

# REQUEST FOR MODIFICATION REVIEW

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

HPYC Address: \_\_\_\_\_

Lot # \_\_\_\_\_ Home Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Please provide the Architectural Review Committee (ARC) with all information necessary to evaluate this request thoroughly and quickly. Requests must include, without limitation, the following information: the modification plan (including all dimensions), color chips (if applicable), a list of materials, pictures (if applicable), and any other information as specifically required below by the Covenants and Design Guidelines approved for the Community.

## Section A. Description of Modification Requested

Estimated Start Date: \_\_\_\_\_ Estimated Finish Date: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_

## Section B. Acknowledgement of Adjacent Homeowners (all homeowners sharing common boundary line):

Please have your neighbors indicate their lot number and whether or not they favor or oppose your proposed modification. This acknowledgement will be considered, but will not be binding on the ARC.

		<u>Favor</u>	<u>Oppose</u>
Signature: _____	Lot # _____	_____	_____
Signature: _____	Lot # _____	_____	_____

Explanation: \_\_\_\_\_  
\_\_\_\_\_

## Section C. Required Items

Under each of the most common headings that follow, all the relevant items that pertain to your request must be submitted. Please refer to the HPCA Covenants and Design Guidelines for other necessary information required for your specific modification.

### Patios, Walkways, Cart Paths and Driveway Extensions/Additions (Guideline No. 1)

- \_\_\_\_\_ Lot survey denoting location
- \_\_\_\_\_ List of materials to be used
- \_\_\_\_\_ Photos or rendering of alterations
- \_\_\_\_\_ Plat of property (survey preferable)

### Exterior Decorative Objects (Guideline No. 2)

Description of object(s): \_\_\_\_\_

Include location and a picture or sketch of each object

# REQUEST FOR MODIFICATION REVIEW

## Garden Plots (Guideline No. 3)

Location and size of garden: \_\_\_\_\_

Type of plants to be grown: \_\_\_\_\_

## Play Equipment (including basketball goals), Play Houses and Tree Houses (Guideline No. 4 and 5)

\_\_\_\_\_ Location (must have minimum visual impact on adjacent properties)

\_\_\_\_\_ Size and sketch (limited to an area not to exceed 100 square feet)

\_\_\_\_\_ Materials (in most cases, materials used must match existing materials of your home)

## Private Pools (Guideline No. 6)

\_\_\_\_\_ Picture or drawing of pool type

\_\_\_\_\_ Dimensions (maximum size of 1,000 square feet)

\_\_\_\_\_ Color

\_\_\_\_\_ Site plan denoting location

\_\_\_\_\_ Type of lighting source and lighting plan

\_\_\_\_\_ Landscape plan

## Fences (Guideline No. 7)

\_\_\_\_\_ Picture or drawing of fence type

\_\_\_\_\_ Dimensions (note that maximum height may not exceed 6 feet)

\_\_\_\_\_ Color

\_\_\_\_\_ Site plan denoting location (fence may not be located closer to any street than rear edge of home; on a corner lot it may not be closer to side street than the building line of house -- please use a copy of survey from your closing package)

\_\_\_\_\_ Crossbeam structure must not be visible from any street (must face inside toward enclosed yard)

\_\_\_\_\_ Materials

## Exterior Landscaping and Maintenance (Guideline No. 8)

\_\_\_\_\_ Landscape plan denoting plant material and location

\_\_\_\_\_ Lighting plan, if applicable

## Replacing or Adding a Deck/Porch (Guideline No. 10)

\_\_\_\_\_ Picture or drawing (deck must match any existing deck)

\_\_\_\_\_ Dimensions

\_\_\_\_\_ Color (must be natural or match exterior color of home)

\_\_\_\_\_ Site plan denoting location (in most cases, the deck or porch may not extend beyond sides of your home)

\_\_\_\_\_ Materials (provide a list)

# REQUEST FOR MODIFICATION REVIEW

## Exterior Building Alterations (Guidelines No. 11 & 11A)

### 1. Paint

- \_\_\_\_\_ Current color of home to be painted
- \_\_\_\_\_ Color of home with desired color used in or approved for the community
- \_\_\_\_\_ Photograph of your home plus homes on either side (note that in most cases, adjacent homes cannot be painted the same color)

### 2. Storm Windows/Doors

- \_\_\_\_\_ Picture or drawing of all windows/doors on which storm windows/doors will be installed
- \_\_\_\_\_ Picture depicting style of storm window/door to be installed
- \_\_\_\_\_ Color (note that window/door trim color must be compatible with primary and trim colors)

### 3. Building Additions (includes Detached Structures)

- \_\_\_\_\_ Location of addition and size of lot
- \_\_\_\_\_ Size, color and detailed architectural drawing of addition
- \_\_\_\_\_ Materials (material used must match existing materials of home)
- \_\_\_\_\_ Copy of building permit (if required)

### 4. Roof Systems

- \_\_\_\_\_ Mfr, Type, Style and Color of proposed Roofing System (attachment required)

## Satellite Dish/Antenna (Guideline No. 14)

- \_\_\_\_\_ Antenna location, color and dimensions
- \_\_\_\_\_ Antenna is screened from street view and has minimal visual impact on adjacent properties

Please use a copy of your survey from your closing package to show antenna location.

# REQUEST FOR MODIFICATION REVIEW

## Section D. Owner's Agreement

I understand and agree that no work on this request shall commence until I have received the written approval of the Architectural Review Committee (ARC). I represent and warrant that the requested changes strictly conform to the HPCA Covenants and Design Guidelines and that these changes shall be made in strict conformance with the Covenants and Design Guidelines. I also understand that I am responsible for complying with all county regulations.

The HPHOA Board of Directors nor the ARC nor their respective members, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or nonfeasance, arising out of any action with respect to any submission.

The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics of modifications. None of the foregoing assumes any responsibility regarding design or construction, including without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

In addition to the foregoing, by execution below and as the Owner of property located within the Harbour Point community (the "Property"), and on behalf of any Co-Owners of said Property, I acknowledge and agree that I have read and understand the Rules and Regulations Governing Use of U.S. Army Corps of Engineers Property Located Between Harbour Point and Lake Sidney Lanier (the "Rules"), attached hereto as Exhibit A and made a part hereof by this reference, and will abide by the terms and conditions set forth therein. I further acknowledge and agree that my failure to abide by the Rules may subject me to enforcement action by the U.S. Army Corps of Engineers.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date Received by the ARC: \_\_\_\_\_

Reviewed By: \_\_\_\_\_, ARC Member, \_\_\_\_\_ on behalf of the ARC  
(Date)

ARC Conditions: \_\_\_\_\_

\_\_\_\_\_

---

Approved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Not Approved \_\_\_\_\_

Date: \_\_\_\_\_ Concurrence & Final Approval By: \_\_\_\_\_  
ARC Chairperson or/other HPCA Board Member

**Note: HPCA's Management Company must be notified of any deviations from the submitted plans before work proceeds and at the completion of the project for a final report to the HPCA Board of Directors.**

# REQUEST FOR MODIFICATION REVIEW

## EXHIBIT A

### **RULES AND REGULATIONS GOVERNING USE OF U.S. ARMY CORPS OF ENGINEERS PROPERTY LOCATED BETWEEN HARBOUR POINT AND LAKE SIDNEY LANIER**

These rules and regulations, among others, have been adopted by the U.S. Army Corps of Engineers and apply to the use of Lake Sidney Lanier and its shoreline surrounding the Harbour Point community (the "Corps Property"). The Corps Property extends from our property lines down to and into the waters of Lake Lanier. In addition to these rules and regulations, be aware that use of the Corps Property is subject to the provisions of Title 36, Part 327 of the Code of Federal Regulations (the "CFR") and in the case of any conflict between these rules and regulations, the CFR shall control.

1. Vehicles. Vehicles, including, but not limited to, automobiles, trucks, motorcycles, mini-bikes, dune buggies, all-terrain vehicles, trailers, campers, bicycles, boats, watercraft, and any other such equipment shall not be parked or stored on the Corps Property at any time.
2. Sanitation. Dumping of any garbage, trash, rubbish, debris, dead animals or litter of any kind and the spilling, pumping, discharge or disposal of contaminants, pollutants or other waste, including, but not limited to, human or animal waste, petroleum, industrial and commercial products and by-products on the Corps Property is prohibited.
3. Fires. Gasoline and other fuels shall not be carried onto or stored on the Corps Property at any time. Fires of any kind are prohibited on the Corps Property.
4. Animals. No person shall bring or allow dogs, cats, or other pets onto the Corps Property unless penned, caged, on a leash under six feet in length or otherwise physically restrained. Persons bringing or allowing animals on the Corps Property shall be responsible for proper removal and disposal of any waste produced by such animals.
5. Explosives, firearms, other weapons and fireworks. The possession of loaded firearms, ammunition, loaded projectile firing devices, bows and arrows, crossbows, or other weapons on the Corps Property is prohibited. Possession of explosives or explosive devices of any kind, including fireworks or other pyrotechnics, on the Corps Property is also prohibited.
6. Destruction of Corps Property. Destruction, injury, defacement, removal or any alteration of the Corps Property including, but not limited to, natural formations, mineral deposits, historical and archaeological features, paleontological resources, boundary monumentation or markers and vegetative growth is prohibited.
7. Trees. Clearing, cutting or gathering of trees or parts of trees on the Corps Property is prohibited. (Emphasis supplied)
8. Personal Property. Personal property of any kind shall not be abandoned, stored or left unattended on the Corps Property at any time.
9. Structures. The construction, placement, or existence of any structure (including, but not limited to, roads, trails, signs, hunting stands or blinds, docks, or landscape features) of any kind on the Corps Property is prohibited.
10. Violations. Any person who violates these rules and regulations may be subject to enforcement action by the U.S. Army Corps of Engineers (the "Corps"), as provided in the CFR. Violations may lead to fines, imprisonment, or both if enforced by the Corps. Contact the Corps if you have any questions.