



**LAKE
HIGHLANDER**
Resident Owned Associaton

ALTERATION REQUEST

Shareholder(s): _____ Lot #: _____ Phone #: _____

Date: _____ Start Date: _____ Estimated Completion Date: _____

- Please include a detailed (to scale) sketch demonstrating location and dimensions when proposing new construction. Be specific – vague applications will be denied with opportunity to reapply.
- When painting and using a color different from existing color, please include color sample.

Description of addition(s), alteration(s) or improvement(s):

Owner's Signature: _____

FOR OFFICE USE ONLY:

Application: _____ Approve _____ Deny

Signed: _____, LHRO Board Director Date of Board Review: _____

It is your responsibility and strongly advised that you contact the City of Dunedin Permitting Dept. to check on the need for a permit for your alteration.
The park request is only for the approval from the LHRO.

Lake Highlander Rules and Regulations 6.0 ALTERATIONS:

6.1 All new construction requires prior approval and a City of Dunedin Building Permit if required. New construction is defined as anything that changes the outline of the existing home, or the installation of a new mobile home.

6.2 All shareholders wishing to paint their home, or make any additions, alterations or improvements (Examples: existing doors, windows, siding, roof, trim carports, gutters, etc.) to the outside of their homes or on their home sites, shall complete an Application for a Lake Highlander Alterations Request.

Applications shall include a sketch showing location and dimensions, including materials and paint colors to be used in the project. *Paint colors for siding and trim shall closely match those of the color palette held in the park office.* All applications shall be approved by the Board of Directors and a Lake Highlander Building Permit issued before any work begins. (Depending on the type of alterations a building permit from the City of Dunedin may also be required.)

It is the responsibility of the shareholder or the shareholder's contractor to comply with the Sunshine State "One Call Before You Dig" law by dialing 811 at least three days before any digging or excavating begins. Upon approval of the application, a Lake Highlander Building Permit will be issued. This Lake Highlander Building Permit shall be posted in the front of the home, window or door at the site. Work is not permitted to begin on any alterations to the exterior of the home or home site until the Lake Highlander Building Permit is in the hands of the owner.

Lake Highlander Building Permits are valid for six (6) months from the date of issue. If alterations approved are not started within the six (6) month period, the permit is null and void. Upon commencement of approved work, the work shall be carried out in a reasonably continuous manner so as to achieve completion within an appropriate time frame relative to the complexity of the alterations being made. Failure to do so may result in the Association asserting its rights of access under [FS 719.104\(1\)](#) to correct any unsafe/unsightly conditions.

6.3 All building material from any alteration, inside or out, is not permitted to be discarded in the trash compacter dumpster or roll-off dumpster at the shed. All material shall be discarded in a dumpster outside of the park.

6.4 In order to achieve consistency throughout the Park, carports shall remain as carports and not take on the appearance of a garage without doors. Lattice type privacy screens and screened rooms within carports are permissible, however a minimum distance of twenty-five feet (25') shall remain open between the sidewalk and the screen room. Screens of solid sheeting already in existence are grandfathered in.

6.5 New planters ("planter" is defined as attached to the home) shall be pre-approved by the Board of Directors and shall be constructed of mortared or interlocking white brick and will only be approved when designed to be consistent with the rest of the community (See also 5.2). Such planters shall not interfere with grass cutting or any other maintenance functions of the Park.

6.6 Mailboxes shall be white, with lot number using LHROA approved products. These can be purchased through the Park Office. Mailboxes shall be kept clean and free from mold and dirt.

6.7 TV antennae or dishes, shall be located either on the roof of the mobile home or a pole at the rear of the home within 2 feet of the outside wall/overhang.