

THE OAKS HOMEOWNERS ASSOCIATION, INC.
P. O. Box 353062
Palm Coast, FL 32135-3062

ARCHITECTURAL REVIEW COMMITTEE (ARC)

BACKGROUND

BOARD OF DIRECTORS - A group of residents elected by the residents to serve the association and to carry out all of the official business functions.

COMMITTEES (whether Standing or Ad Hoc) - They always make recommendations to the Board but do not have the power to take action alone.

STANDING COMMITTEE - A permanent committee that is charged with performing specific on-going duties, such as "The Architectural Review Committee".

ITT ("The Company") and THE OAKS - ITT appointed an Architectural Review Committee to function as a reviewing entity for certain major impact criteria's for THE OAKS subdivision. Policies (covenants and restrictions) were set for the preservation of value to those that bought and/or built in THE OAKS.

THE OAKS HOMEOWNERS ASSOCIATION (After ITT - 1996) - The HOA Board of Directors formed an Architectural Review Committee to review requests for modifications, changes in landscape or adjustments to the exterior of homes or land. (X-Ref. THE OAKS HOA Board meeting minutes for Dec. 30, 1996)

GUIDELINES

GENERAL - THE OAKS ARC is not part of the jurisdiction of the Palm Coast Architectural Committee. Thus, we need our own ARC written guidelines for our owners. A generic request form would not be feasible since different subjects require different particulars. Local government codes or regulations may also be involved, as a separate issue.

CONSIDERATIONS - All requests (with accompanying drawings/plans) should be in duplicate. If possible (or as required by ARC), the request should include the identity of the individual or the company intended to perform the work and a projected commencement and completion date.

Any plans for the construction of any improvements within THE OAKS impacting drainage of any lot should contain a drainage plan consistent with the master drainage plan for THE OAKS. (May require coordination with local authorities).

ARC (CONTINUATION)

ARC has to consider if the requested improvements will be of a style and with materials that are compatible with other structures on the lot; will not violate any restrictive covenants or encroach upon any easement or set back line; will not result in the reduction in the property value or use of adjacent property. (These are exemplary).

REVIEW AND APPEAL OF ARC DECISIONS – The Board of Directors shall have the right to review and overturn the written decisions of the ARC. Any Owner, whose written request for approval from the ARC has been denied, shall have the right to submit a written request to the Board for a review of the decision of the ARC. The Board shall not review decisions by the ARC granting its approval of applications presented in compliance with all requirements.

PROCEDURAL

- Submission in duplicate (ARC, P.O. Box 353062, Palm Coast, FL 32135-3062)
- Logged In
- ARC Consideration
- ARC Decision (written separate or on submission)
- Board Liaison presents to Board
- Board Review
- Logged Out
- Copy to Submitter

Armand J. Tuoti
1 Water Oak Place
Palm Coast, Fl. 32137

Architectural Committee
The Oaks Home Owners Association Inc.
P.O.Box 353062
Palm Coast, Fl. 32135-3062

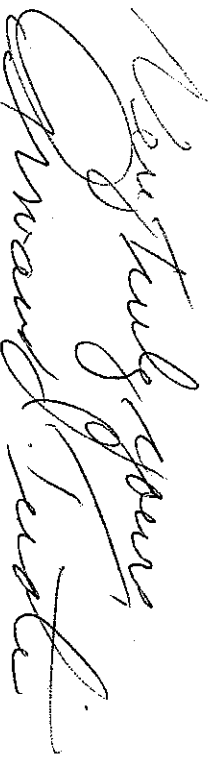
Dear Sirs,

I am applying for permission to build a screened-in pool in the rear yard of my home.

For some time, I have had a deteriorating back problem. The orthopedic advice I have received suggests swimming would be beneficial. Therefore, I am thinking of installing a pool.

Since I had the house built there have been substantial changes in the building code for pools. In order to build an adequate pool for my needs today, I will need a variance from the restrictions laid down in the Oaks C&R. It will primarily be for the northeast corner of the pool deck and screen. The entire structure will be in compliance with the County code. Because of the perimeter screening very little will be visible. The neighbors who might be affected, John & Sheila Steighner stated that they had no objection.

Attached are drawings of the proposed structure and its location on the lot. I look forward to receiving word from you at your earliest convenience. I will be pleased to meet with the Committee to answer any questions.

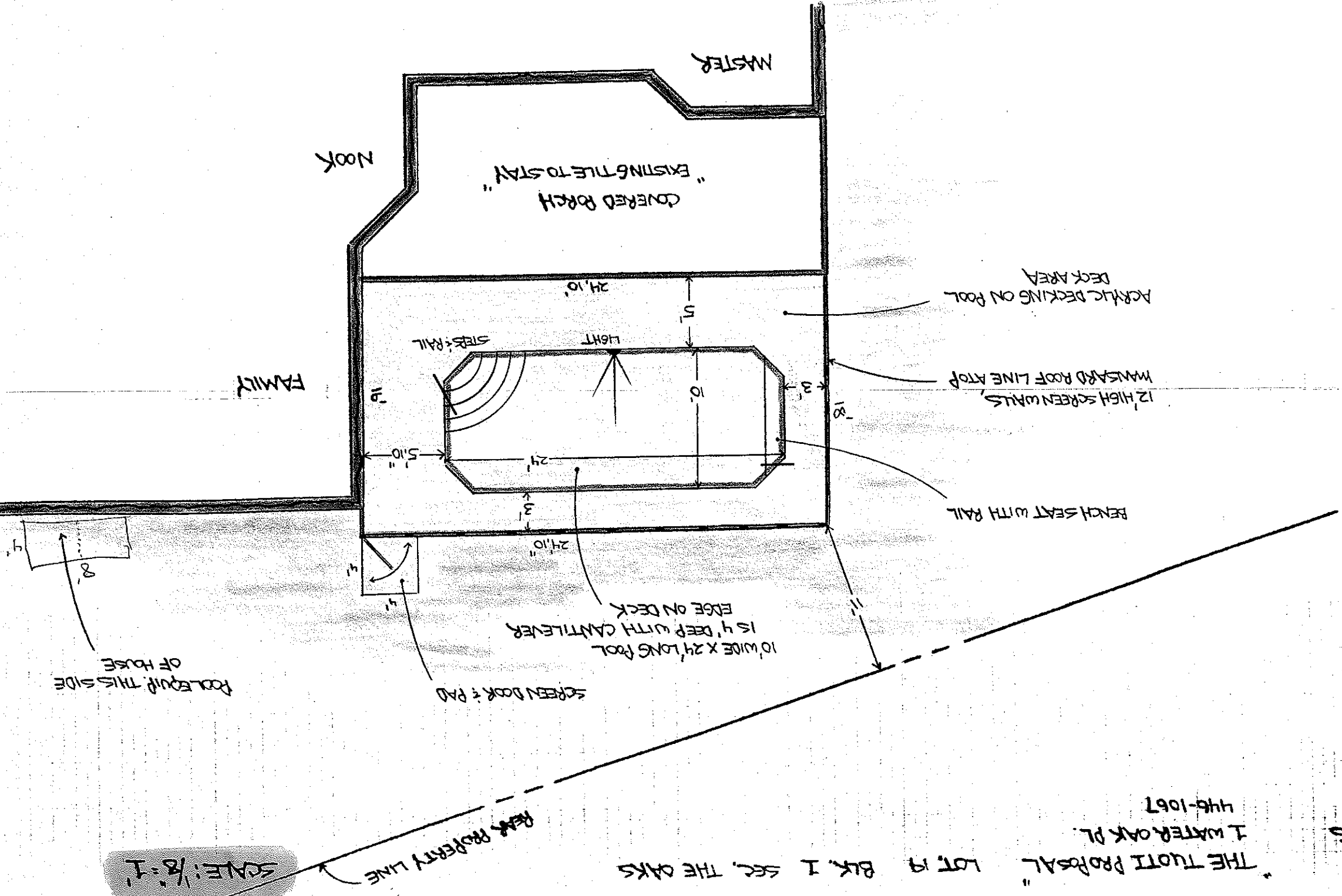


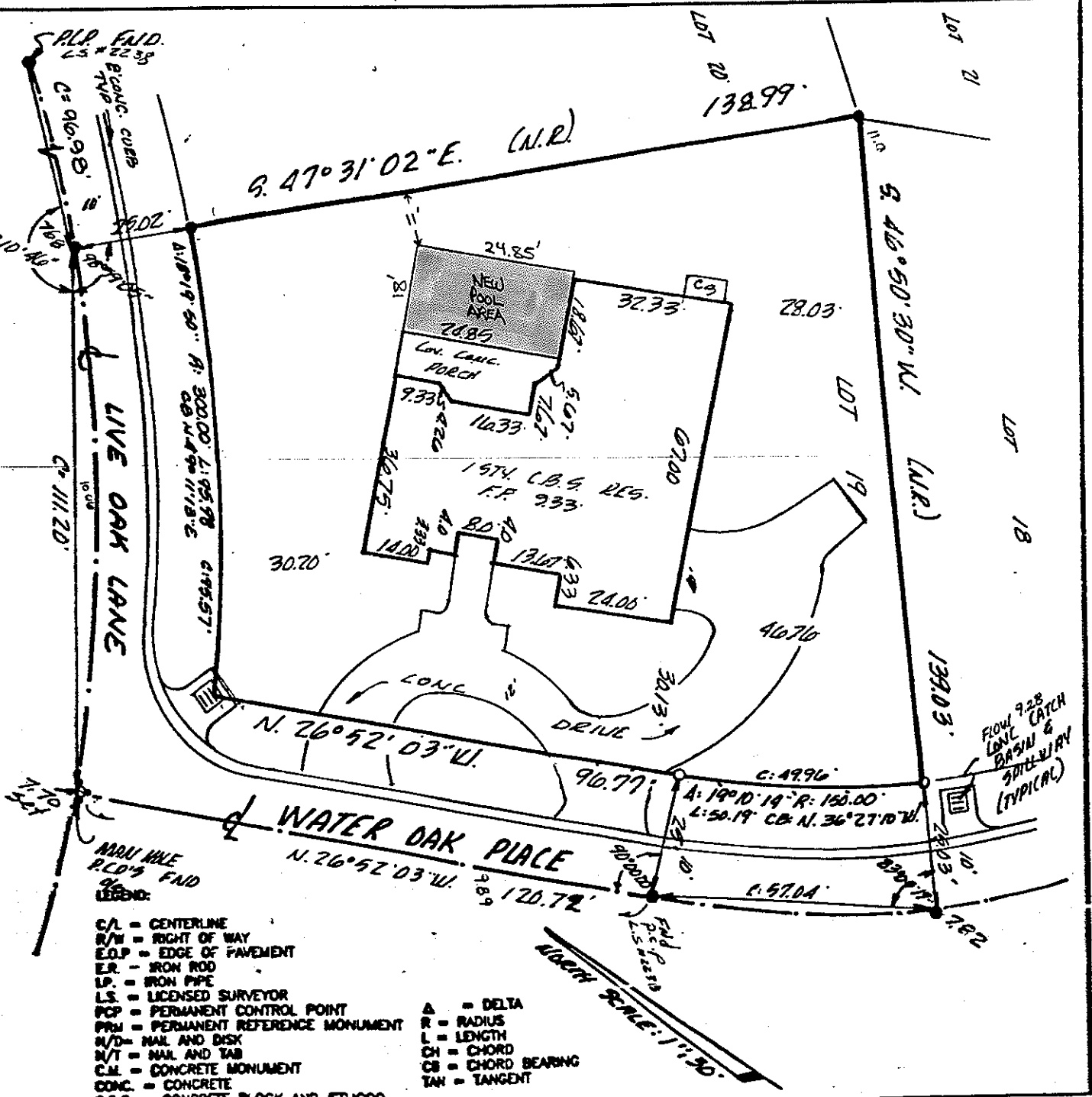
MIKE RUSCHE
NEPTUNE POOLS
415-8231

THE TUOTTI PROPOSAL
1 WATER OAK PL.
446-1067

LOT 19 BK. I SEC. THE OAKS
REAR PROPERTY LINE

SCALE: 1/8" = 1'





LEGAL DESCRIPTION:

LOT 19, BLOCK 1,
THE OAKS at Palm Coast, according to the plat thereof as recorded in Map Book 27, Pages 53 thru 54, of the Public Records of Flagler County, Florida.

NOTE: Description furnished by Palm Coast Abstract and Title Inc.
This lot located in Flood Zone "B".
Bearings refer to the centerline of Water Oak Place, as being N. 26°52'03" W.

CERTIFIED TO: 1. PALM COAST ABSTRACT AND TITLE
2. ARMOND J. AND DOROTHY M. TUOTI
3. SECURITY TITLE AND GUARANTEE COMPANY

ADVISOR	SURVEY FOR
177 COMMUNITY DEVELOPMENT	
5 HARGROVE GRADE	
PALM COAST FL 32137	
JOB No. 0251	Date of last field work: 7/91
• IRON PIPE SET □ CONC. MON. SET ▲ WOOD STAKE SET	
• IRON PIPE FD. ■ CONC. MON. FD. ▲ WOOD STAKE FD.	

STEPHENSON SURVEYING INC.
201 N. PALM COAST STREET
P.O. BOX 1836 • BUNNELL, FLORIDA 32010
BUNNELL 904/437-2363 • DAYTONA BEACH 904/252-4725

I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Chapter 21 H. H.-6 Florida Administrative Code.

George A. Stephenson
GEORGE A. STEPHENSON, Reg. Fla. Land Surveyor No. 2379

FOUNDATIONAL DATE OF LAST FIELD WORK: 9-4-91
FINAL DATE OF LAST FIELD WORK: 11/25/91
KENNEDY LEGAL 11175191