

Lansing Ridge
Homeowners Association, Inc.
P.O. Box 361172
Melbourne, FL 32936-1172
E-mail: contact@lansingridge.org
Web site: www.lansingridge.org

October 22, 2018

Dear Homeowner,

As you know the Board of Directors held a Special Board Meeting on October 17, 2018, to consider proposed ARC Standards and Guidelines for the construction and erection of garden sheds. This Guideline was adjoined during the Special Board Meeting on July 25, 2018 to allow for further research.

At the October 17, 2018 meeting one (1) Guideline was approved by the Board of Directors and a copy of that Guideline is attached.

If you have, any questions please contact the undersigned.

Sincerely



Raymond C. Diemer
President
Lansing Ridge Homeowners Association.

Lansing Ridge
Homeowners Association, Inc.
P.O. Box 361172
Melbourne, FL 32936-1172
E-mail: contact@lansingridge.org
Web site: www.lansingridge.org

ARCHITECTURAL STANDARDS AND GUIDELINES

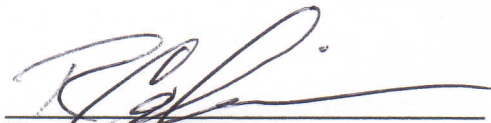
In accordance with Declaration of Covenants (Article 1), the Board of Directors is empowered to appoint an Architectural Committee (ARC) and to allow the said Board to pass a resolution to issue standards and guidelines regarding the said ARC. Additionally the 2017 Florida Statutes Title XL, Chapter 720 and 3035 gives such power to Homeowner Associations.

The subject of sheds is not addressed in the Lansing Ridge Homeowner Association Covenants. In the absence thereof, the Committee has addressed this issue as follows. Any new or replacement shed shall be no more than 144 square feet in total and shall be no more than 8 feet in height (including the foundation) from ground level to the highest point. A site plan and a complete detailed drawing including dimensions shall accompany all ARC applications. Additionally, sheds must be installed behind a 6 ft (six) feet privacy fence. Nothing in these standards and guidelines affects the City of Melbourne codes.

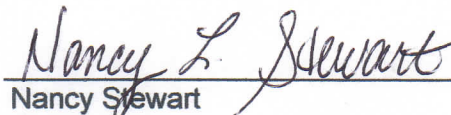
Nothing in these standards and guidelines shall affect a homeowner's right of appeal under Article VI Section 6 of the Lansing Ridge Homeowner Association Covenants.

The power of the Board of Directors and the Architectural Committee is covered under the Declaration of Covenants and the Florida Statutes as set out above

Dated this 17th day of October, 2018



Raymond C. Diemer
President
Lansing Ridge Homeowners Association, Inc.



Nancy Stewart
Secretary
Lansing Ridge Homeowners Association, Inc.