

ACC/LAFAYETTE OAKS HOMES ASSOCIATION (LOHA) GUIDELINES

for Outbuildings

Last updated: March 18, 2025

Name: _____ Date: _____

Address: _____ Lot: _____ Block: _____

Email: _____ Target Date of Starting Project: _____

Phone: _____ Target Date of Finishing Project: _____

This is my only outbuilding (only **one** is permitted): Yes No

If the building is under 100 sq ft and built on site (not prefab) Leon County will not require a building permit. Any building over 100sq ft requires a building permit.

Attach all supporting documents in PDF form. Survey, site plans showing building on property, blueprints, photographs, building sketches, color of siding and roof, plans, anything else beneficial.

Construction Materials (Check all that apply):

- | | | |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Shingled Roof |
| <input type="checkbox"/> Vinyl | | <input type="checkbox"/> Metal Roof |
| <input type="checkbox"/> Brick/Stone | | <input type="checkbox"/> Other Roof: _____ |
| <input type="checkbox"/> Fiber cement | | |

Size

1. Width: _____ ft
2. Length: _____ ft
3. Height (may not exceed home roof peak): _____ ft

Location

How many feet from your property line on the two nearest sides and your home?
side _____ back _____ home _____

Foundation – Check one:

- Concrete slab
- Rails
- Ground
- Other: _____

Wind Mitigation – Check one:

- Metal Straps
- Vinyl Straps
- Other: _____

Electrical - Check one:

- Window AC units not allowed!
- None
 - 110/220 volts – Fan, Lights, Receptacle

Please describe the building's intended use: _____

All requests and correspondence should be in writing and emailed to the official LOHA ACC email address: ACC@LafayetteOaksTLH.com. **Deadline for submission is by noon, Sunday before the scheduled Thursday ACC meeting. Meeting days normally are 2nd and 4th Thursday. Meeting agendas/notices require a 3 day posted notice.**

The ACC has 15 days to review and approve or disapprove your request. If the ACC requires more information than is provided in the original request, the 15 days of review and approval begins the next business day after the new information or documentation is provided.

If the ACC denies your request and you wish to appeal, you must do so, in writing, within 30 days of the receipt of the written decision by submitting an email to the President@LafayetteOaksTLH.com, VP@LafayetteOaksTLH.com, or Secretary@LafayetteOaksTLH.com. Also, any resident may also appeal to the board your approval within 30 days per the instructions above.

LOHA Disclaimer

The LOHA and the ACC approve projects requested by a homeowner only to insure that the project(s) comply with the existing rules as defined by the Covenants Conditions and Restrictions (CC&R's) adopted by the HOA. LOHA and the ACC do not research applicable County, City or State requirements, therefore it is the applicant's responsibility to ensure that all County, City, State or Federal codes as well as requirements for setbacks and right of ways are complied with and that the proper permits are obtained. The verification of property lines is the responsibility of the individual homeowner when constructing any project. Approval of this request is conditional on the applicant's compliance with all the County, City, State, and Federal regulations and requirements.

Applicant's signature below signifies understanding of the above conditions, and relieves the LOHA, the Board of Directors, and the ACC of all responsibility with regard to compliance with County, City, State and Federal regulations.

Applicant's Signature

Date of Application

ACC approval:

Yes

No

ACC Chair Printed Name

Signature

Date

Please refer to the following from LOHA Covenant and Restrictions when planning your project. If you do not have a copy they are in Vinteam, access your neighborhood, documents, files, current governing documents, 2021 Amended Official Recorded Covenants and Restrictions for LOHA or the link below.

<http://gsc.vinteamneigbrs.com/cloud-storage/api/v1/contents/public/88c81ef4-ed97-4cc7-9750-4d570cbcf9a0>

Article Six, Architectural Control

Article Seven, Architectural Control Committee

Article Eight, Land Use and Building Type

Article Nine, Temporary Structures

Article Ten, Lot Area and Width

Article Twelve, Building Location

Article Fourteen, Exterior Structure Materials

Article Sixteen, Driveway/Walkway Construction and Parking

Article Twenty One, Window Air Conditioning Units

Article Twenty Two, Mailboxes

Article Thirty, Nuisances