

**Luna Plantation Property Owners Association
ACC Courtesy Letter
Construction Requirements / Architectural Standards**

Address of Property: _____ Date: _____

It has come to the attention of your homeowners association that one or more of the following may be in need of your immediate attention: ***Please respond to this notice within 14 days.*** If this notice is in error or you have questions, these can be discussed with the Architectural Control Committee at: _____

_____ **Clearing and Grading of lots:**

It is intended that trees and appropriate understory are to be retained as a buffer area adjacent to adjoining property for purposes of appearance and privacy. The minimum recommended buffer is 20 feet, but where possible, 50 feet or more is desirable as wildlife corridors for animal travel, nesting, and natural feeding areas. All clearing shall be in accordance with county ordinances and Lake Lamonia special development zone restrictions.

_____ **Docks:**

A dock is acceptable for each lake lot, when properly permitted by Leon County and other appropriate regulatory agencies. Reflectors are required on all docks.

_____ **Driveways and sidewalks:**

All driveways must be clearly identified and constructed of asphalt, concrete, gravel, or other material approved by the ACC.

_____ **Exterior Remodeling or Renovations:**

Additions, remodeling, painting, or other improvements that will affect the exterior of the home require written approval from the Architectural Control Committee.

_____ **Fences:**

All fences shall be visually complimentary to the home and adjacent structures. Fence materials may be composed of brick, wood or other material as approved by the ACC. No chain link fences will be allowed, with the exception of pre-constructed animal enclosures. Other fence types/materials may be acceptable if shown to complement the home and are not objectionable to neighboring properties having a visual line of site to the proposed fence. Appropriate setbacks of fences from property lines will be necessary to allow for landscaping and, where fences inhibit/restrict animal access, to allow for wildlife corridors/buffers between lots.

_____ **Outbuildings:**

Outbuildings, including prefabricated storage buildings, must be approved by the Architectural Control Committee and must be congruent in design and construction with the architecture of the main house and situated on the site and landscaped so as to compliment both constructed and natural physical features of the lot. No building shall be erected within twenty feet of any property line. Outbuildings shall be limited to private stables, kennels, greenhouses and structures customarily associated with single-family residential homes.

Other: _____

Your community spirit and cooperation is greatly appreciated. Thank you in advance for your attention to this matter. LPPOA Architectural Standards are available at <https://www.lunaplantation.com>