

MARINER'S COVE HOA OF LEE COUNTY, INC.
APPLICATION FOR REVIEW OF ARCHITECTURAL CHANGES
OR REMODELING OF BUILDINGS OR LANDSCAPING

3.2 b. Rain gutters and downspouts shall be installed immediately upon completion of roofing material on all homes. Rain gutter downspouts shall discharge only at the front or rear of the dwelling. If required for capacity, additional downspouts shall be installed at the ends of the dwelling.

3.3 Persons wanting to install awnings, storage structures, cabanas, screened enclosures, air conditioners, permanent planting, or any other additions must check with the Mariner's Cove ARC before installing them. ARC must approve changes in writing. All changes are to be made in accordance to state, county and village regulations.

3.4 Trees present special problems to sewers, underground wires and state and local regulations. Permission must be obtained from the ARC before any trees can be planted or removed.

3.5 Setbacks:

a. 5'0" Setback from each property line, front, back and sides.

3.6 No building of any kind in set back.

3.7 Without obstructing ingress and egress to utilities as well as not to obstruct lifesaving equipment, the following is allowed:

a. Overhangs and awnings may extend 3'0" into setback area.

b. Concrete can be laid to within 2'0" of the lot line but not to create a water flow restriction or cover utilities of any kind without ARC approval.

c. Shutters may extend 1'0" into setback area.

d. Air conditioners shall be placed on the rear 5'0" set back, as long as above restrictions are followed. Placement of air conditioners along either side of the set back will not be permitted.

e. Home owners are encouraged to place TV antennas and satellite dishes on the rear two-thirds of the property.

f. Driveways and parking areas must be paved with poured concrete. The length of the parking area from the front property line shall be a minimum of 25 feet, measured from the structure, perpendicular to the front property line.

g. A grass yard in front of each residence is required to preserve residential beautification. The following criteria for a grass yard in front of a unit shall be:
Double wide a minimum of half the width of the unit.

Single wide the full width of the unit.

g. After the owners complete construction/renovation work, the ARC must be notified. This ARC follow-up is to ensure construction/renovation work is in full compliance with the originally approved site plan.

4. Draw a sketch using attached form;

4.1 *Does not* have to be to scale

4.2 Include the following showing the *location/measurements*:

a. home

b. driveway

c. carport

d. sheds

e. plant areas

f. others

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