



### **Quick Step-by-Step Guide for Structural ARC**

<u>Driveway</u>	<u>Pool</u>	<u>Other</u>
<u>Fence</u>	<u>Landscaping</u>	
<u>Lanai</u>	<u>Water Softener</u>	

**After you have identified the contractor for your project and settled on a plan/layout, the following steps MUST be adhered to before any construction may begin.**

- ☐ 1. Complete the Structural ARC. Review ARC Guidelines for compliance.
- ☐ 2. All vendors must sign a Vendor Stipulation Agreement.
- ☐ 3. Include a copy of each vendor's
  - a. Insurance Liability Certification
  - b. Workman's Compensation Certificate
  - c. Valid Business License.
- ☐ 4. Include drawing(s) of exactly where the structure will be placed in relation to the original survey.
- ☐ 5. Include drawing(s) of the structure and a list of materials to be used.
- ☐ 6. Provide an access agreement from neighbors on both sides of your home, if required.
- ☐ 7. Email confirmation from Lindsford HOA II's landscape contractor to [lindsford2@pegasuscam.com](mailto:lindsford2@pegasuscam.com) – stating the landscaping contractor has been notified of pending work.
- ☐ 8. ALL the above required documents are to be submitted as one group. **An incomplete application will be denied. Please take the time to prepare accordingly.**



**LINDSFORD NEIGHBORHOOD II ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE  
APPLICATION AND APPROVAL FORM**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alternate # \_\_\_\_\_

Lot #: \_\_\_\_\_ Email: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Date Received: \_\_\_\_\_

Approval is hereby requested to make the following modifications, alterations, or addition to my home or lot \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Please attach a detailed description of the improvement/modification (i.e.: color, size, materials to be used), along with a lot survey containing a scaled drawing of the location of the modification/improvement, and a copy of professional license and proof of insurance of contractor(s) who will be performing the work if other than the homeowner.**

**I AGREE:**

1.	To abide by the decision of the ARC/Board of Directors.
2.	That if the modification is not completed as approved, said approval can be revoked and the modification removed.
3.	That I am responsible for restoring all property affected by my installation/modification to its prior condition and that I am responsible to pay for and repair any and all damages done to any common area or adjoining property as a result of the installation/modification within a reasonable time following completion.
4.	That I may be required to place a deposit with the HOA as determined by the Board, depending on the size and nature of project, to secure against property damaged as a result of the installation/modification. Once the improvement/modification is completed and the property is appropriately restored, the deposit will be returned to me. Should I fail to restore or repair damaged property caused by the improvement/modification within a reasonable time, the Association will have the right to use my deposit to complete the repairs.
5.	To obtain all necessary permits and comply with all State, County and City codes and ordinances.
6.	That I am responsible for having all public and private utilities located prior to commencing work on any improvement/modification that requires any digging or excavation.

I have read, understand agree to all of the above: \_\_\_\_\_

Owner's Signature

Send to: Pegasus Property Management – [lindsford2@pegasuscam.com](mailto:lindsford2@pegasuscam.com)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Denied by: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_



**LINDSFORD NEIGHBORHOOD II ASSOCIATION  
HOMEOWNER STIPULATION AGREEMENT**

I, \_\_\_\_\_ (Homeowner's Printed Name) have read and agree to the following regarding any and all installation(s) within Lindsford II:

Deposits (fully refundable upon approved project completion) are required for the following:

<b>Driveway = \$500</b>	<b>Pool = \$3,500</b>
<b>Fence = \$500</b>	<b>Water Softener/Landscaping = TBA</b>
<b>Lanai = \$500</b>	<b>Other = TBA</b>

1.	A fully refundable damage deposit (check payable to Lindsford HOA II) is required prior to final approval. Upon completion, Homeowner must contact <a href="mailto:lindsford2@pegasuscam.com">lindsford2@pegasuscam.com</a> in writing, to schedule a post site inspection once all items in the project's scope of work have been completed, i.e., the new structure and surrounding areas to verify all sod, irrigation, and landscaping has been restored properly and structure has been constructed according to the approved ARC plan.
2.	Owner must contact the Lindsford HOA II approved landscape contractor prior to commencing construction to locate all irrigation lines. The irrigation line(s) must be capped and re-routed to always ensure 100% coverage to all neighbors only by the Lindsford approved landscape contractor. This will be at the owner's expense and any damages made to the irrigation will be at the owner's expense.
3.	Owner must contact the Lindsford HOA II approved landscape contractor after construction is completed to reconnect all irrigation lines previously capped.
4.	Pool equipment must be shielded from street view with plant material at a minimum height of 36" when planted.
5.	Pool enclosure frames shall be bronze with charcoal color screening.
6.	If accessing the Homeowners property through any part of an abutting property, written permission from abutting neighbors must be obtained prior to commencing construction.
7.	Any damaged sod and/or landscaping must be replaced at Homeowner's expense.
8.	Pool and enclosure shall not extend beyond the side plane of the house.
9.	Pool and enclosure shall not encroach into any easements.
10.	If a tree is removed to make room for the pool area, then it must be relocated or replaced within the rear yard. Any tree being replaced must be the like kind of the tree removed.
11.	Owner will be responsible for daily maintenance of the construction site. The area must be always kept neat and clean.
12.	Owner will be responsible for daily maintenance of the sidewalk/street. Both the sidewalk and street must be swept clean every evening when day work is completed.

\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Date



**LINDSFORD NEIGHBORHOOD II ASSOCIATION  
POOL CONSTRUCTION ACCESS AGREEMENT**

I, \_\_\_\_\_ (Homeowner), as the owner of Lot \_\_\_\_\_  
at \_\_\_\_\_ (Address Number and Street Name) within the  
Lindsford HOA II subdivision have made an application to construct a pool on my property  
(listed above) and will need to access from an adjoining property.

I have requested permission from the owner of the lot to the immediate Left / Right / Rear, of  
the above referenced address number and street name.

The owner of the lot Left Side Yard/ Right Side Yard/ Rear Yard, of the above referenced  
address number and street name, approves my request by signature below.

Homeowner's Name: \_\_\_\_\_

Homeowner's Signature: \_\_\_\_\_

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

Neighbor's Name: \_\_\_\_\_

Neighbor's Signature: \_\_\_\_\_

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



**LINDSFORD NEIGHBORHOOD II ASSOCIATION  
CONTRACTOR STIPULATION AGREEMENT  
(ONE FOR EACH CONTRACTOR)**

I, \_\_\_\_\_ (print name) on behalf of \_\_\_\_\_  
(print company name) have read and agree to the following with regard to any and all  
installation(s) within Lindsford II:

1.	Under no circumstance will I alter the HOA's irrigation system.
2.	All excavated material must be removed from the community. Under no circumstance should the material be dumped or stockpiled within any part of the community other than on the Owner's property.
3.	Under FL law, the contractor must also call in for utility locations.
4.	Prior to commencing construction, a double silt fence is required to separate the construction area from the lake slope or drainage easement.
5.	All lot grades, berm(s) and drainage swale(s) must be restored upon completion.
6.	Contractor will be responsible for daily maintenance of the construction site. The area must be kept neat and clean at all times.
7.	Contractor will be responsible for daily maintenance of the sidewalk/street. It must be swept clean every evening when day work is completed.
8.	Contractor will not make any alterations/adjustment to the originally approved ARC.
9.	No water from the pool, during construction and/or drainage, can be pumped directly into the ponds. All water must be pumped into a drain.

\_\_\_\_\_  
Vendor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Date