

Lansing Ridge
Homeowners Association, Inc.
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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.

Article 1 Section 6 of the Lansing Ridge Homeowner Association Covenants states that all paint used on the exterior body of any residence shall be subdued in its tone. The term "subdued" shall also be defined as pastel, muted, mellow, subtle and pale. All other restrictions and guidelines as set out in Section 6 shall remain as stated in the Covenants.

Article 1 Section 5 of the Lansing Ridge Homeowner Association Covenants states the Committee must approve the type, color and style of all shingle and roof covering materials. The term "shingle" shall include asphalt shingles and metal roofing. The said metal roofing must be in a design consistent with asphalt tiles only so as to conform and harmonize with the natural design of the subdivision. All other restrictions and guidelines as set out in Section 5 shall remain as stated in the Covenants.

Article 11 Section 10 of the Lansing Ridge Homeowner Association Covenants fails to restrict and/or guide the erection and/or replacement of fencing, except to state any such fencing shall not be above 6 feet in height. This ARC standard and guideline shall approve a 6-foot privacy fence only. Any fencing erected at the rear of any home facing the retention pond shall consist of a white fence no higher than 4 feet. Any homeowner who replaces a fence facing the retention pond must conform to this ARC guideline All other restrictions and guidelines as set out in Section 10 shall remain as stated in the Covenants.

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 25 day of July, 2018



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



Nancy Stewart
Secretary
Lansing Ridge Homeowners Association, Inc.