

Architectural Application

One of the responsibilities of the Association is the enhancement of the property values through preservation of the architectural integrity of the overall design of the community. The architects who originally designed the community establish the architectural character of the community, and the Architectural Review Board has been established to set standards to achieve this goal. The standards are not intended to stifle the imagination or creative desire of the community, but rather to assure them that protective restrictions are in effect which will help maintain the appearance of the overall community and thereby the values of your property.

What needs to be approved?

The best answer to this question comes from the Declaration of Restrictions and Protective Covenants under the Architectural Control section:

“No building, wall, fence, or other structure or improvement of any nature (including landscaping) shall be erected, placed or altered on any lot until the construction plans and specification and a plan showing the location of the structure and/or landscaping, as may be required by the Architectural Control Board. Each building, wall, fence, structure or improvement of any nature, together with the landscaping shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot so approved.”

Application procedure

- ✓ The attached application form must be completed and signed by the owner of the property.
- ✓ **Painting, Tree removal or Gutters:** Only the Application completely filled out is required. All gutters must be white.
- ✓ **Windows / door replacement, Shutters, Screening:** See “Checklist for Architectural Approval” for required documentation. All windows/doors/shutters must be white. All screening must be bronze/brown. Note: no deposit is required.
- ✓ **Fencing:** See “Checklist for Architectural Approval” for required documentation. Fencing must be wood shadowbox (4” or 6” slats). On lakeside only, fencing must be white railing only. In addition, a copy of the property survey (received at closing) is required. All exterior fencing must be painted Garden Homes Fence color and may not remain natural effective Board of Directors Policy enacted September 20, 2014. Note: no deposit is required.
- ✓ **Building Modification or Roofing:** See “Checklist for Architectural Approval” for required documentation. In addition, building modification also requires a copy of a scale drawing showing scope of work (architect plan). Application must include a Security Deposit check for \$ 500.00 made payable to the Association (Garden Homes at Country Isles Maint. Assoc., Inc.), which will be held until completion of work and upon final inspection, will be returned to the homeowner if there is no damage to Common Grounds.
- ✓ Please submit all Applications to Property Manager Nadene Arnault in person whenever applicable, by calling 954-214-0691 or emailing a request to submit to rsnmgmt@gmail.com. Applications may also be mailed to the Architectural Review Board, c/o RSN Management Services, Inc., P.O. Box 267426, Weston, FL 33326 (Building Modification or Roofing can only be mailed or hand delivered due to the Security Deposit check requirement).

Review of Plans

The review of all paperwork contained in the application (Application, Licenses, Contract, Product Brochure and NOA, Certificate of Insurance, Security Deposit if applicable) will be completed by members of the Board. A response will be mailed to you within 14 days of receipt of the complete package. Incomplete packages will hold up the process.

****APPROVALS ARE NOT VALID FOR MORE THAN ONE (1) YEAR****