**LAKESHORE HOA NEW CONSTRUCTION/ADDITION CHECKLIST**

Address and Lot #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phase: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The information below is necessary for the Architectural Review Committee to review plans and provide written approval. **Please be sure to review the Supplementary Declaration of Covenants, Conditions and Restrictions and Architectural Guidelines for the specific phase of your lot for building criteria. All Declarations are on the website at** [**www.lakeshoreestateshoa.com**](http://www.lakeshoreestateshoa.com)**.** All information and documents must be provided along with a deposit check before the Architectural Review Committee will review.

ELECTRONIC set of plans (REQUIRED) emailed to office of Renaissance at susan@renrs.com

Check issued to Lakeshore Estates HOA per guidelines, see ARC fees

Set of FINAL plans (preliminary plans will not be reviewed) to include foundation plans, side, rear and front elevations

Copy of survey of property by a land surveyor attached with plans

Site plan must match the measurements on survey by land surveyor

Elevation of finished first floor of residence must be clearly indicated on elevations page

Elevation of finished garage must be clearly indicated on elevations page

Drop brick/stucco ledge measurements must be clearly indicated on the foundation plans and stated below along with page number on plans.

|  |  |  |
| --- | --- | --- |
| **ELEVATIONS** | **MEASUREMENT** | **PAGE NUMBER** |
| Garage Floor Elevation (MUST BE AT 13’) |  |  |
| First Floor Elevation (MAY NOT EXCEED 16’) |  |  |
| Drop Brick Ledge Height |  |  |
| Overhang-Soffit/Facia |  |  |
|  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **DETAIL** | **SETBACK TO**  **PROPERTY LINE** | **DIMENSIONS** | **MATERIAL** |
| Driveway |  |  |  |
| Parking Pad |  |  |  |
| Patio |  |  |  |
| Retaining Wall |  |  |  |
|  |  |  |  |

Total square feet of construction under beam, include porches, patios, garages, etc.

Material List and exterior colors must be included below

If pool is included in the house plans, a separate request and detailed plans are required along with a deposit fee of $500

If fence is included, a separate request and detailed plans are required along with a deposit fee of $200

Setback measurements to all property lines shown on property plot plan, including width of driveway and **setback measurements of driveway to side property line**

Building permit applied for and posted prior to commencement of construction

Coastal use permit applied for and provided prior to commencement of construction

Garbage cans may not be stored in public view and must be kept in the garage or some other enclosed location. If the cans will not be stored in your garage, a plan for a concealed location for the garbage cans must be submitted.

Landscaping plan (must be submitted and approved prior to certificate of occupancy and refund of deposit) must be installed per the landscape requirements in the supplementary declaration for this phase in front and rear yards

Fence details if included in new construction request, material, height, color; a deposit review fee of $200 is required

Standard mailbox is required and can be purchased at ABC Lighting in Slidell; Other mailbox plan MUST be submitted for review and written approval by ARC

Construction must be completed in twelve (12) months. Request for extension is required if construction continues more than 12 months.

**\*\* PLEASE STATE MATERIALS AND COLORS OF THE EXTERIOR FEATURES LISTED BELOW:**

|  |  |
| --- | --- |
| **MATERIALS** | **COLOR** |
| **Brick/Stucco** |  |
| **Roof** |  |
| **Trim** |  |
| **Wood/Vinyl Siding** |  |
| **Garage Door** |  |
| **Driveway** |  |
|  |  |

**\*\*ALL PLANS AND FORMS MUST BE SUBMITTED IN ONE EMAIL. OWNER AGREES TO ALL OF THE ABOVE AND HAS SUBMITTED TO RENAISSANCE ON THIS DATE**

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DATE OWNER SIGNATURE

***Date Received by RPM: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ARC #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***