



# Landings at Lakemoor

## Request for Architectural Approval

**Name:**

**Date:**

**Address:**

**Lot Number:**

**Home Phone:**

**Work Phone:**

1. Description of the proposed home and/ or landscape improvement change or addition; materials to be used including similarity to existing structures as appropriate (use a separate sheet of paper if necessary):

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2. Please attach drawings to this request showing all proposed improvements including relationships to existing structures, landscaping, and lot lines. Two drawings or more are needed to clearly show proposed improvements including existing structures:

- A. Plat Plan - "top down map" (may be drawn on a copy of your lot survey)
  - B. Elevation(s) - "side view(s)" (one or more, as necessary)
- NOTE:** A permit and inspection by the City may be required.

3. When the committee reviews this request, your neighbors have a right to comment and present views about your requested improvements. Please obtain signatures below from all property owners having common lot lines with your property, and all property owners who reasonably view the improvement from their property.

I acknowledge that the requesting homeowner has shown me the details of the proposed improvement described on this form and that my signature represents my awareness of the request.

**SIGNATURE**

**ADDRESS**

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4. Homowner's Signature

Request Date

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Please mail completed form to: PPM Inc. Attn: Tammy Williams, 6739 Falls of Neuse Rd, Raleigh, NC 27615

Received: \_\_\_\_\_ Approved: Yes \_\_\_\_\_ No \_\_\_\_\_

Remarks: \_\_\_\_\_

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



# **Landings at Lakemoor**

## **ARCHITECTURAL/LANDSCAPING MODIFICATIONS**

### **ADDITIONS and/or CHANGES TO HOME EXTERIOR**

(Covenants Article IX, Article X, sections 4, 6, 8 & 9); Article VIII; By-laws, Article IX, Section 1 (3)).

1. Any additions or changes to the exterior of the house must be submitted to the ARC for approval prior to the commencement of any work. Such exterior changes include, but are not limited to decks, arbors, screened porches, porch railings, room additions, flag poles, major landscape changes, flood lights, mailbox post/support, mounted basketball goals, doghouses, animals pens, fences, parking pads, storage buildings, or changing the exterior paint color of the siding, trim, shutters or door of the house or additional buildings.

2. Procedure for submission to the ARC of proposed additions and/or changes is as follows. The homeowner shall complete a Request for Architectural Approval form (available from the Community Manager). The homeowner shall include scaled drawings showing the proposed improvements, including relationships to existing structures, landscaping and lot lines. The homeowner shall collect the signatures from all property owners having common lot lines with the affected property, and all property owners who reasonably view the improvement from their property. The completed form and associated documents should be submitted to the Community Manager who will forward the item for review by the ARC. Once approved by the ARC, the homeowner may be required by town ordinance to acquire a permit from the Town of Garner. Any changes to the original plan as required by the town must be resubmitted to the ARC for approval.

### **DETACHED STRUCTURES (Covenants Article IX, Article X, Sec 4)**

1. All detached structures require ARC approval prior to construction. (Examples include but are not limited to storage sheds, greenhouses, playhouses, doghouses, etc.)

2. Detached structures are permitted in the rear or side (beyond the rear corner of the house) yards.

3. All storage buildings or garden sheds must be constructed of wood, have shingle roofs, and match the house style and color scheme.

4. Metal buildings are prohibited.

### **DRIVEWAY IMPROVEMENTS**

1. All driveways shall be constructed of poured-in-place concrete and match the materials of existing driveway as closely as possible. No coloring or additives are permitted. Gravel, wood chips or any material except poured concrete is prohibited.

2. Height and grade must meet the requirements of the Town of Garner. The maximum height for driveways is at grade level.

3. The driveway must be constructed entirely on the subject property. No driveway improvement shall be constructed unless the property corners are clearly marked on the ground. The services of a professional land surveyor may be required if the iron pipes marking the existing property corners are not in place or found. Temporary driveways are prohibited unless they have been previously approved by the ARC.

4. A plan containing drawings of the proposed improvements should be submitted first to the ARC for approval. This plan should include the homeowner's original survey with improvements drafted to scale on the survey. If a copy of the original survey can not be located, a scaled drawing of the property showing all improvements and the existing boundary lines shall be required. After approval by the ARC, the homeowner may need to apply for a permit from the Town of Garner. Any changes to the original plan as required by the town must be resubmitted to the ARC for approval.

### **FENCES**

1. Fencing styles shall try to match the existing fencing in and around the neighborhood. Generally, wooden picket and solid fencing are the preferred types. Metal and chain link fencing is prohibited. Split rail fencing is prohibited. Temporary fencing is prohibited unless it has been previously approved by the ARC.

2. All plans for fences should be submitted for approval by the ARC prior to starting construction or installation.

3. The maximum height for fencing is six feet. Fencing should not block sight triangles or turning lanes within the subdivision.

4. No fencing shall extend past the front corner of the home. The fencing must be constructed entirely on the subject property. No fence shall be constructed unless the property corners are clearly marked on the ground. The services of a professional land surveyor may be required if the iron pipes marking the existing property corners are not in place or found.

5. Gates must be constructed to match the adjoining fence. The maximum width for a single gate is four (4) feet. The maximum width for a double gate is eight (8) feet.

6. A plan containing drawings of the proposed improvements should be submitted first to the ARC for approval. This plan should include the homeowner's original survey with improvements drafted to scale on the survey. If a copy of the original survey can not be located, a scaled drawing of the property showing all improvements and the existing boundary lines shall be required.

After approval by the ARC, the homeowner may need to apply for a permit from the Town of Garner. Any changes to the original plan as required by the town must be resubmitted to the ARC for approval.

7. Placement of invisible fencing must be confined to the back and side yard only.

### **PLAY STRUCTURES**

1. Homeowners should submit all plans for swing sets, play houses, jungle gyms, trampolines and other play structures to the ARC for approval prior to the commencement of construction or installation.

2. Any play structures must be confined to the rear yard.

### **POOLS, HOT TUBS AND SPAS**

1. Above-ground pools are prohibited for aesthetic and safety reasons.

2. In-ground pools and hot tubs/spas must be approved in advance by the ARC.

3. Any pools or hot tubs/spas must be confined to the rear yard, and must be enclosed by a fence as a safety measure to keep unsupervised children from playing on the equipment.

### **TREE REMOVAL (Covenants Article X, Sec 15)**

1. No tree having a trunk diameter exceeding 4 inches (when measured at a height of 4 feet above the ground) shall be removed without the ARC approval, unless the tree is dead, diseased, damaged or poses an imminent threat or danger to persons or property.

2. Tree removal guidelines apply to all locations within each property, in common areas and along the greenway.