

Architectural Review Committee Controls

Demolition of Existing Unit

New Home Replacement

Architectural Review Committee Controls

Demolition of Existing Unit

New Home Replacement

The following documents and criteria are established for review by the Architectural Review Committee (hereinafter A.R.C. or ARC) prior to commencement of any phase of demolition of an existing home or construction of a new home. Plans are requested thirty days in advance of the regularly scheduled meeting of the A.R.C. so that the site may be reviewed by committee members prior to the meeting. The A.R.C. will provide approvals, disapprovals, or requests for additional information in writing.

These plans are reviewed for the limited purpose of determining aesthetic compatibility and compliance of the proposed project with the construction criteria of The Forest Club. All projects must conform to local zoning and building codes and the Lot Owner must obtain all necessary permits if approval is granted.

Approvals of demolition or of commencement of new construction and completion time will be good for six months only unless otherwise specified.

All contractors must be properly licensed and insured.

1. When contemplating the purchase of a lot with an existing living unit to be demolished it is of paramount importance that you first speak with the City of Lake Mary Building Department. They will advise you of their requirements, including demolition permits.
2. A survey showing the existing structure/living unit must be provided to the A.R.C. prior to demolition. The survey must show the footprint of the existing structure/living unit and the proposed new structure/living unit. Bear in mind that the City of Lake Mary may allow the continuance of existing encroachments but may not allow further encroachment. If removal or trimming of any trees will be necessary, you may be required to first have approval from the city arborist. No demolition or construction of new living units is allowed prior to receipt of all permits.
3. Square footage of new structures/living units will be dictated by the lot size and acceptable A.R.C. design in relation to neighboring lots and living units.
4. All new home structures/living units must meet setback requirements of the City of Lake Mary and the Association's governing documents which will be reviewed upon receipt of a survey as provided above. A survey of carports or garages is required and are considered part of the new structure/living unit. A.R.C. review for new home living

units/structures will not be commenced until all renderings are received, including city building permit(s) as applicable.

5. Living unit/structure must be single story, but can have an A frame type roof. No two-story residential structures are allowed in the Forest.
6. All units are required to have carports or garages and designated driveways, which must be completed prior to occupancy. Driveways and sidewalks will be of gravel, colored concrete, or pavers. All driveway materials and colors must be approved by the A.R.C.
7. A utility shed or an enclosure, which complements the material and color of the residence, is also required thus removing trash containers and yard tools from street view. Areas of driveways or carports visible from the street may not be used for storage.
8. Landscaping the front of the structure/living unit is required. The side(s) of the living unit/structure facing the street requires foundation landscaping as well as a minimum of two trees at least six-feet tall or higher. Plans noting placement of shrubs, trees, etc. must be provided as part of new home replacement review. All landscaping plans shall indicate plant material and size.
9. A.R.C. requires a rendering noting window and door placement, size and trim color. The proposed finishes, materials, and colors for roof(s), entry landings, porches, and railings shall also be provided. Open portions of porch landings and steps are to be enclosed and painted or stained to match. All entry landings and steps need to be painted to match body or trim of living unit/structure.
10. Fencing over 6 feet above the ground level and chain-link fencing is prohibited. Fencing and sheds/storage buildings shall not protrude further forward toward the street than the front-most plane of the principle residential structure or residence (excluding windows) on any lot. Fencing may be of wood, aluminum or PVC. Any request to modify or add a fence must include the following:
 1. A plot diagram with accurate dimensions
 2. Construction material and color proposed.
11. Exterior antennas and/or aerial reception devices which will be subject to Federal Telecommunications Act of 1996. Under this law, an antenna or satellite dish not exceeding 39" in diameter or any other device used for receiving television signals over the air is allowed on property that is under the exclusive use of the property resident. Location on the lot must be inconspicuous to by passers unless it must be placed in plain view to receive a quality signal or to limit installation and maintenance costs.
12. Skirting of all living units/structures is required and color must match siding color. Skirting and foundation materials and colors must be approved by the A.R.C.
13. The rendering must represent the actual living unit/structure to be placed on the lot.
14. Window air conditioners shall not be installed at any time.

15. The final construction documents and landscape plans constitute the documents for final review and approval. Any and all amendments made to the plans during construction regarding exterior elements or materials must be reviewed by the A.R.C. prior to final approval being granted and installation thereof.
16. All exterior painting requires advance A.R.C. approval. Color chart of approved paint colors is available in the office.
17. Approval of plans by the A.R.C. is not to be construed as a warranty of any kind that the plans, or projects as built do not or would not violate nor constitute a waiver of any existing covenants, restrictions, easements, greenbelts, setbacks, statutes or ordinances. It is the lot owner's responsibility to see that accurate drawings and plans are submitted to the A.R.C. and that the project does not violate any existing covenants, restrictions, easements, greenbelts, setbacks, statutes or ordinances, or any other right of other owners.
18. The lot owner is responsible for and shall control noise and unsightliness (to include any and all debris) during all phases of construction. The lot owner and contractors shall provide dust abatement and erosion control measures. Respect for neighboring lots and/or properties and the rights of other lot owners is fully expected.
19. Construction work such as home construction, roofing, operation of equipment including hand held power tools and landscaping/grounds maintenance by contractors is limited to the hours of:

8 am to 6 pm Daily

No commercial work/activity is to be performed on State or Federal holidays or Sunday except in an emergency as stated below.

In the case where property damage may otherwise occur, these hours may be extended by the property manager during normal office hours or the on-site security personnel after hours, as a one day exemption only. Examples would include: the need to secure a roof or repair storm damage that would contribute to further damage and/or loss of property.

In the case of a declared emergency or as a result of storm damage, work is permitted to insure the safety of the owners/residents and their property.

This is not intended to prohibit work conducted entirely within a home where the noise is not heard beyond one's own property (ex: painting, plumbing, cabinetry and similar activities).

20. No living unit/structure may be constructed and/or installed, or allowed access to the property until all of the above requirements have been met and approval has been obtained from the A.R.C.

If a proposal is denied, the applicant may resubmit the request with new and/or additional information.

Final appeal of a denial by the A.R.C., except denial without prejudice for failure to provide all needed documentation, may be made to the Grievance/Fining Committee. All available supporting documentation must be presented at this time. The Grievance/Fining Committee will then present their decision to the Board of Directors. If such appeal results in legal action, the resident shall be liable for all associated costs including attorneys and paralegals fees, if any, should any legal resolution be in favor of THE FOREST CLUB.

21. Penalties – Violations of any of the rules and regulations or policies or procedures contained in this document could result in monetary penalties as set forth in the Association’s governing documents.