

MODIFICATIONS, ENCROACHMENTS, VIOLATIONS

1. **No accessory building may be erected; no portable buildings or trailers may be placed on a lot.** A homeowner shall not make any additions, structural change or modification of any kind to the exterior of their home or to the ground, walk or driveway adjacent to their home or any other improvements or conversion; without prior written approval of the Association. These include, but are not limited to the following: Platforms, railings, slabs, walks, fences, hedges
2. Any request for such alteration(s) must be submitted in advance in writing, together with a sketch or plan to the Committee on Violations and Encroachments acting for the Board. Safe, sound and fireproof materials are to be used. The alteration must comply with the South Florida Building Code. When necessary a permit must also be obtained from the Deerfield Beach City Building Department by the homeowner. The request must be submitted on the **“Request for Home, Driveway or Landscaping Improvements, Modifications, or Alterations” form**; page 2 Exhibit I.
3. The Board will issue such approval in writing, if not in violation of the Documents, and after considering the effect of such alteration on other homeowners.
4. Any approval for alterations shall indicate a completion date. If the alteration is not completed by the specified time, the approval is **null and void**, unless an extension is obtained from the Board.
5. The maintenance of alterations is the responsibility of the homeowner.
6. Where the homeowner does not submit such written request and does not receive such written approval from the Board but makes such alteration, the Board in its discretion may fine the homeowner and direct the homeowner to remove such alteration and restore the property to an acceptable condition at the homeowner’s expense.
7. **The Documents provide for the Association summarily to remove any violations or institute legal proceedings, and charge any expense involved to the homeowner; as well as place a lien upon the home.**
8. **WIDENING OF DRIVEWAYS FROM ONE CAR WIDTH TO A TOTAL OF 17 FEET:** Extension must be made toward the front entrance of the home and must consist of a surface of uniform color over properly compacted base course. Details regarding material and drainage shall conform to the City of Deerfield Beach Regulations.
9. **RAIN GUTTERS AND DOWNSPOUTS:** Must be of standard material and the downspout located so as to discharge away from your neighbor’s property.
10. **PAINTING AND PERSONALIZING OF EXTERIOR DOORS, SHUTTERS AND GARAGE DOORS:** This is permissible. It shall be the responsibility of the individual homeowners to maintain same. General maintenance painting will only cover standard colors as originally painted. (Prior written approval of the Board of Directors must be obtained for any other painting changes.) Painting of walls inside the enclosed front entrances, screened atriums and porches facing the street must conform to the color of the house.

Crystal Lake Golf Villa Association – Phase I

Request for Home, Driveway or Landscaping
Improvements, Modifications, or Alterations

Request may be placed in the CLGV – Phase I mail drop-box at the Clubhouse, emailed to: msosa@clgyph1.com , or mailed to 4791 NW 18th Ave., Deerfield Beach, FL 33064. The Board meets the third Monday of each month at 7:00 p.m. in the Clubhouse. Please allow adequate time for your request to be processed.

DATE: _____

HOMEOWNER NAME: _____

Print

ADDRESS: _____

*Homeowners request: _____

*Write a detailed description of your request: _____

**You must include a sketch or plan with your request.*

Does work require a Permit? _____ YES _____ NO

Company performing the work: _____

License #: _____ Phone #: _____

Attach copy of Business License & Certificate of Liability Insurance

Received by the Board of CLGV - Phase I Association on: _____

Approved By: _____ Date: _____

Approved By: _____ Date: _____

REASON FOR DENIAL: