

ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

The Architectural Control Committee shall be composed of three representatives of Declarant and any two (2) members of the committee may act for the committee. Upon the death or resignation of a member or members of the committee, the remaining members shall have full authority to designate successor members. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

The committee's or representatives' approval or disapproval, as required in these covenants, shall be in writing. In the event that the committee, or its designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted, or in any event, if no suit is filed to enjoin the construction within sixty days of commencement, approval will not be required and the related covenants shall be deemed to have been fully complied with or not applicable.

- No building site or lot in the subdivision shall be used except for single family residential purposes.
 - One detached dwelling
 - One attached dwelling
 - One attached or detached garage
 - Attached maids' quarters
 - Not to exceed 2 and ½ stories
- A pool building or storage building may be constructed with the architectural review committee's approval.
- No dwelling shall be erected on any lot or building site should be nearer than 20 feet from the front lot line.
- No dwelling shall be erected on any lot or building site within 5 feet of the side lot line
- No dwelling shall be erected on any lot or building site within 25 feet of the rear lot line
- No dwelling shall be erected on any lot or building site within 10 feet of any side street line
- All buildings constructed on any lot or building site within the subdivision shall be constructed in conformity with all applicable building codes and regulations and in conformity with the city of Pensacola building requirements.
- Every residential dwelling constructed on a lot or building site in the subdivision shall contain or be accompanied by either an attached or detached garage adequate for the parking and/or storing of automobiles, boats, trailers, campers, motorcycles, motorbikes, and all other like vehicles and equipment.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot or building site at any time as a residence, either temporarily or permanently, and except as required during construction of any

dwelling no structure of a temporary character shall be constructed or permitted to remain on any lot or building site.

- In the event that a detached garage is constructed on any lot or building site, it shall be of a type of construction which shall be architecturally consistent with the main residence to be constructed.
- Any detached garage must be constructed and located on a lot or building site within the same building setback lines as provided for a residential dwelling unless a written waiver and approval for an alternative location is granted by the Architectural Review Committee.
- All fences to be constructed on any lot or building site must be approved by the Architectural Review Committee prior to construction.
- No fence or wall shall be constructed and no hedge shall be planted nearer the front lot line than the back of the residential dwelling, and, if a corner lot or building site, nearer the side street line than the side of the residential dwelling.
- This restriction does not apply to any growing fence or hedge which does not exceed 3 feet in height.
- Metal chain link or similar type utility fences are prohibited, provided, however, that tennis court fences, with proper landscaping, may be approved by the Architectural Review Committee
- The exception from this restriction is any fences that are required by either FHA or VA to be constructed and maintained around easement areas.
- **No one shall change the natural contours of the land causing undue and harmful flow of surface water drainage to adjoining property owners.**
- In order to facilitate natural surface water drainage, it may be necessary for the developer to contour each building lot or site to provide a continuous drainage pattern from lot to lot within the subdivision. These drainage patterns shall not be altered.
- With respect to each lot or building site on which a residential dwelling is constructed, it is required that, at the time of initial construction, the front yard be sodded and the sodding be properly and perpetually maintained.
- At the time of construction of any residential dwelling on any lot or building site, each owner and/or builder must maintain an industrial waste container on the lot or building site for disposing of building debris and trash
- Each such lot or building site shall be maintained and free of building waste and rubble as is reasonably possible.
- No individual sewage disposal systems shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements and approval of the Board of Health of Escambia County, Florida.
- All electric and telephone service lines and wiring for any dwelling or other building erected on a lot or building site shall be underground.

- All building requests, improvements and/or changes are to be submitted through the management company.
- All requests should be emailed to summerlakeshoa@gmail.com
- Once the request has been submitted from the homeowner it will be forwarded to the Architectural Review Committee for approval
- Once you receive the email please reply all to summerlakeshoa@gmail.com within hours with any questions, additional information needed, approval or disapproval.

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