



**LINDSFORD NEIGHBORHOOD II ASSOCIATION  
HOMEOWNER STIPULATION AGREEMENT**

I, \_\_\_\_\_ (Homeowner's Printed Name) have read and agree to the following regarding any and all installation(s) within Lindsford II:

Deposits (fully refundable upon approved project completion) are required for the following:

<b>Driveway = \$500</b>	<b>Pool = \$3,500</b>
<b>Fence = \$500</b>	<b>Water Softener/Landscaping = \$500</b>
<b>Lanai = \$500</b>	<b>Other = TBA</b>

1.	A fully refundable damage deposit (check payable to Lindsford HOA II) is required prior to final approval. Upon completion, Homeowner must contact <a href="mailto:lindsford2@pegasuscam.com">lindsford2@pegasuscam.com</a> in writing, to schedule a post site inspection once all items in the project's scope of work has been completed, i.e. the new structure and surrounding areas, to verify all sod, irrigation, and landscaping has been restored properly and structure has been constructed according to the approved ARC plan.
2.	Owner must contact the Lindsford HOA II approved landscape contractor prior to commencing construction to locate all irrigation lines. The irrigation line(s) must be capped and re-routed to always ensure 100% coverage to all neighbors only by the Lindsford approved landscape contractor. This will be at the owner's expense and any damages made to the irrigation will be at the owner's expense.
3.	Owner must contact the Lindsford HOA II approved landscape contractor after construction is completed to reconnect all irrigation lines previously capped.
4.	Pool equipment must be shielded from street view with plant material at a minimum height of 36" when planted.
5.	Pool enclosure frames shall be bronze with charcoal color screening.
6.	If accessing the Homeowners property through any part of an abutting property, written permission from abutting neighbors must be obtained prior to commencing construction.
7.	Any damaged sod and/or landscaping must be replaced at Homeowner's expense.
8.	Pool and enclosure shall not extend beyond the side plane of the house.
9.	Pool and enclosure shall not encroach into any easements.
10.	If a tree is removed to make room for the pool area, then it must be relocated or replaced within the rear yard. Any tree being replaced must be the like kind of the tree removed.
11.	Owner will be responsible for daily maintenance of the construction site. The area must be always kept neat and clean.
12.	Owner will be responsible for daily maintenance of the sidewalk/street. Both the sidewalk and street must be swept clean every evening when day work is completed.

\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Date