

THE LANDINGS AT INVERNESS HOMEOWNER ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The goal of these guidelines is to clarify, not amend, Articles V and VI of the Amendment and Restatement of the Declaration of Covenants, Conditions, and Restrictions of The Landings at Inverness. It is the further goal to put in writing and distribute to all members of the Association procedures to be followed when requesting permission to make changes to the exterior of a lot or building unit.

ARTICLE V states that *"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition, change, alteration or repair (other than repairs restoring the exterior of any building upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same, shall have been submitted to and approved in writing as to harmony of exterior design and location in relation to surrounding structures topography by the Architectural Control Committee..."* Examples of exterior changes or alterations requiring ACC approval include, but are not limited to, window, door and lighting changes, roof tile replacements (other than needed repairs restoring the roof tiles to their original appearance and color), construction of patios, decks, utility enclosures, walkways, stairs, balconies, fountains and ponds, and the setting out of large statues, lawn ornaments and furniture. All holiday decorations must be removed no later than two weeks after the holiday.

ARTICLE VI, Section 2 deals with signs offering property for sale or rent. No sign may be larger than 2 feet by 2 feet. Any information box or tube must be attached to the same post displaying the sign. This size limit applies to any sign posted on the property.

ARTICLE VI, Section 8 clearly states that all vehicles must be kept in the owner's garage or on their garage paved pad, and all boats must be kept in the garage. Any vehicles or boats illegally parked for more than three days should be reported in writing to the Property Manager, who will send a warning to the offender, with a copy to the ACC.

ARTICLE VI Section 16 states that: *"Satellite dishes are permitted subject to approval of size and location by the Architectural Control Committee."* Written approval must be received prior to the installation of the satellite dish.

Send any complaints/concerns in writing to the Property Manager. Thank You.

PROCEDURES FOR SECURING ACC APPROVAL

Apply to The Landings at Inverness HOA, Inc, c/o Nature Coast Property Management, (Jennifer Stauff), by telephone (352.465.6933), snail mail PO Box 687, Inverness, FL 34451) or e-mail (ncpm@tampabay.rr.com), requesting a one page preliminary form (see attached). That form will be sent to you immediately. Return the form to Jennifer Stauff, the Property Manager.

Someone from the ACC will contact you with your approval or further requirements (if any) within 2 weeks of receiving the form.

If someone has been asked to submit documentation in addition to the preliminary request, the ACC needs to receive that documentation at least a full week prior to the monthly meeting for the request to be considered at that meeting. Time sensitive requests will be dealt with during specially scheduled ACC meetings.

If there is any question or concern, please contact a member of the ACC.

PRELIMINARY IMPROVEMENT APPLICATION FORM FOR
THE LANDINGS AT INVERNESS ARCHECTURAL CONTROL COMMITTEE

Date_____

Name_____

Address_____

Home Phone_____

Cell Phone_____

Nature of the Request: