

**LAKEMONT COMMUNITY ASSOCIATION
C/o GRAHAM MANAGEMENT
2825 WILCREST DR #600
HOUSTON TX 77042
713-334-8000 PHONE
713-334-5055 FAX**

Dear Resident:

Re: Application:

Enclosed please find an ACC application for your home improvement or modification. Please note what is needed for your type of improvement and include with your application necessary forms, such as, photos, paint samples, solar screen samples, drawings, brochure, lot survey, and your signature are examples of what is needed for us to complete your request in a timely manner. If these items are not submitted with your application, your request is denied and returned to you for completion.
Please read the application carefully.

- ◆ A LOT SURVEY IS AN ARCHITECTURAL DRAWING OF YOUR PROPERTY SHOWING YOUR HOME, EASEMENTS, AND BUILDING LINES. A COPY USUALLY COMES WITH YOUR CLOSING PAPERS.
- ◆ Please SHOW on the survey in a distinguishable color, other than black ink, the location of your project.
- ◆ Faxed pictures come across as a solid black picture, so please mail or e-mail pictures. Faxed pictures cannot be used.

You will be notified by letter after the ACC committee has made a decision. They have at least 30 days to review and respond to your application.

If you have any questions regarding your forms, please contact our office at 713.334.8000.

Sincerely,

Graham Management
Agent for the Association

**IMPORTANT:
REMEMBER: WITHOUT PROVIDING EVERYTHING_NEEDED—
YOUR APPLICATION WILL BE DENIED AND RETURNED TO YOU FOR
COMPLETION AND RESUBMITTAL. THIS WILL DELAY YOUR PROCESS.**

Enc: Application for Home Improvements and Modifications

**LAKEMONT COMMUNITY ASSOCIATION
C/O GRAHAM MANAGEMENT
2825 Wilcrest Dr #600
HOUSTON TX 77040
PHONE 713 334 8000
FAX 713 334 5055**

**APPLICATION FOR HOME IMPROVEMENTS AND MODIFICATIONS
PLEASE ALLOW AT LEAST 30 DAYS FOR ANSWER--YOU WILL BE NOTIFIED BY LETTER**

In an effort to provide and protect each individual homeowner's rights and property values, it is required that any homeowner or group of owners considering improvement(s) and/or change(s) to their home or property submit an "Application for Home Improvements and Modifications" to the Architectural Control Committee. If any change is made that has not been approved, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property. Approved projects must be completed within 90 days of approval or be re-submitted.

HOMEOWNERS INFORMATION

NAME	SUBDIVISION
ADDRESS	DATE
PHONE No.	E-MAIL

REQUIREMENTS LISTED BELOW FOR: IMPROVEMENT OR MODIFICATION

***** WITH THE EXCEPTION OF PAINTING, SIDING, SHUTTERS, SCREENS, ROOF AND DOOR **EVERYTHING ELSE** REQUIRES A LOT SURVEY WITH THE LOCATION OF PROJECT **DRAWN** ON SURVEY. COLOR SAMPLES, MATERIALS, DIMENSIONS, DETAILS **ARE REQUIRED** ON ALL IMPROVEMENTS OR CHANGES AND **MOST** NEED PICTURES. (SEE BELOW) WITHOUT NECESSARY ITEMS-YOUR APPLICATION IS DENIED AND RETURNED FOR COMPLETION AND RESUBMITTAL

CHECK BOX / CIRCLE IMPROVEMENTS below **(REQUIREMENTS NEEDED LISTED IN EACH BOX- PLUS A LOT SURVEY)**

SOLAR SCREENS/WINDOW TINT - SCREEN /TINT SAMPLE & WHAT WINDOWS	STORM DOOR/REPLACE FRONT DOOR-PICTURE & COLOR SAMPLE	PATIO SLAB, SIDEWALKS, LANDSCAP BORDER, DRIVE EXTENSIONS-PICT, DIM, MATERIAL USED	YARD ART/ BENCH, POTS, FOUNTAIN, SWING, STATUE, BIRD BATH- DIMENSIONS/PIC
GUTTERS/SIDING / SHUTTERS HARDIPLANK / COLOR SAMPLE	PATIO COVER/ARBOR/GAZEBO ROOM ADDITION-SEE BELOW	WROUGHT IRON FENCE & GATE- PICT & DIMENSIONS	DECK- DRAWING/DIMENSIONS
BASKETBALL GOAL (PERMANENT)—PICT/DIM	LANDSCAPE, TREE REMOVAL OR TREE PLANTING-LOT SURV	Wood Fence-Height -if stain, sample	LOW VOLTAGE LANDSCAP. LIGHTS-PICT
SPRINKLER SYSTEM-SHOW LOC. OF SPRINKLER HEADS	ROOF- SHINGLE SAMPLE & # OF WARRANTY YEARS	SATELLITE DISH-LOCATION ON LOT SURVEY, DISH SIZE	STORAGE SHED- PICT, DIM, BROCHURE
EXTERIOR PAINTING-EVEN IF SAME COLOR-NEED PAINT SAMPLE	PLAY EQUIP, FORT, SWING SET, TRAMPOLINE, BBG- PICT, DIM, HEIGHT, LOT SURV	POOL/SPA-DRAWINGS - IMPOSE ON LOT SURVEY- DONE BY POOL CO.	OTHER

If OTHER PLEASE DESCRIBE

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WHO WILL DO THE ACTUAL WORK ON THIS IMPROVEMENT?	PHONE NUMBER ()
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***ANY PAINTING(EVEN IF SAME COLOR) OR STAIN MUST HAVE COLOR SAMPLES PROVIDED OR YOUR APPLICATION WILL BE RETURNED

PAINTING OR STAIN: PLEASE STATE NEW PAINT COLOR & PROVIDE SAMPLE:	PORTION OF HOUSE TO BE PAINTED:	COLOR OF YOUR BRICK:
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TRIM COLOR: (INCLUDE SOFFIT, FASCIA, AND WINDOW TRIM)- PROVIDE PAINT SAMPLE	ACCENT COLOR (INCLUDES SHUTTERS, WINDOWS HOODS & EXTERIOR DOORS)-PAINT SAMPLE
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***ROOM ADDITION, ENCLOSED PATIO, STORAGE BUILDING, PATIO OR PATIO COVER, GAZEBO OR ARBOR APPLICATIONS MUST HAVE: A PHOTO, BROCHURE, OR DRAWINGS; DIMENSIONS; MATERIALS USED; PAINT, AND SCREEN SAMPLES; AND A LOT SURVEY SHOWING LOCATION OF IMPROVEMENT OR YOUR APPLICATION WILL BE RETURNED

HEIGHT OF PROJECT AT HIGHEST PEAK:	WIDTH:	LENGTH:	SQUARE FOOTAGE OF BUILDING / PATIO
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PROVIDE A LOT SURVEY AND DRAW ON THE SURVEY WHERE ON YOUR PROPERTY YOUR MODIFICATION, PROJECT, BUILDING, CHANGE, OR ADDITION IS LOCATED: THIS IS ESSENTIAL.

- ◆ (A LOT SURVEY IS A DRAWING OF YOUR PROPERTY SHOWING EASEMENTS AND BUILDING LINES. THIS CAME WITH YOUR CLOSING PAPERS)
- ◆ WE NEED TO KNOW HOW YOUR IMPROVEMENT WILL LOOK WHEN FINISHED
Materials Necessary for Proposed Improvement or Modification

Circle what you will use in your project:				
<input type="checkbox"/> Lumber	<input type="checkbox"/> Brick	<input type="checkbox"/> Cement	<input type="checkbox"/> Pipe	
<input type="checkbox"/> Screen	<input type="checkbox"/> Fence	<input type="checkbox"/> Electrical	<input type="checkbox"/> Shingles	<input type="checkbox"/> Other
If OTHER please describe:				
Lumber Type	Brick Type	Screen Type: Location of windows to screen (<u>NEED NAME AND SAMPLE OF SCREEN</u>)		
Fencing Material (<u>PROVIDE LOT SURVEY</u>) If staining—must have color sample:			Height of Proposed Fence	

**PLEASE READ BELOW AND FOLLOW INSTRUCTIONS SO APPLICATION WILL BE PROCESSED TIMELY.
IF THE NECESSARY ITEMS ARE NOT PROVIDED, YOUR APPLICATION WILL BE DENIED AND RETURNED FOR
COMPLETION AND RESUBMITTAL.**

All applications must include a lot plan/survey, which shows the house, lot lines and easements. In addition, plans, sketches, drawings, illustrations, photographs, dimensions, and material samples should be provided to sufficiently describe the project in detail. A copy of any applicable city/county permits must be included. Please include a sample of all improvements! (Example: Paint chip/swab/swatch, roofing shingle, siding sample, solar screen sample, etc.) If you should have any questions, please contact:
GRAHAM MANAGEMENT at 713-334-8000.
 In signing this application, I certify that all the information provided by me in connection with my application, whether on this document or not, is true and complete. I understand that any misstatements; falsification or omission of information shall be grounds for denial of this application. I further understand that the Architectural Control Committee has at thirty (30) days upon receipt to review my application and I agree not to begin property improvements or modifications until the Committee notifies me, in writing, of their decision. I have answered, truthfully, all questions pertaining to the proposed mentioned improvement or modification and have attached all samples, plans and permits required.

HOMEOWNERS SIGNATURE:	DATE:

MAIL COMPLETED FORM TO:
Graham Management
2825 Wilcrest Dr #600
Houston TX 77042
Email: arc@grahammanagementhouston.com

ARCHITECTURAL CONTROL COMMITTEE USE ONLY	
DATE APPLICATION FORWARDED TO THE COMMITTEE: _____	
RECOMMENDATION OF THE COMMITTEE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
COMMENTS:	
ACC SIGNATURE 1:	DATE:
ACC SIGNATURE 2:	DATE:
ACC SIGNATURE 3:	DATE:

BAR CROSS

**ITEMS NECESSARY FOR HOME (SOMETHING TO KEEP IN FILES)
IMPROVEMENTS / MODIFICATIONS APPLICATION APPROVAL**

Failure to submit all required information will result in the application being denied and returned back to you asking for completion and resubmission.

With the exception of roof, door, painting, screens, shutters and siding **EVERYTHING ELSE** requires a lot survey with the project's location drawn on survey. MOST needs pictures, materials used to make project, and samples of materials. DIMENSIONS INCLUDE THE HEIGHT FROM GROUND TO THE HIGHEST PEAK.

We need to know what your project will look like after completion.

IF YOU ARE APPLYING FOR: (find project and submit necessary items)

1. PATIO COVER, ARBOR, GAZEBO, ROOM ADDITION, PERGOLA ETC.: you must submit 2 drawings -a side view and a front view- showing how the structure will look -: Indicate dimensions, including height from ground to highest peak, color, materials and roofing. Provide photos or brochure and show the placement on the lot survey. Provide roof & paint samples.
2. PLAY FORT, SWING SET, TRAMPOLINE, BASKETBALL GOAL, ETC: you must submit a photo, brochure or drawing. Indicate size, height, color, materials, dimensions, etc. and show the placement on the lot survey.
3. POOL / SPA: you must indicate on the lot survey the location of the pool / spa, pool equipment, and any decking. Also show any slides or other structures that would be over three (3) feet high. Please indicate how they will access the backyard.(Pool Company will supply this for you). Must also obtain MUD approval for overflow drainage. There is a fee for this submittal to the MUD District.
4. STAIN, EXTERIOR PAINTING, GUTTERS, SIDING, OR HARDIPLANK: please submit sample of **COLOR** of stain, paint or siding material, even if using the same existing color.
5. NEW ROOFING: please submit roofing shingle sample and number of warranty years of shingles.
6. NEW FRONT DOOR, STAINING DOOR, OR STORM DOOR: Please provide photo or brochure and color sample. If STAINING door, please provide stain color sample.
7. SOLAR SCREENS, WINDOW FILM / TINT OR REPLACING WINDOWS: please provide screen or film samples and what windows you are adding this to. If replacing windows, state what windows you are replacing and send photos or brochure to show look.
8. WROUGHT IRON GATE OR FENCE, BURGLAR BARS: please submit drawing, photo, brochure, color, dimensions, and indicate placement on a lot survey.
9. FOR DECKING OR PATIO: please indicate location on lot survey, materials to be used, and dimensions including height of decking.
10. CONCRETE WORK (SIDEWALKS, DRIVEWAY, PATIO SLAB ETC.) please show location on lot survey and dimensions. Include a picture.
11. SATELLITE DISH OR ANTENNAE: please give size of dish or height of antennae and show placement on the home. If not located on home, indicate placement on a lot survey. Please provide photo of antennae.
12. YARD ART / DECORATIONS (BIRD BATHS, POTS, BENCHES, STATUES, SWING, SIGNS, WATER FOUNTAIN, ETC): submit photo or brochure, give dimensions, and show placement on lot survey.
13. LANDSCAPING, LANDSCAPE BORDER, TREE REMOVAL OR PLANTING: please submit all details showing placement on lot survey. Provide picture of border.
14. WOOD FENCE OR MOVING FENCE: please advise of height of fence, materials, and show location change on lot survey. IF STAINING, please provide stain color sample.
15. LANDSCAPING LIGHTS, or SPRINKLER SYSTEM please show placement of all lights and all sprinkler heads on lot survey. Please provide a photo or brochure of the appearance of the landscaping lights and wattage of lights.
16. SHUTTERS: need photo or brochure showing the look and paint color sample. State what windows.
17. STORAGE SHED: need photo or brochure, dimensions including height from ground to highest peak, color, materials, and draw location on lot survey.

PLEASE USE A COLOR OTHER THAN BLACK INK TO DRAW LOCATION ON LOT SURVEY!

DO NOT FAX PICTURES-THEY DO NOT COME OUT

GENERAL INSTRUCTIONS FOR APPLICATION FOR HOME IMPROVEMENTS OR MODIFICATIONS

These general instructions are provided to you to help you ensure your application is complete as possible so that your plans can be properly and timely reviewed. FAILURE TO SUBMIT ALL REQUIRED INFORMATION WILL RESULT IN THE APPLICATION BEING RETURNED DENIED UNTIL ALL INFORMATION CAN BE PROVIDED.

The Architectural Review Committee (ARC) is made up of volunteers from your community and is allowed between 30 to 60 days (depending on what is written in the DCC&R) to respond to an application, however, it should not take this long if the application is submitted complete.

The following is a list of information needed for various project. If your project is not listed or if you have additional questions, please contact Graham Management at 713-334-8000 and ask for the ARC Department or email ARC@GRAHAMMANAGEMENTHOUSTON.COM.

1. PATIO COVER, ARBOR, GAZEBO, STORAGE SHED, ROOM ADDITION; you must submit an engineered or structural drawing showing how the structure will attach to the home or placed on the lot. Indicate size, height, color, materials, roofing and copy of survey indicating the location of the structure.
2. PLAY STRUCTURE, SWING SET, BASKETBALL GOAL, ETC.; you must submit a photo, brochure or drawing. Indicate size, height, color, materials, etc. and show location on lot survey, with measurements from rear and side building lines or easements.
3. POOL/SPA you must submit a detailed drawing of pool and indicate on lot survey the location, drainage to the street, self-latching gate location and decking material and thickness. The survey must also show access to rear of property (please note you cannot access the property through any common area.) No addition is to affect Lot drainage or your neighbor's.
4. PAINTING OR SIDING submit sample of color, paint brand name and paint color name. Submit a photo of your home (to indicate brick colors) if the paint will be custom please submit a photo of the existing.
5. ROOFS please submit manufactures/brand, type of shingles, color name and you must use 30lb felt paper or better (if you do not have the information please submit contractor's bid with full scope of work)
6. DOORS OR STORM DOORS please provide photo or brochure. Indicate material, stain & or paint samples. Most communities require the glass to be full view and the door color to match the existing trim.
7. SOLAR SCREENS OR WINDOW TINTING please provide brochure/specifications for the product. No reflective material will be approved.
8. WROUGHT IRON GATES/DRIVEWAY GATES please submit drawing or photo of design, measurements, color, and indicate on lot survey placement.
9. DECKING/PATIO please indicate location on lot survey, materials to be used and height of decking.
10. CONCRETE WORK/PAVERS (sidewalks, driveway extension, etc.) please indicate location on lot survey along with dimensions and materials.
11. ANTENNAS please give size, height, and color of antennae and show location on lot survey.
12. LANDSCAPING OR TREE REMOVAL/REPLACEMENT please provide the reason for removal and include an arborist bid if one has been obtained. Submit all details (tree dimension and type) showing placement on lot survey.
13. FENCING please provide height, materials, location, and a copy of the survey if the fence line will be moved.
14. YARD DECORATIONS (birdbath, benches, statues, signs, lighting, etc.) submit photo or brochure; indicate location on lot survey, size, and dimensions.

Please remember that all modifications must be consistent and cohesive with the existing structures of your home and community in general.

PLEASE ADDRESS APPLICATIONS TO: ARCHITECTURAL REVIEW COMMITTEE -
ARC@GRAHAMMANAGEMENTHOUSTON.COM