

Request for Architectural Committee Review

Lakewood on the Green POA VILLAS(Complete all*)

Incomplete requests will not be processed!!!!

Mail: Lakewood on the Green Email: Info@Lakewood-POA.com

*Owner names _____

5500 Lakewood Circle

*Address/Unit _____

Margate, Fl 33063

*Owner Phone# _____

*DATE _____

A) Document Check list (include ALL that may apply! *Required for all exterior dimensional changes)

*Survey (with all dimensions of exterior changes) _____

Building Plans _____

MFG Specifications _____

Photos _____

*Diagram location of changes _____

B) *Brief description of changes:

C) *Contractors Information (attach) : Name, License#, Certificate of Insurance, Workman's Comp.

D) *Owners affidavit: Owner MUST get city permit, Owner responsible for any damage to common area, work to be completed in a timely manner. Owner has read the covenants and restrictions (attached). No work commenced without association approval. Owner will comply with all applicable state, county, and city building codes. Fenced in areas will NOT be landscaped by association. Failure to comply may result in a stop work order and/or fines by the Association.

*Owner Sign: _____ Date: _____

E) Association approval/denial: Approved _____, Insufficient Information _____ Denied _____

Comments: _____

Signed _____ Title _____ Date _____

Typical notes: Only approved roofing shingles/color will be approved. Garage and front door must be white in color, Garage door may not be eliminated, Fence, pools, sheds, landscaping obstructions, must not infringe on association property. May not repaint units/trim any other color.

~~the exterior of the cluster building is to occur, it shall be the responsibility of the Association to authorize or appoint a contractor to perform such work.~~

16. Additions, Alterations, Improvements or Other Changes In Exterior Appearance of Villas:

a. No villa may be enlarged by any addition, including but not limited to garages, porches, Florida rooms and fences, extending over any villa, extending into the air space above the roof of a villa, or extending over the planes of a villa, without the prior written consent of the Board. Consent of the Board shall be granted so long as such additions are located in their entirety within the lot of the owner seeking approval, and provided the proposed additions in the sole discretion of the Board do not damage or otherwise impair the aesthetic appearance of the Patio Villas Land.

b. No owner may make or allow to be made any other improvements or alterations, including but not limited to removal of any of the common structural elements or change of the cluster buildings' exterior or any part thereof, including without limitation the painting, staining or varnishing of the exterior of any cluster building, without the prior written consent of the Board of Directors, which consent may be withheld in the sole discretion of the Board.

c. Where consent for a proposed addition, alteration, improvement or other change in the exterior appearance of the villas has been given by the Board, it shall also be necessary for the Board to approve the contractor to perform such work.

WITNESS my signature hereto this 12 day of July, 1984, at Margate, Broward County, Florida.

LAKWOOD ON THE GREEN VILLAS ASSOCIATION, INC

Harry Farber
Witness

By: Norman G. Rubenstein (SEAL)
ACTING President

Walter J. Modjeski
Witness

Attest: Bram L. Farbstien (SEAL)
Acting Secretary

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day before me personally appeared NORMAN G. RUBENSTEIN and BRAM L. FARBSTEN, the President and Acting Secretary, respectively, of the foregoing corporation, known to me personally to be such, and they severally acknowledged to me that the said certificate is the free and voluntary act and deed of them, and each of them, each for himself and not for the other, and that the facts therein stated are truly set forth.

Dated at Margate, Broward County, Florida, this 12 day of JULY, 1984.

James Appertell
NOTARY PUBLIC, State of Florida
at Large

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