



270 W Plant Street, Ste 340  
Winter Garden, FL 34787

09/17/2024

Troy Shannon Brown, Billie Jean Brown  
1400 Lombardi Ct  
Poinciana, FL, 34759

RE: 1400 Lombardi Ct

Submittal: Install Screen Room

Dear Troy Shannon Brown,

The Architectural Committee has reviewed and **APPROVED WITH STIPULATIONS** the above listed application. The Architectural Committee has placed stipulations on your approval, they are outlined below:

Per sales contract with specifications from White Aluminum & Windows dated 07/09/2024. A survey marked with the location and pictures of the area marked with the specifications were enclosed with the application.

**Subject to Addendum 1 enclosed. Any installed stucco structural walls, Hardie board, insulated or gladiator kick plates must be painted the same color as the body of the house. The HOA Landscape company must be contacted to re-arrange any sprinkler system. Vendor signs cannot be displayed or installed around the property or community.**

This approval is subject to all County, City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work. Alterations/modifications may not be performed before property is closed and transferred to homeowners(s) of record per county records.

Homeowner must contact the HOA upon completion for inspection.

Should you have any questions, please feel free to contact me at 877-221-6919 or by email at [compliance@solivitaHOA.com](mailto:compliance@solivitaHOA.com). We thank you for your patience with this process.

Sincerely,

Evergreen Lifestyles Management

[compliance@solivitaHOA.com](mailto:compliance@solivitaHOA.com)  
For the Architectural Committee of  
Solivita Community Association, Inc.

# SOLIVITA COMMUNITY ASSOCIATION

## ARCHITECTURAL REVIEW ADDENDUM #1 ADDITION/NEW CONSTRUCTION

Your ARC Application for adding an addition (pool, patio, slab, screen enclosure, sunroom, generator, tanks, additional pavers, fence, drain pipes, etc.) is at the homeowner's risk. Your obligations are as follows:

- 1) Owner is responsible for all costs related to the construction of this modification including required relocation/modification to the irrigation system and any loss of plant material, to the homeowner's lot or adjacent lots that may be affected by the relocation of said irrigation system.
- 2) **Owner MUST notify, prior to the moving of soil, the landscape company or of the need to cap off the irrigation system, the spray heads adjacent to the back of the structure, and those of the neighboring homes as well.** The owner needs to make sure neighbors continue to have irrigation water.
- 3) Owner is responsible for the relocation or addition of any plant material. There is always a risk when moving plants. The Homeowners Association will not be responsible for moved or new plantings.
- 4) **Owner MUST IMMEDIATELY contact the landscape company when the modification is complete for the required re-installation of the irrigation system and shall pay the landscape company directly.** Failure to do so in a TIMELY MANNER could result in the loss of plant material on both the homeowner's lot and the adjacent lots that are served by the irrigation system. The cost of any plant replacement under this occurrence is to be borne by the homeowner making the modification.
- 5) **Owner shall create an 8-inch no-grass zone along the entire perimeter of the enclosure to prevent damage by the landscape crews of the screen or kick plate. The removal of grass and insertion of mulch and plants are at the homeowner's expense. The landscape company or the Homeowners Association takes no responsibility for damages to screens or kick plates if this no-grass zone is not created and maintained. For FENCE, a 12-inch mulch border under a fence.**
- 6) Owner is responsible for all costs related to the grading/modification of the property. The owner must ensure that the grading is adjusted accordingly so that it can properly be maintained by the HOA. The owner is responsible for drainage issues that may result from the grading/modification of the property. The owner is required to provide a sketch of the revised drainage due to any addition.