

## Astor Grande at Lake Forest Community Association, Inc.

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January 17, 2024

Mail To  
Christopher P Peters  
5329 Bristol Cone Way  
Sanford, FL 32771

*HOA  
Approval!*

**Architectural Approval Notice:** 5329 Bristol Cone Way

Dear Christopher P Peters:

The architectural change request for the following: Pergola has been approved by the Architectural Committee.

This approval is based on the aesthetics of your proposed change and should not be taken as any certification to the construction worthiness or structural integrity of the change you requested. You must follow all local building codes and setback requirements when making this change. A building permit or utility locates may also be required. Please check with all County ordinances prior to commencement.

This approval does not grant you access use to any Association, CDD or County property for purposes of making this modification. If access is required for your modification, you must obtain approval from the landowner in advance.

The Association board reserves the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if the original plan is modified.

Sincerely,

Rizzetta & Company, Inc.  
As Agent for the Astor Grande at Lake Forest Community Association, Inc.

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**Local Office:**  
8529 South Park Circle Suite 330  
Orlando, FL 32819  
407-472-2471

**Mailing Address:**  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614

**Email:** [hoageneral@rizzetta.com](mailto:hoageneral@rizzetta.com)

HOMEOWNER, AND ITS ASSIGNS, ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

I agree not to begin any property improvement(s) until the ARB notifies me in writing of their approval. I understand that the ARB has **up to forty-five (45) days** to process, review and either approve or disapprove this Alteration Application. **If any change is made that has not been approved, the ARB has the right to ask me to remove the improvement from my property.**

## Astor Grande at Lake Forest

Alteration Application (Continued)  
Page two

OWNERS' INITIALS MM  
OWNERS' INITIALS AP

Items which would require the submittal of an Alteration Application to the ARB are, **but are not limited to the following items:**

1. Painting of structures, including houses
2. Fence Installations
3. Swimming pools
4. Spas
5. Any gas or fuel tanks, above ground or buried
6. Screen enclosures
7. Satellite dishes
8. Landscape changes (such as adding planter/shrub beds, or eliminating major portions of landscaping. This does not include the planting or removal of annual bedding plants.) It **does include** curbing around planting beds and installing lawn statues or other lawn ornamentation.
9. Removal of trees
10. Any additional structure or alteration to the exterior of the dwelling, or other existing structure

**NOTE: WHEN IN DOUBT CALL RIZZETTA & COMPANY 407-472-2471 FOR CLARIFICATION BEFORE STARTING ANY PROJECT ON THE EXTERIOR. THE ABOVE LIST IS JUST A SAMPLE AND NOT INTENDED TO INCLUDE EVERY POSSIBLE SCENARIO OR SITUATION.**

DATE: 11/11/23

OWNER'S SIGNATURE: Chris Peter

DATE: 11/11/23

OWNER'S SIGNATURE: John Doe

ACTION TAKEN BY THE ASSOCIATION: DATE

**APPROVED**

APPROVED: \_\_\_\_\_ APPROVED WITH C

PRE-APPROVED WITH CONDITIONS (See Page Three)

NOT APPROVED \_\_\_\_\_

**By Kiera Lemmon at 12:37 pm, Jan 18, 2024**

AUTHORIZED SIGNATURE FOR THE ARCHITECTURAL REVIEW BOARD \_\_\_\_\_

# Astor Grande at Lake Forest

## ALTERATION APPLICATION - Update to our approved screened patio..

OWNER'S NAME: Chris and Andrea Peters

DATE: 11/10/2023 revised roof update submittal.. Original patio with gable roof was approved on 9/20/23

LOT # 32 ADDRESS: 5329 Bristol Cone way Sanford, FL 32771

PHONE: 954-732-5107

E-MAIL ADDRESS: peters1211@att.net

- DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED: Everything from our previously approved screened in patio remains the same. The only change we are making is from a gable style roof with shingles to a pergola roof with slates as shown in the following pictures. Structural materials of aluminum and bronze in color all remain the same.
- **We are building a screened in patio to cover part of our outdoor patio. Retractable roll up screens will be installed and match the bronze colors consistent with the community code. The pergola roof will be constructed over the patio as shown in the attached drawings. The structure will have a roof, with 2 post as supports and comply with all Seminole county hurricane building standards. All Seminole county permits with engineering will be applied for prior to any construction.**
- Height = Ceiling height approximately 10'.
- The length will be 25 feet from the house to the edge of the existing patio.
- Width will be 15 feet from side of patio to the other side of the door on the house
- Framing posts of the patio structure will be aluminum with the ability to support the roof structure and meet all county and state building codes for wind exposure zones. These posts and supporting beams will be bronze in color as specified in the Community standards section 3.
- It will be a slated pergola roof as shown in the associated rendering and builders brochure pictures.

All applications requesting approval for any alteration which occurs outside the exterior walls of the building **MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH THE ALTERATION CLEARLY DRAWN ON IT, SHOWING LOCATIONS, DIMENSIONS AND DISTANCES. INCLUDE A SKETCH INDICATING SIZES, HEIGHTS, MATERIALS, TYPE OF CONSTRUCTION, COLOR SAMPLES OR PICTURE, WHERE APPLICABLE. A VENDOR BROCHURE SHOWING WHAT THE ITEM WILL LOOK LIKE WHEN COMPLETED IS ACCEPTABLE AND INCLUDE OTHER PERTINENT INFORMATION AS MAY BE NECESSARY. IF THIS INFORMATION IS NOT INCLUDED, YOUR REQUEST WILL BE REJECTED AS AN INCOMPLETE APPLICATION.**

If approval is granted, it is not to be construed to cover approval of any county or city code requirements. A building permit from the appropriate building department is needed for most property alterations and/or improvements. The Architectural Review Board (ARB) shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition.

IT IS UNDERSTOOD AND AGREED THAT ASTOR GRANDE AT LAKE FOREST COMMUNITY ASSOCIATION, INC. IS NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE

COMMUNITY ASSOCIATION, INC. Rizzetta & Company, Inc. 8529 South Park Circle, Suite 330 • Orlando Florida  
32819 Telephone: 407-472-2471 • Facsimile: 407-472-2478 Toll Free: 1-866-647-1714