront residential property without written acknowledgement of the ARB. All sizes, specifications and requirements for docks are set by Indian Harbour Beach or Satellite Beach, and various agencies such as St. John's Water Management and Corps of Engineers and must be approved and permitted in accordance with their standards.

3.23.1 OTHER PERMITS: All docks shall be in compliance with the requirements of all government authorities with jurisdiction. Approved permits must be submitted to ARB prior to starting construction.

3.23.2 MAXIMUM NUMBER OF DOCKS: No more than one dock should be utilized for each LOT.

ARTICLE IV
EXTERIOR ENVIRONMENT

- 4.1 **LANDSCAPE GENERAL:** The plant materials chosen for the avenues and entrances are indicative of the community's commitment to establish the natural character of landscape and to protect and enhance the shoreline of the waterfront Lots that are Florida's great natural resource.

The plantings on each LOT must work within the overall community framework to achieve a continuing of landscape, rather than a hodgepodge of disparate elements. The plantings must be able to stand up to the rigors of the East Coast Florida climate, with its cold winters, tropical summers and sun, and harsh salt air environment, while creating exterior living space and allowing for privacy.

Landscaping between neighboring LOTS should flow into each other without creating an abrupt edge.

- 4.2 **GRADING AND DRAINAGE:**

- A. Manipulation of the ground surface within the individual LOTS must consider overall drainage and the impact of beaming both within the site and as it meets the adjacent land functionally and aesthetically. All surface plans must meet the approved SURFACE WATER MANAGEMENT SYSTEM for Lansing Island.
- B. The intent of carefully continued drainage of private LOTS is to keep streets as dry as possible, and to put as much water back into the ground water system as possible, while minimizing those effects of any pollutants. It also is a safeguard against interior LOT flooding during ten, and fifty-year storms.
- C. Lansing Island has incorporated a major drainage system throughout the entire island, which is designed to accept individual LOT storm water as designed points.
- D. Any berming concept being developed within the individual LOT must consider its connection to mounding and swale patterns already established.
- E. LOTS must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
- F. All topographic changes must occur within the LOT property boundaries and meet adjacent land at grade.

- 4.3 **STREETSCAPE REQUIREMENTS:** A master streetscape plan has been established for LANSING ISLAND. Considering the variety in residential architectural style, and to complete the roadway theme, it is highly desirable to create a cohesive and unifying street landscape plan.

- A. **AREA COVERED:** The first fifty (50) feet of any LOT measured from the back of curb (sidewalk, landscape, and utility easement - see DECLARATION 11.9)
- B. The LOT OWNERS shall install and complete the landscaping to the plans and specifications as provided by the Association, subject to the master landscape plan. Substitutions may be allowed with written permission from the LIHOAARB.
- C. Streetscape including landscape, sidewalks, irrigation, etc. must be completed after closing on the LOT or prior to the Certificate of Occupancy of the home, whichever occurs first.
- D. Sidewalks must be installed continuously from edge of LOT to edge of LOT.

The landscaping and sidewalk plan for each LOT is available at the office or the ASSOCIATION. Contact the ARB prior to the commencement of any work.

- 4.4 **PLANTING:** Landscaping is an important part of the character and design of a building. The following criteria is intended to reinforce and enhance the overall attractiveness of the community, encouraging the use of a variety of plant materials, flowering trees and vines, shrubs, and palms. To soften the building form and enhance the architectural design, layering plant materials is also encouraged. The following minimums are required in addition to streetscape requirements:

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4.4.1 MINIMUM TREE REQUIREMENTS: Planting a minimum of eighteen (18) trees:

- A. (6) Six trees must be a minimum of 18 to 20 feet in height.
- 8. (6) Six trees must be a minimum of 16 to 18 feet in height.
- C. (6) Six trees must be a minimum of 12 to 14 feet in height.

All trees must have a minimum of 4" caliper. No more than six (6) sabal palms shall be credited toward these requirements. These are the minimum requirements. Some home designs may require additional trees or specifications as determined by the ARB. OWNERS are encouraged to exceed this minimum.

4.4.2 MISCELLANEOUS LANDSCAPE NOTES:

- A. All mechanical equipment visible from the street or any LOT shall be screened from view with the use of opaque walls, shrubs, and trees of 4' minimum height.
- B. A full height hedge, (not more than six (6) feet high) is only allowed along the property line between front of the house and back of the house. Hedge or landscaping along the property line in front of the house to property line, or from the back of the house to the rear property line, cannot be higher than three (3) feet.
- C. Mounding is encouraged to create topographic variety. Large mound areas have smooth transitions and soft natural forms are preferred. Abrupt or "lumpy" mounds will not be allowed. Trees are not to be planted directly on top of mounds.
- D. Articulation of grass and shrub areas is to be expansive and integrated. Isolated, small pockets of planting beds are discouraged.
- E. Secondary driveways to garages and parking courts shall be sufficiently landscaped to minimize the impact of extensive paved areas and to screen parked cars. Exterior storage of recreational vehicles, boats, and similar items shall not be permitted.
- F. For those LOTs abutting the common open space areas, landscaping compatible to the "naturalistic" planting is encouraged. Views to the open space are desirable.
- G. The amount of landscaping and plant material used should balance with the size and architectural form of the structure. Measurement height for tree requirements is defined as: The distance between the ground level of the trunk base to the tree crown. The tree crown is defined as: The highest point of the beginning of the last branching pattern. (Revised at ARB 8/21/09 Meeting)
- H. All plants must be planted and maintained in good, Class A, healthy condition.
- I. Use distinctive plant materials as focal points.
- J. Use combinations of flowering plant materials for color and seasonal interest.
- K. To enhance edges, use informal massing of plant materials.
- L. Court yards, patios, and entries should be complimented by the use of raised planters, pots, or vases.
- M. Use trees and other plant materials to create shade.
- N. Use vines and other plant materials to compliment walls.
- O. The intent of landscape development on each LOT is to provide a sense of **community** identity and re-establish the natural character of the landscape. The planting scheme should attempt to have as mature an effect as possible at the time of installation.
- P. Plant composition should employ a variety of plant types in order to build a transition.
- Q. Mulch: Shredded cypress bark, shredded rubber or pine bark nuggets shall be used. Applied in a layer of at least 2" in thickness.
- R. Gravel or Rocks: Gravel and rocks shall be permitted, but samples must be submitted to the ARB and approved in writing.
- S. The ARB encourages Owners to follow the local Florida -friendly landscaping ordinances as stated in FS 373.185 as the LIHOA may not prohibit any OWNER from implementing Florida -friendly landscaping on his or her land.

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In the development of a first quality residential community, the value of lavish landscaping cannot be over emphasized. The general landscape theme for Lansing Island is natural and informal. Plants should be massed in clusters and simple plant palettes should be used. Appropriate plant materials should be of a mature size and spread, giving the property a finished complete, and established appearance. Indigenous plants should be used where possible.

The Lansing Island Homeowners Association (LIHOA) values design freedom and has set forth the minimum requirements within the landscape code. This allows for individual expression within the landscape while ensuring a degree of continuity from property to property within the neighborhood. To oversee this process, the LIHOA requires review of all landscape plans and that such plans shall be prepared by a licensed Landscape Architect, Landscape Designer, or by a Landscape Design Professional authorized under Chapter 481, Part II of the Florida Statutes to produce such plans.

- 4.5 SPECIAL CONDITIONS/ARCHITECTURAL GUIDELINES: The following guidelines have been established to assist the homeowner in the planning and construction of his new home. Creativity is encouraged within the bounds of appropriateness, but the ARB has set basic standards to promote a harmonious aesthetic compatible with the community of LANSING ISLAND.
- 4.6 WETLAND AREAS
- A. Riverfront LOTS: River frontage is complemented by naturally occurring mangroves, which must be left in their natural state other than trimming and maintenance as allowed by the appropriate governmental authorities. The approved bank treatment must not affect the mangroves.
 - B. Canal front and Riverfront LOTS: Canal front and riverfront LOTS will have 20-foot-wide wetlands revitalization area along the canal frontage. Wetlands' plantings will include mangroves and/or Spartina or cord grass. These plantings will be a very productive addition to the natural wildlife and food production systems of the canal and waterways and cannot be negatively affected. This will produce a beautiful, natural, continuous shoreline. The installation of the approved bank treatment must not affect the planted materials. Dock access may bridge out over the wetlands area to the docks. Care must be taken to minimize the effect to the wetland's vegetation in accordance with applicable government regulations.
 - C. All wetland areas are subject to the DECLARATION. Section 11.10 and Section 6.18.
- 4.7 IRRIGATION SYSTEMS:
- A. An automatic underground irrigation system with time clock to provide at least 25% overlap coverage must be installed on each LOT.
 - B. Only deep-water wells will be permitted.
 - C. The irrigation system shall be designed so as to blend into the landscape when not in operation.
 - D. All valves shall be buried in valve boxes. All work shall be done in accordance with local codes. Controllers and pumps shall be located inside garages or screen walls out of view.
- 4.8 EXTERIOR AND LANDSCAPE LIGHTING: Exterior and Landscape lighting is often the only way to perceive the landscape at night. It cannot only serve as a strong design element but should provide direction and safety. Overall principles for LOT lighting must embody the following:
- A. This includes only those fixtures separate from the building structures, not including dock lighting or security lighting. All exterior lighting circuits must be placed on timers and powered from dusk to 11:00 PM.
 - B. The landscape lighting plan identifying the location and landscape exterior light fixtures specifications shall be submitted to and approved in advance by the ARB.
 - C. Above-grade flood lights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility and the fixture must be colored to blend into the natural background. These fixtures are not allowed in grass areas visible from the street or adjacent property. They shall be installed and shielded so as not to produce glare into neighboring properties or the street.

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- D. Where below-grade fixtures are used to up-light trees, standards shall conform to those listed above for flood and spotlight fixtures.
- E. All outdoor fixtures shall use incandescent lamps unless otherwise specifically approved in writing by the ARB. No colored (e.g., red, green, blue, amber) lamps will be allowed.
- F. No post lights will be permitted, unless specifically approved in writing, and their use is discouraged
- G. Avoid excessive spill lights on buildings, garage doors, driveways, et c. to allow full quality effect of the landscape lights and beauty of the garden.
- H. All exterior wall mount or ceiling mount "decorative" fixtures shall be of high quality and in conformance with the house architecture. Only incandescent lamps are recommended.
- I. Walk lights placed in grass areas or adjacent to walkways in shrub or ground cover areas must use below-grade junction boxes to minimize the daytime visibility of the hardware.
- J. The ARB recommends field testing of all fixture locations at night, prior to the final installation.
- K. Care must be taken by the OWNER to avoid excess spillage of light or adjacent property. ARB reserves the right to require adjustment even after final approval.

**DESIGN REVIEW PROCEDURES
SINGLE FAMILY LOTS**

The following is an outline of the procedures for submitting plans for single family detached homes. No application will be reviewed until it is 100% complete, including all items noted below.

H. STEP ONE: PRELIMINARY REVIEW (OPTIONAL NOT REQUIRED).

The OWNER may submit the Lansing Island Design Review Application and preliminary plans (two sets) consisting of the following:

- A. Completed Application Form.
- B. Application Fee (a current impact fee and refundable deposit schedule will be provided by the ARB).
- C. Preliminary Site Plans and Tree Survey - 2 sets.
- D. Preliminary Floor Plans - 2 sets.
- E. Preliminary Exterior Elevations of all sides -2 sets.
- F. Preliminary Exterior Colors.

The ARB will review the application and design documents within thirty (30) days and return one set of plans to the OWNER with the appropriate comments. If necessary, following notice to Applicant, the ARB shall be entitled to an additional thirty (30) day period within which to review said materials.

II. STEP TWO: MAJOR REVIEW (MANDATORY)

The OWNER must submit the final construction documents as follows. All plans must be certified by a registered Florida Architect for Florida Residential Designer or previously approved designer. One set of all items submitted becomes the property of the ARB and shall NOT be returned for any reason (See Checklist). Two (2) copies of each item must be submitted.

An Application will not be considered complete unless 100% of the below listed items and copies are included. No application will be reviewed unless 100% complete.

The ARB will review all design documents and return one set of plans to the OWNER within thirty (30) days with the appropriate comments. If necessary, following notice to Applicant, the ARB shall be entitled to an additional thirty (30) day period to review said material. The ARB will review applications only once a month unless otherwise notified.

CHECKLIST: (TWO COPIES)

- A. COMPLETED APPLICATION FORM
- B. APPLICATION FEE AND DEPOSIT
- C. ORIGINAL SURVEY OF LOT INDICATING THE FOLLOWING:
 - 1. Scale of 1" = 10'
 - 2. All property lines any adjacent fences or other structures within 20' feet of the property lines.
 - 3. Easements and right of way.
 - 4. All typical details, certifications, and notes, and those items required by law to be incorporated into a LOT survey.
 - 5. Certified by a Florida licensed surveyor.
 - 6. Calculation of total area (in square feet).

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- D. STORM WATER MANAGEMENT PLAN certified by civil engineer.
- E. PLOT PLAN: The proposed plan shall be overlaid onto the LOT indicating all proposed site IMPROVEMENTS INCLUDING:
1. Setback lines clearly indicated.
 2. Driveways, sidewalks, and walkways including concrete or paver pattern, calculation of paver percentage and skirts of driveway.
 3. Foundation outline with structures being cross hatched.
 4. Pools, decks, and patios.
 5. Finished floor elevations.
 6. All fences and walls.
 7. Docks and bank treatment.
 8. Garbage and trash container storage area.
 9. Mailbox location.
 10. Any proposed encroachments or variance indicated as a surveyor's note.
 11. Calculation of total impervious area (in square feet).
 12. Electrical Meter location.
 13. Location of decorative objects such as fountains, etc.

F. FLOORPLANS: Scale $\frac{1}{4}$ " = 1'0".

G. EXTERIOR ELEVATIONS:

1. Scale $\frac{1}{4}$ " = 1'0".

3.24 Existing grade - fill, finished elevation.

3.25 Doors, windows, fences, mechanical equipment, walls, and gutters.

3.26 Roof pitch and height according to building department's city guidelines, roof -mounted mechanical equipment and details.

3.27 Wall finished, textures and specifications

H. BUILDING SECTIONS:

1. Scale $\frac{1}{4}$ " = 1'0"
2. Detail wall sections.
3. Detail roof sections, pitch, type, overhang and finish.

I. EXTERIOR COLORS/FINISHES/MATERIALS: (one copy only)

Note: A "color sample" shall mean either a clear picture, a product brochure indicating color, an actual sample of material, or a 2" x 2" painted color chip. Name of color only shall not be accepted.

1. Provide all specifications, color samples, pictures, manufacturers, model numbers, product samples, or brochures (if applicable).
2. Exterior color chips for walls, trim doors, etc. (minimum size of 2" x 2")
3. Sample of awning material.
4. Roof finish, manufacturer's model number and color sample.
5. Garage door specifications.
6. Screen color sample.
7. Driveway color sample, specifications, and patterns.
8. Window specifications and color sample.
9. Tile color samples.
10. Tile color samples.
11. Any other items used as an exterior finish, also including color samples.

LANSING ISLAND HOA, INC.
ARCHITECTURAL STANDARDS MANUAL VERSION 1.5

- J. WALLS AND FENCES(see 2.6).
1. Scale $\frac{1}{4}$ " = 1'0"
 2. A plot plan of all proposed wall and fence locations.
 3. Detailed cross sections of all walls and fences. A cross section must be provided for any change in the wall or fence and for any wall or fence within the 20-foot area from the water line.
 4. A detailed elevation of all fences and walls.
- K. ELECTRICAL PLANS:
1. Scale $\frac{1}{4}$ " = 1'0"
 2. Include exterior lighting circuits
 3. Include mechanical equipment location.
 4. Include electrical meter locations.
 5. Include all timers, lighting.
- L. DOCKS AND BOAT HOUSES:
1. Scale $\frac{1}{4}$ " = 1'0".
 2. Copy of applicable permits (or application).
 3. Detailed plans.
 4. Cross sections.
 5. Specifications.
 6. Color samples (if applicable).
 7. Roof sample.
- M. LANDSCAPE PLANS: (To be submitted on or before two months prior to installation).
1. Scale no greater than 1" = 10'0".
 2. Topography, berming, mounding.
 3. Storm water and Drainage patterns.
 4. Easements and rights-of-way.
 5. Driveways, sidewalks, walkways.
 6. Plant material listing and specifications, sizes.
 7. Surface material listing and specifications.
 8. Exterior landscape lighting plan.
 9. New tree listing and specifications.
 10. Existing trees.
 11. Streetscape plan.
 12. Landscape bid showing minimum amount required.

III. STEP THREE: SUBMISSION OF PLANS TO BUILDING DEPARTMENT

Following major review, OWNER should submit approved plans to the appropriate Building Department and such agencies having jurisdiction for required permits, however, should the OWNER submit prior to the major review completion, the OWNER assumes all risks with regard to required changes.

IV. STEP FOUR: CONSTRUCTION COMMENCEMENT

Upon approval of the plans and specifications and receipt of a recorded copy of the Notice of Commencement, the OWNER can commence construction. No construction, including clearing, may commence prior to the approval of the ARB.

V. STEP FIVE: FINISHED FLOOR ELEVATION

A. Submit finished floor elevation survey first.

LANSING ISLAND HOA, INC.
ARCHITECTURAL STANDARDS MANUAL VERSION 1.5

VI. STEP SIX: SURVEY/CERTIFICATE OF OCCUPANCY/CONSTRUCTION DEPOSIT.

Upon completion of construction, the following will be submitted to the ARB.

- A. Final Survey.
- B. Certificate of Occupancy.
- C. Lien releases or canceled checks, along with invoices, totaling the minimum landscape requirements for the LOT (if requested).
- D. Executed Statement of Compliance.

Upon receipt and approval of the above, the ARB shall issue and record a certificate of compliance for the LOT and home.

12.1 REVIEW OF CHANGES OR ADDITIONAL IMPROVEMENTS: Any change or additional proposed IMPROVEMENT, or IMPROVEMENT not included in the major review, must be approved in writing by the ARB prior to the OWNER making any of the proposed changes. Review must include the following:

- A. Completed application form.
- B. Any applicable support data (plans, specifications, cross section, color samples, plots, etc.)
- C. Application fee (minimum of \$250.00) to be set by the ARB.
- D. Approval of appropriate government agencies.

Upon completion of the IMPROVEMENT or change, the OWNER must submit an executed Statement of Compliance.

12.2 PERIODIC AND FINAL INSPECTIONS: The ARB reserves the right to inspect construction in progress and upon completion for conformance with approved Design Documents and Certificate of Compliance review, and applicants agree to cooperate fully with members of the ARB.

12.3 FINAL APPROVAL: Notification of approval by the ARB does not relieve the HOMEOWNER from the ultimate responsibility to comply with CITY and ARB requirements, now or at any time in the future.

LANSING ISLAND SINGLE FAMILY LOT
 DESIGN REVIEW APPLICATION

(TYPE OR PRINT NEATLY)

TO: CHAIRMAN, ARCHITECTURAL REVIEW BOARD

BUILDER: _____ (PHONE)

BUYER: _____ (PHONE)

LOT: _____ DATE: _____

1. THIS APPLICATION IS BEING SUBMITTED FOR (CHECK ONE)

- A. Preliminary Review _____
- B. Final Architecture Plan Review _____
- C. Review of additional IMPROVEMENTS or change to existing IMPROVEMENTS _____

2. IS ELEVATION STYLE SIMILAR TO ANY OTHER LOT? YES / NO
 If yes, which one?

3. LIVING AREA

Air-Conditioned Space (1st floor) _____ S.F.
 Air-Conditioned Space (floor) _____ S.F.
 Air-Conditioned Space (3rd floor) _____ S.F.

TOTAL LIVING SQUARE FEET _____ S.F.

4. OTHER AREAS:

Covered Porches/Entries, Etc. Garage _____ S.F.
 _____ S.F.
 Other: _____ S.F.

TOTAL SQUARE FEET OF HOUSE _____ S.F.

5. A. Total Impervious Area (from plot plan) _____ (A)

B. Total LOT square footage (from survey) _____ (B)

GREENSPACE RATIO ((A-B)/B) _____ %
 (Must be equal to or greater than 60%)

GENERAL INFORMATION:

1. LDT DIMENSJON S: (WIDTHXDEPTH) _ _ _ _ _
2. HOUSE: Bedrooms: _ _ _ _ Baths: _ _ _ _ Stories _____ Type of Construction _____
Interior Finish: _ _ _ _ _
Roof installation: R- _ _ _ _ _ Wall Insulation R- _ _ _ _ _
Ceiling Heights: 1st Floor: _ _ _ _ _ 2nd Floor: _ _ _ _ _ 3rd Floor: _ _ _ _ _
Roof: Pitch: _ _ _ _ _ Finish: _ _ _ _ _
Pool: _____ (size) Spa: _ _ _ _ _ (size). AMENITIES: _ _ _ _ _
-

3. SIDEWALKS AND LANDSCAPE COMPLETED Yes / No _ _
- Total Construction Cost: (home) 1_ _ _ _ _
- Landscaping Requirement (minimum of \$15,000 excluding sod & irrigation) \$ _ _ _ _ _

4. PROJECTED START DATE: _ _ _ _ _ PROJECTED FINISH DATE: _ _ _ _ _
5. VARIATIONS REQUESTED: YES _ _ / NO _ _ If yes, attach explanation in letter form
6. ACCESSORY STRUCTURES (EXPLAIN/DETAIL): _ _ _ _ _
-
-

7. MAJOR GAS APPLIANCES USED (CHECK THOSE USED):
Central Heat and Air _ _ _ Water Heater: _ _ _ Range _ _ Dryer _ _ _ Others: _ _ _ _

8. MAILBOX DESIGN USED: (Indicate Exhibit number of "new"): _ _ _ _ _

LANSING ISLAND ARCHIECTURALREVIEW
BOARD

Application for Site Landscape Plan Review

Applicant: _ _ _ _ _ Telephone: _ _ _ _ _
_ _ _ _ _ Date: _ _ _ _ _

This is an application for formal review of the site landscape plan and shall be submitted with the final architectural plans for review by 'the Lansing Island Architectural Review Board. Please complete this entire application. Failure to do so will result in a delayed review process.

Has Applicant read the Landscape Ordinance for Lansing Island? _____

Applicant complied with the required streetscape landscape plan set forth in the Association By-Laws, specific for each property? _ _ _ _ _

Owner: _ _ _ _ _

Owner Address: _ _ _ _ _

Phase 1,2,3 or 4? _ _ _ _ _

Lot Number: _____

Lot Type (A,B,C, or D): _____

Date(s) of any previous landscape submittal£? _

Please include the following information on the Site Landscape Plan being submitted:

- Project Name, Address, and Lot Number
- Scale
- North Arrow
- Plant Type, sizes, and quantities must be identified
- Designer's Name and Telephone number

Thank you. This information will help expedite their view process.

LANSING ISLAND
ARCHITECTURAL REVIEW BOARD
APPLICATION CHECKLIST

DATE APPLICATION SUBMITTED: _ _ _ _ _

PLATTED LOT NUMBER: _ _ _ _ _ OWNER: _ _ _ _ _ . BUILDER: _ _ _ _ _

THIS IS A PRELIMINARY REVIEW TO CHECK THE COMPLETENESS OF THE APPLICATION ONLY.
**"AN APPLICATION MUST BE 100% COMPLETE PRIOR TO THE ARB REVIEW"

KEY _____ = COMPLETE

- X = NOT SUBMITTED, PLEASE SUBMIT

 NS/NR = NOT SUBMITTED/NOT REQUIRED

 NS = NONE SHOWN

Check List:

____ A. Completed Application Form and Color Summary Sheet (J)

____ B. Application Fee (currently

____ C. Survey of Lot

1. Scale of 1" = 10'

2. All property lines, any adjacent fences, or other structures within 20' of the property lines

____ 3. Utility easements and rights of way

4. Certified Drainage Plan by Civil Engineer

5. Sidewalk and Landscape easement area

6. Shoreline protector

7. Current water lines, top of bank: true actual water line to be utilized as the setback line

- _____ 8. Side or rear lot easements.
- _____ 9. All typical details, certifications, and notes, and those items required by law to be incorporated into a lot survey.
- _____ 10. Certified by a Florida licensed surveyor.
- _____ 11. Calculation of total lot area (in square feet).
- _____ 12. Lot topography and all topography within 20' of the lot (existing and proposed grades)

D. Plot Plan: The proposed plot plan shall be overlaid onto the lot and tree survey, indicating all proposed site improvements including: (2)

- _____ Scale: 1' = 10'
- _____ 1. Setback lines clearly indicated.
- _____ 2. Driveways, sidewalks, and walkways, including concrete or paver patterns.
- _____ 3. Foundation outline with structures being cross hatched.
- _____ 4. Pools, decks, patios.
- _____ 5. Raised floor elevations.
- _____ 6. Any fences or walls.
- _____ 7. Docks and bank treatment
- _____ 8. Garbage and trash container storage area.
- _____ 9. Deep well location/irrigation meter
- _____ 10. Mailbox location.
- _____ 11. Any proposed encroachments or variance indicated as a surveyor's note.
- _____ 12. Calculation of total impervious area (in square feet)
- _____ 13. Green space requirement met (40% open area)
- _____ 14. Septic tank (not permitted)
- _____ 15. Driveways/sidewalks
 - _____ A. Minimum 10' wide
 - _____ B. Meet entrance specs/sec exhibit
 - _____ C. Material, concrete, asphalt, pavers

_____ D. Surface treatment, minimum 20%

_____ E. Approves patterned

_____ F. Wave or interest and design

16. A/C:

_____ A. Central heat and air

_____ 8. Location of A/C units shielded

_____ C. No window or wall units permitted

_____ 17. Antennas/Flag poles

_____ 18. Accessory Structures

E. Cross Sections: The following cross sections shall be included. Drawings shall indicate all variations in elevation, swales, berm, and all proposed improvements. (2)

_____ 1. Scale 1" = 20'.

_____ 2. From front property line to front foundation wall.

_____ 3. Both side property lines to side foundation walls.

_____ 4. Rear foundation wall to rear property line.

_____ 5. Bank treatment

Note: Side yard elevation must be set to minimize slope between lot line and house. Foundation wall must be increased vertically to allow a transition between the finish floor elevation and required exterior grade elevation. See Exhibit '13-3' for typical cross section and elevations.

F. Floor Plans: (2)

_____ Scale 1/4" = 1'0"

G. Exterior Elevations: (2)

_____ 1. Scale 1/4" = 1'0"

_____ 2. Existing grade, proposed fill elevation, finished floor elevation.

_____ 3. Doors, windows, fences, mechanical equipment, walls, gutters.

_____ 4. Roof pitch, roof-mounted mechanical equipment and details.

_____ 5. Wall finishes, textures, specifications.

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H. Full Color Rendering of Exterior Elevation: (1)

_____ The front elevation must be submitted indicating the true colors as closely as possible

I. Building Sections: (2)

- _____ 1. Scale 1/4" = 1'0"
- _____ 2. Detail wall sections
- _____ 3. Detail roof sections, pitch, type, overhand, finish.

J. Exterior Colors/Finishes/Materials: (1)

Note: A "color sample" shall mean either a clear picture, a product brochure indicating color, an actual sample of material, or a 2' x 2" painted color chip. Name of color shall not be accepted.

- _____ 1. Provide all specifications, color samples, pictures, manufacturers, model numbers, product samples, or brochures (if applicable).
- _____ 2. Exterior color chips for walls, trim, doors, etc. (minimum size of 2" x 2").
- _____ 3. Sample of awning material.
- _____ 4. Roof finish, manufacturer's model number and color sample.
- _____ 5. Garage door specifications.
- _____ 6. Screen and fencing color sample.
- _____ 7. Driveway color sample, specifications, and patterns.
- _____ 8. Window specifications and color sample.
- _____ 9. Shutter specifications and color sample.
- _____ 10. Tile color samples.
- _____ 11. Any other item used as an exterior finish, also including color samples.

K. Walls and Fences:

- _____ 1. Scale 1/4" = 1'0".
- _____ 2. A plot plan of all proposed wall and fence locations.
- _____ 3. Detailed cross section(s) of all walls and fences.
- _____ 4. A detailed elevation of all fences and walls.
- _____ 5. A full color elevation of each wall or fence (one copy only).

L. Electrical Plans:

- ___ I. Scale: 1/4" = 1'0':
- __ _ 2. Include exterior lighting circuits
- __ _ 3. Include mechanical equipment location
- __ _ 4. Include electrical meter locations
- __ _ 5. Include all timers, lighting, and irrigation

M. Docks and Boathouses

- __ _ J. Scale: 1/4" = 1'
- ___ 2. Copy of applicable permits
- ___ 3. Detailed plans
- ___ 4. Cross-sections
- ___ 5. Specifications
- ___ 6. Color samples

N. Landscape Plans (to be submitted on or before two (2) months before installation)

- __ _ 1. Scale no greater than 1" = 10'
- ___ 2. Topography, beaming, mounding
- ___ 3. Storm water and drainage patterns
- __ _ 4. Easements and rights-of-way
- __ _ 5. Driveways, sidewalks, walkways
- __ _ 6. Plant material listing and specifications, sizes
- ___ 7. Surface material listing and specifications
- ___ 8. Irrigation plan and specifications
- ___ 9. Water source and treatment specifications
- __ _ 10. Exterior *site* lighting plan
- __ _ 11. New tree listing and specifications
- __ _ 12. Existing trees
- __ _ 13. Streetscape plan
- __ _ 14. Planting and fertilization specifications
- ___ 15. Landscape bid showing minimum amount proposed outline proposed cost (if requested)
- __ _ 16. Wetland areas
- ___ 17. Exterior Lighting and Landscape lighting

LANSING ISLAND

APPLICATION - COLOR SHEET

•••ALL SAMPLES MUST BE LARGER 11-IN 2' X 2', BUT SMALLER THAN 7" X 10"...

LOT:___ BLOCK:___ OWNE R:_____ BUILDER:_____

FOR ARB USE ONLY...

<u>DESCRIPTION (OR CIRCLE)</u>	<u>SAMPLE (YIN)</u>	<u>NOT APPR'D APPR'D COMMENTS</u>
<u>EX1ERIOR WALLS:</u>		
FINISH/MATERIAL: _____	_____	_____
COLOR: _____	_____	_____
FINISH/MATERIAL: _____	_____	_____
COLOR: _____	_____	_____
<u>TRIM:</u>		
LOCATION: _____	_____	_____
COLOR: _____	_____	_____
! =		
MATERIAL: _____	_____	_____
COLOR: _____	_____	_____
<u>WINDOWS:</u>		
COLOR: _____	_____	_____
TYPE: <u>WOOD / ALUMINUM</u>	_____	_____
CONSTRUCTION: _____	_____	_____
<u>SCREENS:</u>		
COLOR: _____	_____	_____
CONSTRUCTION: <u>FIBERGLASS/METAL</u>	_____	_____
<u>TILE: BLDG ONLY</u>		
COLOR: _____	_____	_____
SIZE: _____	_____	_____
<u>ROOF:</u>		
TYPE: <u>SHINGLE/TILE</u>	_____	_____
MATERIAL: _____	_____	_____
LBS: _____	_____	_____
OR: _____	_____	_____

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		<u>FOR ARB USE ONLY.</u>		
		SAMPLE Y/N	NOT	
<u>DESCRIPTION (OR CIRCLE)</u>	<u>APPR'D</u>		<u>APPR'D</u>	<u>COMMENTS</u>
<u>SOFFIT:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>PROPERTY FENCE:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>OTHER FENCE:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>PAVERS/DRIVEWAY TILE:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>SHUTTERS:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>CANVAS AWNINGS:</u>				
COLORS:	_____	_____	_____	_____
<u>OTHERS:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>OTHERS:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>OTHERS:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____
<u>OTHERS:</u>				
MATERIAL:	_____	_____	_____	_____
COLOR:	_____	_____	_____	_____

BUYER:

Name

Street

City State Zip

BUILDER:

Street

City State Zip

ARCHITECT:

Name

Street Phone

City State Zip

LANDSCAPE DESIGNER:

Name

Street Phone

City State Zip

THE PRECEDING APPLICATION IS SUBMITTED FOR REVIEW BY THE ARCHITECTURAL REVIEW BOARD. REQUIRED DESIGN DOCUMENTS ARE ATTACHED.

DATE :

SUBMITTED BY:

SIGNATURE

PRINT NAME AND TITLE

• * "FOR COMMITTEE USE ONLY.-.*

DATE REC D: _ _ _ _ _

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LANSING ISLAND
ARCHITECTURAL REVIEW
BOARD

FOR: (NAME) _____

(ADDRESS) - - - - -

We hereby APPROVE / DISAPPROVE the above-named applicant's submission of plans and specifications for the construction of a single-family house at the above address.

APPROVAL SUBJECT TO REQUIRED SUBMISSIONS AND/OR MODIFICATIONS:

REASON FOR DISAPPROVAL: _____

Executed this ___ day of _____, 20__.

REVIEWER: _____
TYPE IN NAME

DATE _____ SIGNATURE _____

REVIEWER: _____
TYPE IN NAME

DATE _____ SIGNATURE _____

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LANSING ISLAND
ARCHITECTURAL REVIEW BOARD

STATEMENT OF COMPLIANCE

FOR: (NAME)
(ADDRESS) - - - - -

We hereby certify and attest that all proposed IMPROVEMENTS have been completed in compliance with the plans and specifications, and any addendum or modifications, as approved in writing by the ARCHITECTURAL REVIEW BOARD of LANSING ISLAND, with the following comments and/or exceptions noted. These approved IMPROVEMENTS were completed on (date) _____

Executed this _____ day of _____, 20____

BUILDER: _____
TYPE IN NAME

DATE SIGNATURE

ARCHITECT OR DESIGNER: _____
TYPE IN NAME

DATE SIGNATURE

TYPE IN NAME

DATE SIGNATURE

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A. Authorizing Tradesmen and Subcontractors to Work on Lansing Island

1. The General Contractor (GC) must personally authorize all tradesmen and subcontractors (Contractors) to work at and only at the Lansing Island lot under construction by your firm. A hardcopy list of all Contractors must be provided by the GC to the Lansing Island Management Office with the Business Name and Supervisors Name prior to entering the Island with updates when needed.
2. Contractors that the GC authorizes will be placed into the Gatehouse Access Control System by the Lansing Island Manager (Management) with a hard copy on file at the Gatehouse.
3. The Contractor rules for Lansing Island will be presented to the GC after ARB review and approval and is to be placed on the dash of the GCs Supervisors vehicle. The GCs Supervisors vehicle may be issued one bar code for ease of entry to the site at a one-time cost of \$25.00 payable to the Lansing Island HOA, Inc. (LIHOA)
4. If a Contractor appears at the Lansing Island Gatehouse without the GCs specific permission, they will be denied access. The LIHOA Guard on duty will attempt to reach the GC by the telephone numbers provided to Management. If the Guard cannot reach the GC they will deny access without exception.

B. Working Schedule

1. The working schedule for Contractors on Lansing Island:
Weekdays: 7:00 AM to 5:00 PM
Saturdays: 8:00 AM to 4:00 PM
Sundays: No work is permitted.
2. Contractors may per permitted on Lansing Island with Management approval on Sundays in the event of a Tropical Storm or Hurricane that is approaching the State of Florida to secure the site and then return to the site after the Storm passes to inspect and re-secure the site.

C. General Contractor Signs

1. Each Construction Site is permitted one general construction sign. The sign must conform to Section 6.16 Signs, of the Lansing Island Declaration of Covenants, (currently 30" high by 48" long including frame, plus up to two sign riders no more than 6" high and with the top of the sign under 5' above ground). The sign must be approved by the Lansing Island Architectural Review Board (ARB) and must be mounted parallel to the street.
2. The GCs sign in the only sign allowed on the site. The Contractors must not erect signs. If they do, LIHOA may remove and discard the signs at the GCs expense.

D. Construction Trailer and Equipment

1. A construction trailer and Equipment (to include power lifts, mixers, trailers or other type machinery) is permitted only when the ARB has approved the type of trailer and equipment, and its placement on the construction site in writing. The ARB will require the trailer or equipment be placed as far back from the street as practical, to maintain the standards of appearance for residents.

E. Portolet

1. If the GC uses a Portolet (portable toilet) for the construction site, it must be placed as far back from the street as possible up to 50', in order to maintain standards of appearance for residence.
2. The GC may place the Portolet 20' from the street and 20' from side yard property line if a solid fence is provided to hide the portolet from street and side yard view.

F. Debris and Building Materials

1. The GC is responsible to keep the construction site free of debris with Building Materials delivered and installed in a timely manner. This is necessary to avoid neighborhood eyesores for residence.
2. The GC is responsible to promptly gather and remove any debris on the construction site and cover dumpsters to prevent blowing of debris on the LIHOA Common Grounds or any Member residences.
3. The GC is responsible for the cleaning of and or repairs from damages to the LIHOA Private Roads during the site **work** and construction process.
4. LIHOA will act if necessary to assure compliance with this policy. This may include LIHOA to hire outside vendors to remove debris and clean or repair damages to the streets. If this becomes necessary, the expense will be subtracted from the refundable deposit received during the application process. Repeated violations may result in a performance bond being required from the GC for subsequent construction projects.

G. Storm Preparation Securing the Construction Site

1. If a Named Tropical Storm or Named Hurricane is approaching the State of Florida and the forecast to hit Brevard County such that the Brevard County Schools, Courts, or County Offices temporarily close or a mandatory evacuation is ordered for the Space Coast barrier islands that includes Lansing Island, the GC must secure the construction site prior to the storm. Securing the site will include the removal of any portolet, dumpster, constructions trailer, building materials, or equipment that is not firmly secured to withstand wind speeds in excess of 74 mph.

General Contractors Firm: _____

General Contractors Name: _____

GCs Contact Information: _____

Construction Site Address: _____

Construction Start Date: _____

Construction C/O Date: _____

I have read and will comply with this policy:

Authorized Signature Date

Printed Name and Title