

ESTERO POINTE

ALTERATION APPLICATION (ARC)

OWNER(S) NAME: _____ DATE: _____

PHONE: _____ ADDRESS: _____

LOT #: _____ EMAIL: _____

- You are responsible for obtaining any necessary permits from the appropriate Building Department(s).
- Access to areas of construction is only allowed through your property and you are responsible for any damages done to the common areas during construction.

TYPE OF ALTERATION:

Approval is hereby requested for the following modification(s), addition(s), and/or alterations as described below and on attached pages. (Indicate all that apply):

Doors New	Patio Extension/Addition	Satellite Dish
Driveway New	Play Structure	Pool
Exterior Modification	Screening/Enclosure New	Solar Collectors
Hurricane Shutters	Landscape	Roof Repair
Fence	Gutters	Other (please list below)

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:

THIS SECTION MUST BE COMPLETED:

- ☐ The work will be performed by a contractor. (Please provide a copy of their license and proof of insurance.) The
☐ work will be performed by a homeowner. (Please read and initial statement below.)

(Applicant initials) *The applicant a/k/a the homeowner holds the association and its management agent harmless in the event that the applicant plans on initiating and performing the improvements themselves.*

The Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance. IT IS UNDERSTOOD AND AGREED THAT “**Estero Pointe, Ft. Myers, FL. ” AND “Coastal Association Services, LLC, 1314 Cape Coral Parkway East, Suite 205, Cape Coral, FL 33904”**., ET AL, ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND ITS’ ASSIGNS, ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OF CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

All applications require a non-refundable \$15.00 fee at the time the application is submitted. A \$700.00 refundable deposit for lanai extensions, a \$1,500.00 refundable deposit for pool additions and a \$500.00 refundable deposit for driveway extensions will also be required at the time the application is submitted. MAKE CHECKS OR MONEY ORDERS PAYABLE TO THE ESTERO POINTE HOMEOWNERS ASSOCIATION, preferably one check or money order for the non-refundable fee and another check or money order for the refundable deposit.

Owner Signature: _____ **Date:** _____

Property Manager Signature _____ **Received Date:** _____

FOR ARC/Management USE ONLY

ARC Guidelines

The Community Standards refers to the overall community design, architectural style and the existing Standard Color Packages in place during the construction of the homes within the community. All improvements, additions and modifications to the exterior of the home, including landscaping require ARC and BOD approval.

This document is a summarized guide (in alphabetical order) to help you determine when you are required to submit an Architectural Review Request (ARC). Refer to the Declaration of Protective Covenants, Restrictions and Easements for Estero Pointe Community Association, Inc for a full list of restrictions on improvements and modifications.

Entryway Screening: Entry way screening is only permitted in the inside of an enclosed Courtyard and must not be visible from in the front entry or gate facing the street.

Extended Driveways: Pavers may be used to extend the driveway only to the width of the wall containing the overhead garage door. It must extend lengthwise from the corner of the wall containing the garage door to the curb and any existing sidewalk must be modified to include pavers to the curb the length of the driveway. An Exhibit for options for Side Load Garage driveway widening is available. Increased paved areas impacting the overall site drainage is not permitted including walkways extending from front to rear on front entry homes. Any angled extension from paved entry sidewalk to the driveway edge may not extend into the P.U.E. (public utility easement).

Fences: No fence of any type, including invisible fencing, is permitted to be erected on a Lot without ARC approval. Note that if you are requesting the installation of a generator and/or pool equipment the recommended fence should be four (4) foot in height PVC Fence (of specified type and color for the community).

Flags: An Owner may display one portable, removable United States flag in a respectful manner, and one portable, removable official flag in a respectful manner, not larger than one 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Any Owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 41/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States 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 United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including lighting ordinances in the County and all setback and locational criteria.

Garage Screens are not permitted.

Generators: Approvals are required for exterior installed generators and should be located in a position of the least audible and visual impact to existing neighboring residences; in the event that this is not possible a 4 foot in height PVC Fence (of specified type and color for the community) or dense landscape of comparable type and size of existing landscape of the home is required. Variances will be made if the fence or landscaping is limited due to property lines and if it will prohibit lawn care and maintenance to be easily performed. ARC is required for any request for a variance.

Gutters: Detailed information showing the location of proposed downspouts, proposed drainage direction and existing drainage patterns (swales) is required. (Drainage direction is indicated on the Final Survey which is provided to residents at closing and required to be included in submission.) Applicant shall demonstrate that there will be no impacts to adjacent properties, drainage or swales. Mid-point downspouts are discouraged, and downspout quantity may be limited. Downspouts may also be required to run underground to connect to a storm water facility (lake, structure, etc.).

House Art: House art may be permitted on non-street facing entry walls with an ARC approval. Artwork must be of high quality material and consistent with the neighborhood architectural style and affixed in a manner such it can withstand high wind events. The ARC submission must include pictures of the artwork as well as exact size and intended location. Note that address signs on the home should not deviate from original design.

Hurricane Shutters: Diagram showing location and type is required. Please refer to the Use Restrictions for your community as determined in the association Declaration. Homes with Impact Glass rated doors and windows, may not have alternate shutters installed on the exterior of the home. All street facing shutters may not have any shutter surface storing mounts on the exterior of the home or be visible from the street when not in use.

Landscape: Each homeowner has the right to re-plant all or portions of their beds at their own expense, including removal of existing sod, shrubbery, trees and beds without replacements. All landscaping requires an ARC application and will be inspected by HOA Property Management to ensure conformance to plant type and quality and if the association maintains the landscape, that irrigation is fully functional after the installation is complete. The only exception is replacement of dead plants with the same type of plant.

If an Owner receives approval for landscape modifications on his or her lot, the Owner shall be responsible for the payment of the increase in maintenance fees (if any) for the maintaining of said modifications. The homeowner is not allowed to manually adjust sprinklers. The ARC must include a details and a drawing that include increasing the landscape bed size(s), additional landscape beds, hedges or trees outside of existing locations, and must include the location with dimensions on the drawing. Excessive or non-standard variety of plantings may not be approved due to maintenance limitations.

Lot Conditions: If your lot is adjacent to or near the bottom of a slope or if drainage otherwise flows onto your Lot, then all improvements/modifications to your lot shall not obstruct the flow of that drainage or divert it away from your Lot or otherwise alter the flow of that drainage in any manner that will have any effect on your neighbors and must be restored to original drainage design. This is a requirement of the declaration. Modification of drainage on any lot can impact the drainage as designed and approved by Water Management entities.

Exterior Lighting: Lighting that is hard-wired requires ARC approval. A drawing is required with the ARC submission. *Solar lights are allowable without an ARC approval. All lighting should be in proportion to landscaping and should not be taller than 12". Garage lighting cannot be changed or altered as this is part of the neighborhood and association security standard. Lightbulbs must be maintained and replaced as needed with the neighborhood standard bulb. Residents are urged to use soft yellow bulbs.*

Outdoor Kitchens: Hood or exhaust venting may be required to exit through the roof. If approved for side venting a directional cover is required to direct exhaust appropriately.

Paint: The approved paint colors and packages that were originally offered through Taylor Morrison are considered the Community Standard. For any touch up or whole house painting the paint color must match the original paint selection. Anything deviating from the existing color is subject to approval. This Standard applies to all areas such as the entire house paint package (exterior, doors, house trim, gutters) window type and color, soffit colors, screen enclosures, pavers and overall architectural design. Touch ups done by the homeowner and meeting the above color specifications do not require an ARC. *If a contractor is hired for any painting an ARC is required and must include contractor license and insurance information.*

Potted plants: Potted plants are not permitted in the front yard landscaping beds and only permitted on sidewalks and front door areas or back yards landscape beds. They are not permitted to be placed on any portion of the lawn. Maintenance must be done by resident. Plants must be real and maintained in a healthy state. Pots should be made of a heavy grade such that they do not become dangerous during a high wind event. Recommendations are ceramic, resin or cement.

Pools: Configurations and placement of pool screen cages may be affected by conservation areas, pools, house plan, utility and drainage easements, surface drainage requirements, county requirements and lot size or location and zoning restriction. Applicant shall demonstrate that drainage flow in side yard swale will not be impacted which includes the drainage from the gutters on any screen cage and must comply with existing site drainage plan. A detailed site plan, at an appropriate scale (Final Survey recommended for this drawing), showing all applicable property lines, easements, structures, and distances between structure and property lines must be submitted included for approval.

Pool equipment location: The pool equipment location must be noted on the drawing submitted for approval. Equipment must be screened by a 4 foot in height PVC Fence (of specified type and color for the community) and dense landscape of comparable type and size of existing landscape of the home. Placement of pool equipment should be located on the side of the home at a midpoint position from the front to rear of the home in order to minimize the visual and audible impact on neighboring lots.

Door /Spigot Pads: Screen cage or exit door pads may be added at the rear and side exits of the home but are limited to a standard. Water Spigot (Hose Bib) pads are limited to a 2ft x 2ft paver pad. Pads may not extend.

Satellite Dish: Residents must submit a drawing with the proposed location prior to the installation of the dish. Every effort possible must be made to locate the dish in a manner that obscures the view of the dish from the street and minimizes the view from the neighboring property. The dish will be mounted off the ground on the side of the house with the top of the dish placed no higher than the bottom of the roof line. Plant material of adequate height and density may be required to be planted in the landscape bed

on the street side of the dish to screen its view from the street. All installations will be completed in a manner that observes all FCC Regulations relevant to Satellite Dish installation as described in the Declaration of the Association and size is limited to one (1) meter in diameter (39.37 inches).

Screen cages: Cage roof style is Mansard and must be of same color metal as gutter/soffits of home. Screen cages must not past the plane of the homes sides, however pie shape lots Screen cages (inclusive of pools) may extend from the rear corner of the home up to half the distance between the rear corner of the home and the side property line, but in no case, shall it encroach into the minimum side setback of the lot. Screen cage structures may not encroach in or on any applicable easements or inhibit existing storm water drainage or landscape maintenance. Height of the extended sides may not extend past the fascia of the home. (Does not include the mansard of the screen cage roof).

Solar Heating Panels: Panels should be roof mounted on a non-street facing side of the home.

Storm/Screen Doors: Doors must be “Full View” style, with no decorative iron or cross bar and in a complimentary color with minimal contrast to the existing color of the door frame.

Structural Changes: A Final Survey (copy) showing all requested structural and site changes drawn on the property at an appropriate scale with dimensions and distance from easements and property lines is required. (ie: fences, pools, screened cages, pool equipment, patios, additions, gutters, etc.)

Trees: Designated shade tree(s) are a requirement in the community and may be relocated on the property subject to ARC approval and must be replaced with a designated Shade Tree as defined by the county. Approval through the county may be required as well.

Yard Art: Decorative lawn art location is limited to landscape beds and to a maximum of two (2) low -profile items at a maximum 24” in height or less. Due to landscape maintenance requirements, fixed Lawn furniture, decorative yard items or benches are not permitted. *The above includes decorative address signs and these should be of high quality material (not plastic) and no larger than 18” in height. All yard art must be removed and securely stored prior to major storms and hurricanes.*