



ARCHITECTURAL REVIEW BOARD REGULATIONS

Longshore Lake Foundation, Inc.
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ARB Requirements

According to Section 4.1 of the Longshore Lake Foundation Articles of Incorporation the approval of the Architectural Review Board (ARB) is required for any improvement or modification that in any way alters the exterior appearance of any structure, lot, or area inside a pool screen. These include but are not limited to:

- *Building modifications (windows, doors, skylights, painting, roofs, shutters, additions, etc.)
- *Driveway modifications (pavers, parking additions, painting, resurfacing)
- *Fencing
- *Pools
- *Screens
- *Landscaping modifications
- *Statuary
- *Fountains
- *Docks

All plantings, with the exception of annual flowers and replacement of like kind plants, including re-design of existing beds, require ARB approval. Tree planting and removal always requires approval. The Foundation may authorize immediate removal of diseased trees.

These changes shall not be made until the plans, specifications and location have been approved in writing by the ARB. All plans and specifications shall be evaluated as to harmony of external design and as to conformance with the architectural criteria of Longshore Lake.

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A. Welcome

Welcome to Longshore Lake! The Longshore Lake Foundation is a not for profit corporation organized under the laws of the State of Florida. Longshore Lake is a planned urban development (PUD) with the amenities of a suburban community enhanced by common interests, and created to serve the members of the community by providing maintenance services to association property and administrating the affairs of the community association.

The general concept has been established and is protected by the recording of the Declaration of Covenants and Restrictions in the public records of Collier County. Those Covenants and Restrictions, the Articles of Incorporation, and the By-Laws have created the community association and specify the legal responsibilities and methods required to protect and continue its operation.

Supplemental to the recorded legal documents are the following guidelines and requirements which will be administered by the Longshore Lake Architectural Review Board (ARB.)

Approval of prior applications or plans shall not constitute a waiver of the ARB's right to withhold future approval of similar applications, plans, or others matters subsequently or additionally submitted for approval.

ARB Regulations will never be less restrictive than Collier County Regulations. All Residents must abide by both Longshore Lake and Collier County Regulations.

Acquiring a property does not absolve a resident from responsibility for any previous deviations from ARB Regulations or Collier County Regulations.

B. Requirements General

1.1 ARCHITECTURAL REVIEW BOARD (ARB) REQUIREMENTS

Article 4.0 of the Declaration of General and Protective Covenants for Longshore Lake defines the Architectural Review Board (ARB) of the Longshore Lake Foundation, Inc. and outlines the process necessary for review and approval of applications. Refer to Application Form in Appendix II.

APPLICATIONS SHOULD BE SUBMITTED TO:

Longshore Lake Foundation, Inc.
Architectural Review Board
11399 Phoenix Way
Naples, FL 34119
Email: CAM@longshorelake.org

Required Information

Applicants are required to submit a complete set of drawings, pictures and specifications for all proposed work to include, but not limited to, new construction, additions, renovations, pools, enclosures, grading, landscaping and docks to the Architectural Review Board. A survey may be required for projects and/or landscaping close to property lines.

A deposit of \$500 will be required if a dumpster is being used. The deposit will be returned in full if it is determined that no damage was caused by the placement/removal of the dumpster.

The ARB must respond to complete applications in writing within thirty (30) days.

You may be required to pay a deposit and obtain an “ARB Approved Project” sign from the office and post it conspicuously on the front of your property during the entire duration of the project. Your deposit will be refunded upon return of the sign.

The ARB approval for your project is good for a period of 90 days. The project must be completed during this time. An extension may be requested. As outlined and detailed in the Covenants, failure to comply with ARB regulations may require you to restore the property to its original state or to a status acceptable to the ARB.

1.2 APPLICATION PROCEDURE

1. Owner shall request an application form (Appendix II) from Longshore Lake Foundation Office, 11399 Phoenix Way, Naples, FL 34119 (Phone: (239) 566-2304). Applications may also be downloaded from the Longshore Lake website.
2. Owner shall complete and present the application, with detailed drawings and specifications attached, to the Administrative office along with any deposits required. It is often difficult for homeowners and the ARB members to visualize a large area in a new color palette. Therefore, in addition to providing paint chips, owners are encouraged (and may be required) to paint a sample of the requested new paint color. The sample should be at least 2 square feet, located in an inconspicuous area of the driveway, roof, house, trim, etc. for ARB review prior to approval of an application. Although not the only possible colors to use, the ARB has a pre-approved palette of colors. This palette is available in the Foundation office for viewing and check-out. The original application will remain at the Administrative Office. The ARB will make a decision as to whether an “ARB Approved Project” sign is required.
3. The ARB will meet regularly to consider applications. Applications must be submitted four business days prior to a meeting. Meeting dates are announced in the newsletter, on the website, and in the office.
4. The Longshore Lake Foundation Administration office or the Architectural Review Board will notify the Owners informing them of either the approval or denial.

1.3 DENIAL APPEAL TO THE BOARD OF DIRECTORS

As set out in the Amended and Restated Declaration of Protective Covenants for Longshore Lake Foundation, Inc., under 4.3 Powers and Duties of the ARB with respect to Architectural Review, section (F):

“All final ARB disapprovals, along with the reasons for disapproval, shall be submitted in writing to the applicant and the Board of Directors. Any party aggrieved by a decision of the ARB shall have the right to make a written request to the Board of Directors within thirty (30) days of the ARB decision, for a review thereof. The Board shall rule on the appeal within 45 days of the receipt of an appeal. The determination of the Board reviewing the ARB’s decision shall be final.”

1.4 VARIANCES

The ARB has the authority as specified in the Covenants, Section 4.3(D), to grant variances to the requirements listed herein (but not to Collier County requirements) to

account for the uniqueness of any particular lot. These variances, when granted, will usually be of a permanent duration.

C.

2.1 LANDSCAPE DESIGN

When considering the installation of new landscape material on your lot it is important to take into consideration Florida's water shortages and ongoing irrigation restrictions. Therefore, Florida Native plants and other drought tolerant material should be included in your new landscape wherever possible. A good resource for such material and ways to incorporate it into your landscape design is a web site maintained by The University of Florida (www.floridayards.org). The plant palette in Section 2.2 should also be implemented. Xeriscaped (landscapes needing little or no water beyond what the natural climate provides eliminating or reducing the need for irrigation) plans are encouraged. All lots, are to be connected to and use the master irrigation system. Refer to section 6.4 in the Articles of Corporation.

SOD

Sod shall be used in all areas which abut the right of ways and areas adjacent to the lake. This includes the lake bank. The sod is used to minimize erosion in these areas. The approved sod shall be St Augustine (Floritam) or Empire Zoysia. Landscaped beds are encouraged, incorporating drought tolerant plant material. All lots must have sod in all areas except for landscaped beds.

MULCH MATERIALS AND DECORATIVE STONE

Mulch within landscape beds shall be a wood derivative (Cypress, Eucalyptus, Pine, Pine Straw etc.) or rubber mulch.

Xeriscaped lots may use decorative stone as mulch. White stone can be used as a border.

Decorative stone, coquina shell and steppingstones may be used as pathways and borders around landscaped beds but only in Xericaped gardens.

MINIMUM REQUIREMENTS

All plantings with the exception of annual flowers and replacement plants, including re-design of existing landscape beds, require ARB approval. Trees always require ARB approval for either planting or removal. The Foundation may authorize immediate removal of diseased trees.

All lots, are required to have at least one native canopy tree from the list under Section 2.2 and three palm trees. The required native canopy tree(s) must be graded Florida # 1 or better and be a minimum of 10' in height and with a 4' canopy and a 1 ¾ inch caliper. All plantings must conform to Collier County regulations. Shrubbery should be provided on all four sides of the house.

Owners must abide by all Collier County and ARB landscaping regulations and should not plant any of the Unacceptable Plants listed in Section 2.3 or any exotic plants banned by Collier County.

Front Zone

The Front Zone should be planted with a combination of trees, shrubs and bushes from the Recommended Plant Palette listed in Section 2.2. This will ensure uniform character to Longshore Lake's streetscape. Existing trees on adjoining lots should be considered when determining plant location.

The Rear Zone

Plantings should consist primarily of palms (coconut palms are not permitted in the rear zone) with the objective of creating a tropical appearance. The required palms must have a minimum height of 14' with a 6' clear trunk.

All homeowners are required to plant and maintain a shoreline buffer of turf and grass (2) two feet wide and 1 foot high along the entire length of their lake bank at the high water mark of the lake and going back towards the house. This buffer must be kept at a height of 1 foot at all times.

Acceptable littorals that can be planted above the high water line by the homeowner are: Dwarf Fakahatachee, Sandcord Grasses (Bakeri), Purple Love Grasses and other Love Grasses, Muhly Grass, and Golden Cannas (Yellow Canna Lily)

Rip rap for the mediation of lake bank erosion is allowed but it must be landscaped with appropriate landscape materials.

Replacement of Trees

If a required palm is removed from the Rear Zone (backyard) as a result of a disease (Ganoderma/Fusarium Decline or other lethal disease) it must be replaced with another palm, unless the lot already has three palms. The Foundation may authorize the immediate removal of diseased trees.

When the ARB approves the removal of a required native canopy tree (including an oak) the Owner must replace that tree with a tree from the list of approved Native Canopy Trees listed in section 2.2 keeping in mind the "Minimum Requirements" above. These trees should be Florida # 1 or better and a minimum of 10' in height with a 4' canopy and a 1 ¾ inch caliper and conform to Collier County Regulations.

Special attention should be given to locating current underground utilities within easements of lots. Owners and contractors will be held responsible for damage to underground services, streets and sidewalks where applicable.

New Landscaping during the Dry Season

The ARB may suspend the 90 day timetable for the installation of any new landscaping for Owner's lots from December – June, or to the beginning of the rainy season. Any Owner wishing to use their own public water through the use of garden hoses and water sprinklers may do so at their own expense and in compliance with SFWMD regulations. Exceptions may be considered by the ARB in the event of a wetter than normal winter season.

Landscape Screening

A landscape screen of shrubs or sub-canopy material must be installed around all air conditioning units, pool equipment, generators, small propane tanks (rated 40 pounds and smaller), garbage cans, electric car charging stations, vessels stored on land, and other mechanical equipment. The plantings should be sufficient to ultimately hide any of the aforementioned equipment.

Landscape Architects

Landscape Architects and Contractors must be informed of these regulations by the general contractor and/or owner for landscaping a property within Longshore Lake

Landscape Lighting

Landscape lighting plans other than low voltage lighting must be submitted to the ARB for approval. Care should be given to placement and direction of all lighting as not to disturb or affect neighbors.

Statuary and Fountains

Fountains, statuary and other permanent decorative items in the yard must have ARB approval.

Anything requiring a/c power must have ARB approval.

NO ONE SHALL INSTALL LANDSCAPE, FENCING, OR OTHER MATERIAL WHICH WILL MATERIALLY OBSTRUCT THEIR NEIGHBOR'S VIEW OF THE LAKE.

2.2 RECOMMENDED PLANT PALETTE

In addition to the required canopy tree listed in section 2.2 the following plants are recommended. Plant materials not included on the list shall receive consideration on an individual basis as they relate to environment, function, location, size, and compatibility within Longshore Lake.

All plant material shall be Florida Fancy or Florida Grade #1 as defined in grades and standards for nursery plants, State Plant Board of Florida and comply with Collier County regulations.

Trees

Black Olive/Shady Lady
Bottlebrush
Geiger Tree
Gumbo Limbo
Hong Kong Orchid
Jacaranda
Japanese Fern Tree
Magnolia
Mahogany
Oak, Live
Red Maple
Royal Poinciana
Simpson Stopper
Tabebuia

Palms

Adonidia Palm
Alexander Palm
Areca Palm
Bismarkia Palm
Canary Island Date
Carpentaria Palm
Chinese Fan Palm
Foxtail Palm
Paurotis
Reclinata
Robelleni
Raphis Excel
Royal Palm
Sabal Palm
Teddy Bear Palm
Thatch Palm
Veitchia Palm

Bushes

Agave
Alamanda
Arboricola
Gardenia
Ginger –Variegated
Ixora (Maui & Nora Grant) (Asst)
Jasmine (Asst)
Jatropha
Juniper (Parsoni & Blue Rug)
Lantana (Asst)
Ligustrum
Liriope

Philodendron
Purple Queen
Society Garlic

Florida Friendly Landscaping
www.ffl.ifas.ufl.edu/plants

Shrubs

Bird of Paradise
Black Magic/Dracena
Bougainvillea
Buttonwood
Carissa
Clerodendrum
Clusia Rosea
Cocoplum Red Tip
Croton
Copperleaf
Crown of Thorns
Dracena
Eugenia
Ficus
Firebush
Flax Lily
Guava Cattley
Hibiscus (Asst)
Indian Hawthorne
Oleander
Plumbago
Podocarpus
Sea Grape
Snow on Mtn.
Surinam Cherry
Thryallis
Viburnum
Wax Murtle
Wild Coffee
Zamia

Ferns and Grasses

Dwarf Fakahatchee Grass
Fern, Boston
Fern, Macho
Fern, Wart
Fountain Grass
Pink Muhly Grass
Elliot's Love Grass and other Lover
Grasses
Sand Cordgrasses
Muhly Grass
Golden Cannas (Yellow Canna Lily)

Native Canopy Trees

Collier County Regulations require that all lots have at least one native canopy tree depending on the size of the lot. At the time that you plant it the tree must be graded Florida # 1 or better and be a minimum of 10' in height with a 4' canopy and a 1 ¾ inch caliper and conform to all Collier County regulations.

The following is a list of acceptable Native Canopy Trees recommended for our frost zone:

Large Trees

Fiddlewood
Hackberry
Laurel Oak
Live Oak
Mahogany
Mastic
Red Maple
Seagrape
Sycamore
Wild Tamarind
Willow Busic
Wingleaf Soapberry

Medium to Small Trees

Black Ironwood
Dahoon Holly
East Palatka Holly
Florida Elm
Geiger Tree
Magnolia
Pigeon Plum
Scrub Hickory
Scrub Live Oak
Simpson Stopper

2.3 UNACCEPTABLE PLANTS

The following plant materials are considered invasive and should not be planted in Florida and Longshore Lake. The state of Florida has banned all of the following and Collier County has banned those with a (*). If found removal is mandatory.

Air Potato *	Indian Rosewood *
Asparagus Fern	Java Plum *
Australian Inkberry *	Kudzu
Australian Pine *	Lather Leaf *
Bishopwood *	Melaleuca Tree *
Brazilian Pepper Bush *	Mexican Petunia (Ruellia simplex is invasive, however the Ruellia brittoniana aka Brittons wild petunia is acceptable)
Carrotwood *	Norfolk Island Pine
Catclaw Mimosa *	Old World Climbing Fern *
Chinaberry Tree *	Sago Palm – King & Queen
Chinese Tallow Tree *	Schefflera Umbrella Tree
Climbing Fern *	Shoe Button Ardisia *
Cuban Laurel Fig *	Silk Oak
Downey Rosemyrtle *	Sword Fern
Ear Tree *	Women's Tongue *
Earleaf Acacia *	

2.4 FENCES AND WALLS

Fencing and walls, while discouraged, may be considered when used for:

- 1) Privacy gardens
- 2) Utility buffers
- 3) Small dog runs

The following guidelines will be used in evaluating requests for fences and walls:

1. Four foot high fences and/or walls may be permitted to create small privacy gardens or utility buffers. Fences and/or walls should be within the building setback limits. The ARB reserves the right to approve the construction of a wall or fence outside of the setback limits. When using fences and walls they must be of a style and color complimentary to the style and color of the house. Any and all fences and/or walls must have an approved buffer of landscaping between the fence and/or wall and adjacent properties.
2. No chain link or wire fencing or wooden stockade, of any kind, will be permitted. Fences will not be permitted on the property line and are not to exceed 5 feet wide by 15 feet long.
3. Fences for enclosure of small dog runs may be no higher than four feet. Dog Runs are not to exceed 5 feet wide by 15 feet long.

2.5 DOCKS

Boat docks shall be permitted with the express written approval of the ARB per the standardized plan in Appendix I. Superstructures on docks or free standing (boat lifts, awnings, etc.) are prohibited. Owner/Builder shall be responsible for all permitting as may be required by Collier County or other regulatory agencies. A dock's deck size (the part floating over the lake) may not exceed 100 square feet in total. Docks are not an extension of living area and are for the purpose of mooring boats, fishing and the owner's enjoyment.

Docks may not include benches, flower boxes, or other structures or enhancements.

Railings for safety may be installed on both the dock and the ramp. No railing can be constructed in a way that will obscure the views of the lake from a neighboring home. The railings cannot be taller than 3' or longer in their entirety than 16'. Railings must be made of the same material as the dock.

Lighting on docks and ramps must be low voltage and must have ground fault protection.

All resident docks and boats will be registered with the Longshore Lake Foundation. All boats and docks will bear the Lot number to which they belong in a size and manner acceptable to the Foundation.

All docks are to be floating docks. Docks are built over and into the Lake which is part of the common area and the property of the Foundation. Owners of homes which currently have docks which are not in compliance with ARB Regulations will be required to comply with the Regulations when it is necessary to rebuild or replace the dock.

2.6 HOUSE COLOR

The ambience within Longshore Lake is determined by many factors, including the colors, and the compatibility of colors, used throughout the community. While not wishing to dictate what color an Owner may paint a house, control must be exercised by the Foundation to assure that overall appearances are consistent and pleasing. The ARB reserves the right to withhold approval of colors the same or similar to those of nearby homes.

All external colors used on and around a residence must be approved in advance by the ARB. This includes repainting with what is intended to be the same color. It is mandatory that paint schemes and color chips be submitted for approval. Failure to do so, or failure to then use the approved colors, could result in having to repaint your house.

The ARB uses a pre-approved palette of colors. This palette is available in the Foundation office for viewing and check-out.

Consideration may be given to other color choices outside the approved paint palette. Regardless of your choice, any change to the exterior of your house must be approved by the ARB.

2.7 ROOFS

Installation of a new or replacement roof requires submission of an application to the ARB. There is a pre-approved palette for roof tiles. If, however, you wish to use a tile color outside the approved palette, color, style and a sample must accompany the ARB application form.

Asphalt shingle materials are not permitted. Owners of homes which currently have roofs with asphalt shingle material must replace them with tile or metal when re-roofing.

Roofing material must be tile, aluminum or an approved metal roofing material and the style and color should fit in with the ambience of the community and the Owner's home. The ARB reserves the right to withhold approval of colors similar to those of nearby homes.

2.8 DRIVEWAYS

Any change to a home's driveway, including changes in material, color, shape or configuration, should be submitted to the ARB for approval. A sample of paint color, stain, bricks or interlocking paver colors along with drawings or site plans should accompany the application. Painting, staining and repainting the same color all require ARB approval.

Driveways may not be black asphalt.
Sidewalks are common ground and are not to be modified.

2.9 PLAYGROUND EQUIPMENT

An application must be submitted for any playground equipment (basketball hoops, play houses, hockey nets, swing sets, etc.) that cannot be stored out of sight. Location and a picture of the proposed equipment must be submitted to the ARB for approval before installation. The equipment shall not interfere with the view of the lake from a neighboring home. If possible, it should not be in view from the street. No more than one piece of playground equipment per lot will be allowed.

2.10 PROPANE GAS TANKS

All propane gas tanks rated 40 pounds and smaller are to be screened by an enclosure or landscaping. Propane tanks larger than 40 pounds must be buried. Location of all propane tanks 40 pounds and larger along with a site plan of the property should be submitted to the ARB for approval before installation. Propane tanks and supply lines may not be sited in an easement. Owners must comply with all Collier County regulations and associated required permits.

2.11 SIGNAGE

No signs shall be erected or displayed on any lot unless first approved in writing by the ARB. This provision does not apply to "For Sale," "For Lease," election or security signs or Address Signs that meet published ARB criteria. In order to protect and enhance property values within Longshore Lake, the ARB will regulate a uniform signage policy within the following guidelines: In case of a tropical storm/hurricane or other natural disaster, the Foundation has the right to remove yard signage. The homeowners or their designee is responsible for picking them up.

Address Signs

Address signs, with or without the owner's name on them are safety enhancements and are acceptable, provided they are professionally made, and not bigger than approximately one square foot. They do not require ARB approval.

Open House Signage

- ❖ The Foundation will place one "Open House" sign at the entrance to Longshore Lake as needed on Saturdays and Sundays from 12:00pm to 5:00pm. The guard will be responsible for placing the sign at the entrance.
- ❖ Realtors will provide the guardhouse with information regarding open houses.

Resale and Lease Signage

For sale/lease signs do not require ARB approval. The requirements for the signs are as follows:

1. Single-faced signs set parallel to the right of way.
2. Signs 12" high x 18" wide as per sample.
3. Maximum height of three (3) feet above the ground (unless there are extenuating circumstances).
4. Signs must be set back at least 5' from the edge of the paved roadway.
5. Wording shall be limited to:
 - a. For Sale or For Lease
 - b. Realty Company's name and/or logo
 - c. Realtor's name and contact information
 - d. The Longshore Lake logo shall be placed in the lower left corner.
6. Signs will have a white background and black lettering only.

Signs must be professionally made. Sample of an approved sign



Election Signage

- Signs will not be larger than 12" high by 18" wide.
- Limit one sign per political position, candidate or issue per lot.
- Signs may be erected up to 60 days prior to an election.
- Signs must be removed within 3 days after the election.
- Election signage must abide by all rules as established in the ARB Regulations for Resale and Lease Signage, bullets 1-4.

Security Signage

A sign from a contractor for security services does not need approval if it is within 5 feet of the house. It must be no larger than 100 square inches.

2.12 MAILBOXES

Mailboxes are the property of the Foundation, and the Foundation is responsible for normal wear and tear, repair and replacement. However, the cost of repairs that result from infringement of the rules or misuse will be the responsibility of the homeowner.

To comply with the requirements of the U.S. Postal Service, plants are not allowed to extend beyond the front of the mailbox and must not interfere with mail access. Also, plants on either side of the mailbox may not infringe on the approach and departure of the mail carrier's vehicle.

2.13 HURRICANE SHUTTERS

Hurricane shutters made of metal, fabric or clear plastic may remain up during the hurricane season, June 1 to November 30. If the shutters are metal, they must be painted to match the house.

Unpainted metal shutters, plywood and other protection is permitted only during hurricane watches, hurricane warnings, hurricanes and for two days after or when it is safe to return home.

Variations to this policy may be granted by the ARB. Examples of exceptions that might be granted include allowing a seasonal resident to install shutters prior to their leaving for the summer or for certain shutters to remain installed year-round, provided shutters do not degrade the appearance of the home/community.

2.14 SATELLITE DISHES

Information about satellite dishes is covered in Section 9.11 of the Covenants and complies with written Federal law.

1. ARB approval is not required to install a dish antenna.
2. Dish antennas shall be placed where they are not visible from the street as long as placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.
3. Dish antennas can be no larger than 39.37" (1 meter).

2.15 DECKS

Decks and other structures (gazebos, pergolas, etc.) are not allowed.

2.16 FLAGPOLES

The following language is extracted in part from Section 720.304(2) of the Florida Statutes: "Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, one official U.S. flag, not larger than 4 ½ feet by 6 feet and may additionally display one official flag

of the State of Florida or the U.S. Army, Navy, Air Force, Marines or Coast Guard or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the U.S. flag.” More than two flags are not permitted on a vertical flagpole.

Homeowners may also display on a flagpole affixed to the house either a flag approved in the previous paragraph or an official flag of an accredited school, college, or professional sports team. Seasonal or holiday flags are also permitted. Any flag so displayed must be in good condition. Flags that do not meet the above criteria must be individually submitted to the ARB for evaluation. The ARB has sole discretion for flags that do not meet the above guidance.

Owners must comply with County, State and Federal regulations.

2.17 DUMPSTERS FOR RENOVATIONS

When a dumpster is needed ARB, approval is required. A dumpster may be in place for no more than 14 days. A deposit of \$500 will be required if a dumpster is being used. The deposit will be returned in full if it is determined that no damage was caused by the placement/removal of the dumpster.

2.18 SOLAR PANEL INSTALLATION

The installation of solar panels or other solar collectors will require an ARB application. The ARB will not deny such applications, but 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 provided that such determination does not impair the effective operation of the solar collectors, per FL Statute Section 163.04

2.19 GARAGE SCREEN DOORS

Applications to install garage doors must be made to the ARB. Screen doors must be adequately opaque as to block visibility as viewed from the street into the garage, but visibility from the garage to the street is acceptable. After darkness, screens may not be used with interior lighting if that causes the interior of the garage to be visible from the street. Color and framing of the garage screen door must be coordinated with the house, trim and window colors and patterns in a manner acceptable to the ARB. An approved, closed garage screen door that meets the requirements of this paragraph shall be a considered an acceptable substitute for a closed garage door.

D. REQUIREMENTS FOR CONTRACTORS

3.1 REGULATIONS FOR LONGSHORE LAKE CONTRACTORS

Contractors abusing the following rules will be denied entrance:

1. Working Hours: Monday through Friday 7:00 a.m. to 6:00 p.m.; Saturday, 8:00 a.m., to 3:00 p.m. **WORK IS NOT ALLOWED SUNDAYS OR HOLIDAYS.** There will be no unauthorized entry by workers. Acceptable permit board must be used to display building permit.
2. Register with Gatehouse. Longshore Lake gate passes must be displayed in vehicle windshield while in Longshore Lake.
3. No litter, pets or alcohol on Longshore Lake properties.
4. Swearing or foul language on site will not be tolerated.
5. Loud Music on site will not be allowed.
6. Sidewalk areas are for residents use only and must be kept clear and clean of obstructions.
7. Job site must be clean at all times . Remove trash or unused materials. Trimmings, cut-offs, waste is to be placed in dumpster DAILY. Daily clean-up of trash on job site is required.
8. Subcontractors and workmen shall not over-fill dumpster and shall notify contractor of anticipated large volumes of material to be dumped in dumpster. Contractor will arrange for a replacement dumpster.
9. Keep materials neatly stacked until installation.
10. Dripping spillage, overspray, etc., shall be cleaned immediately, not after hardening. Any debris tracked into the street or by runoff, due to fill operation or other construction traffic, will be cleaned or swept immediately, **NOT JUST AT THE END OF THE DAY.** If proper cleaning procedures are not followed, the **Longshore Lake Foundation reserves the right to perform the work at the builder's expense.**
11. "Washing Out" of concrete trucks or equipment will be conducted off site only.
12. Contractors and subcontractors will be responsible for the actions of their workmen and their compliance with the regulations outlined herein.

3.2 RESIDENCE DESIGN REQUIREMENTS

Single Family Property Development Requirements

1. Minimum air-conditioned residence floor area – refer to covenants for appropriate phase specifications.
2. Enclosed garage for at least two cars.
3. Minimum building setbacks from property lines: See Section 3.4.
4. All roofing material(s) must be approved by the ARB. The type of material proposed for a structure must be included in the building plans submitted to the ARB for approval. (Asphalt roofs or materials of a similar nature are not allowed.)
5. All screened enclosures shall have a pitch compatible with the pitch of the roof of the dwelling to which it is attached.
6. The minimum elevation of all habitable floors will be one (1) foot above the grade of the roadway in front of the property OR at least 15.5 feet NGVD, whichever is greater. The maximum elevation of all floors will be 18 feet HGVD.

Required Building Plan Information

1. Residence floor plan (1/8" or 1/4" scale)
2. Building elevations for all sides (1/8" or 1/4" scale)
3. Material specifications and colors proposed for exterior walls, roof and driveway.
4. Pool, screen and enclosure design and location.
5. Exterior lighting plan.

Required Site Plan Information *(scale not to be smaller than 1" = 30')*

1. Existing grades; finished grading plan and drainage plan.
2. Building location with dimensions to property lines and setbacks.
3. Drives, walks, walls, pools, terraces, etc.
4. Location of trash dumpster and toilet facilities.
5. Landscape planting plan, irrigation plan, and cost breakdown for all trees and plants.
6. An as planted paid invoice must be presented on completion.

All working plans shall be signed by the author of the drawings and dated

3.3 IRRIGATION SYSTEM DESIGN

The Longshore Lake Foundation, Inc. has a master irrigation system for the entire community and each builder shall be required to tap into the system. Review and approval of a lot irrigation plan is required based on the following guidelines.

The Owner owns and is responsible for the system from the gate valve to the home. The Foundation owns the gate valve and is responsible for water supply to the gate valve.

Irrigation Specifications

1. Multiple irrigation zones are permitted, each having a supply of 45 gpm at 50 psi. Regardless of the number of zones, each lot owner will be held to the total allotted watering time declared by The Foundation.
2. Electric timer clocks and rain sensors are to be installed and maintained by the Owner.
3. Two 2" solenoid valves and 4" pop-up type mist heads are highly recommended.
4. The irrigation times will be set and maintained to the Foundation Schedule by the homeowner.
5. The Longshore Lake Foundation must approve the irrigation plan and inspect tie-in system.

**LONGSHORE LAKE FOUNDATION, INC.
ARCHITECTURAL REVIEW BOARD (ARB)**

UNIT	SQUARE FOOTAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	POOL ENCLOSURE*
1	1800	25'	10'	30'	20'
2	1800	25'	10'	30'	20'
3	1800	25'	10'	30'	20'
QW I (V)	1000				
QW II (Q)	1400	25'	5'	25'	7.5'
QW III (Q)	1600	25'	7'	30'	20'
QW IV (Q)	1400	20'	5'	25'	7.5'
4	1800	25'	10'	30'	20'
5B1	1600	25'	7'	30'	20'
5B2	1600	25'	7'	30'	20'
5C	1600	25'	7'	30'	20'
5D	1600	25'	7'	30'	20'

3.4 Setback Requirements

*Distance of pool screen enclosure from rear lot line

3.5 MAJOR CONSTRUCTION AGREEMENT

1. A dumpster may be required for each building site at the discretion of the ARB.
2. A sleeve with locater wire is to be provided under the driveway to house utility cables. The sleeve should be 3" in diameter, placed 3' back of curb and 30" deep.
3. Nothing is to be placed or stored on Foundation property, streets, vacant lots or abutting lots without the written approval of Longshore Lake.
4. Review and agree to the attached "Regulations for Longshore Lake Contractors."
5. In the sole judgment of the Foundation, any contractor found not working with due care of Foundation property (i.e. R.O.W.'s (Right of Way) aprons, surrounding sod and landscaping, lake banks, sidewalks, curbs and irrigation) will be barred from Longshore Lake.

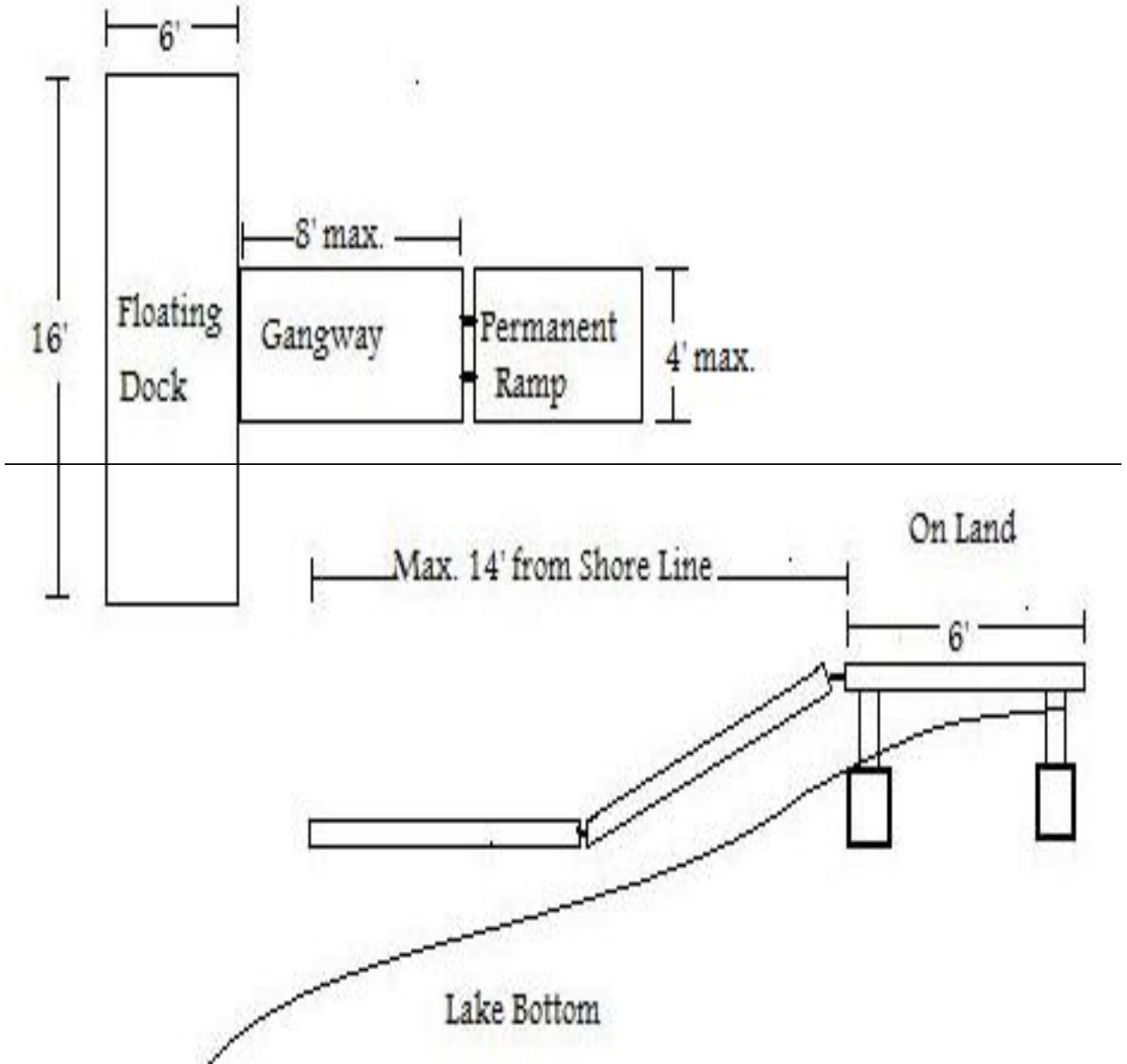
I, as General Contractor or designated representative for the Contractor, will abide by the rules and regulations set forth by the Longshore Lake Foundation.

_____	_____
General Contractor	Date

_____	_____
Longshore Lake Foundation, Inc.	Date

Construction deposit in the amount of _____ has been received.

_____	_____
Longshore Lake Foundation, Inc.	Date



3.7 APPENDIX II

APPLICATION FORM
LONGSHORE
LAKE

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION FORM
Applications must be submitted four (4) business days prior to an ARB meeting.

Name: _____ Date: _____ Lot No. _____

Address: _____ Telephone: _____

Email Address for Approval: _____

Signing below allows the members of the Architectural Review Board or their representatives access to my property to review the changes I have requested below.

Signature: _____ Email Application to: CAM@LONGSHORELAKE.ORG

For more information please review the ARB Rules & Regulations

- **Description WRITTEN ON THE APPLICATION** of what you are proposing to do/have done with specifications, color selections, illustrations, blueprints, drawings, plans, and contractor. A current picture of the house and proposed project area is required.
- **Paint Chips:** Color samples, names/numbers of color, manufacturer of paint.
- **Pavers:** Professional picture (not a copy).
- **Roof Replacement:** Professional picture of roof tile (not a copy), Manufacturer name.
- **Landscaping:** Sketch of planting beds and/or trees to include distance of beds from property lines, easements, setbacks, etc.; List of plants and materials to be used, name of replacement trees or plants.
- **Not Required by Foundation:** Copies of your permit, contractor Insurance or proposals.

ARB approval for projects is good for a period of 90 days. The project must be completed during this time. An extension request must be in writing and can be emailed to:

CAM@LONGSHORELAKE.ORG

In order for the Board to make an informed decision please **give a written description** of what you are proposing to do/have done with specifications, color selections, manufacturer name/number, illustrations, blueprints, drawings, plans, or material samples.

Name of Contractor: _____

Please return to: Longshore Lake Foundation, Inc., Attn: Architectural Review Board 11399 Phoenix Way, Naples, FL 34119
Phone: (239) 566-2304