



The Lakes Architectural Committee

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New Homeowner Introduction to The Lakes Architectural Committee

The Lakes Architectural Committee (ACC) is entrusted with keeping the standards of the neighborhood to a level of acceptability and quality that will preserve the values of our homes. The ACC process gives the homeowner the flexibility to decorate as they see fit. However, additions, fences, bulkheads, decks, pools, etc. need to comply with The Lakes "Declaration of Covenants, Restrictions and Easements". We work in conjunction with the drainage committee to ensure what is built/installed does not interfere with the flow of rainwater and impact neighboring properties.

What you need to do before any work has begun

- ✓ Complete the applicable project form available online at The Lakes website(<https://thelakes.us/>) or by contacting the ACC for assistance.
 - Miscellaneous Projects (Form ACC-2-MIS): Fence, Deck/Patio, Porch, Driveway/Walkway Hot Tub, Solar Panels, etc.
 - Bulkhead/Dock Approval Form (ACC-2-BHD): Bulkhead, Dock
 - Swimming Pool/Spa Form (ACC-2-SP): Swimming Pool, Spa
 - Major Projects Form (ACC-2-MJP): Room Addition, Garage, etc.
 - Variance Request Form (ACC-2-VAR)
- ✓ Submit the form to the ACC along with the specified Compliance Deposit, which will be returned once it has been determined the work was done as approved by the ACC. **It is the homeowner's responsibility to ensure the plans, work practices and the end product meet The Lakes rules and regulations.**
- ✓ Written ACC approval of your project is required before work is begun.
Note: The homeowner is subject to fines and removal of the offending structure if work is started prior to approval.
- ✓ Construction Activities are allowed from 7:00 AM to 7:00 PM, Monday through Saturday. Construction outside these hours, on Sunday and Legal Holidays are prohibited. **It is the homeowner's responsibility to notify sub-contractors of this restriction.**

Please feel free to contact us at the email address or telephone number shown above for any advice or assistance needed. We're here to help!