



# Lake Don Pedro Owners' Association

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## Lake Don Pedro Owners' Association Architectural Approval Process

A completed application packet must be submitted to the Lake Don Pedro Owners' Association office at the above address. The application packet should include:

1. A completed and signed ACC Review Application form.  
Available at the LDPOA office and online at [www.ldpoa.com](http://www.ldpoa.com)
2. When required (for initial or first development only), the \$50.00 architectural review fee.  
*No fees for additional projects. Make checks payable to LDPOA.*
3. Two copies of - Plot Plan (Site Plan) to scale (1 inch = 50 feet) including dimensions and proposed location, setback lines, driveway location, septic location, easements, and "North" arrow. Include locations and sizes of trees to be removed.
4. Two copies of Building Plans (blueprints) for project being submitted.  
*Note: The 2<sup>nd</sup> copy of the plan will be stamped and returned to owner upon approval.*

Project plan requirements.

### Structures:

Plans should include all the following that may apply to the proposed project:

- Grading &/or Septic plans to scale
- Copies of County Health Dept. septic &/or grading permits.
- Foundation Plans to scale and elevation of ground contour at foundation line.
- Building Elevations drawn to scale (1/4 inch = 1 foot) including front, sides, and rear.
- Floor plans to scale (min. 800 sq. ft. living space). Eave overhang of 16 inches required.
- Description of exterior finishes and materials, including roof, walls and decks.  
All exterior metal must be painted or colored.
- Modular housing: must supply: copy of registration or proof of manufacture date, serial/VIN # & picture of specific unit. Any "used" modular will be individually evaluated to meet standards.

### Other improvements:

**Fencing** – Items 1 & 3. Item 4 plans to include:

- Drawings including descriptions of construction materials to be used in construction or pictures of proposed fence appearance. Maximum Fence height is 5 feet.
- Roadside fencing must be somewhat decorative in appearance along the roadside and continuing for 20 feet down sides.

**Pads, patios, decks, arbors, pre-made sheds, etc.** – Items 1 & 3. Item 4 plans to include:

Drawings including descriptions of construction materials to be used in construction or pictures / brochures of appearance.

Note: Until all of the required items listed above have been received by the Association, the application shall not be deemed to have been submitted.

**Inspections:** The property owner and/or builder grants permission for the LDPOA Architectural Committee to conduct on-site inspection of the property for the purpose of determining the location of corner stakes and building foundations prior to commencement of construction and at reasonable times during the course of construction.