

GRAND OAKS
DESIGN REVIEW APPLICATION

Name: _____ Date: _____

Current Address: _____

Telephone: Home: _____ Office: _____

Lot No.: _____ Section No.: _____ Phase: _____

Contractor: _____ Contractor's Phone: _____

Design Application Fee Received: _____

Please provide the Architectural Review Board (ARB) with the following information for construction approval:

- Two (2) copies of the site plan showing:
 - Location of home, indicating set backs. **See Note 1**
 - Location of driveway. **See Note 2**
 - Location of fencing, if applicable, indicating design and materials. **See Note 3**
 - Location of outbuildings, if applicable, indicating set backs. **See Note 1**
 - Location of lakes/ponds.
- Two (2) sets of professionally drawn plans showing the four elevations, floor plans (provide the heated/air conditioned square footage). One set with written approval will be returned to you.
- Provide two (2) sets of landscaping/irrigation plans
- Provide sample materials and colors for exterior design items. Manufacturer's brochures or other items are acceptable.
- Complete (or have the builder complete) the attached Design Review Application/Checklist
- Two hundred dollar (\$200.00) application fee made payable to Panther Ridge Communities, Inc.

All items must be submitted and approved by the Board prior to construction commencement. Commencement of site preparation and/or house construction prior to written BRC approval is a violation of the Deed Restrictions.

Note 1: **SETBACKS**

No structure shall be located within Fifty feet (50') of a front or rear boundary line of a Tract, measured from property line or back of swale, whichever is closer to improvements, and Thirty Five Feet (35') from side property lines. This includes, but is not limited to: Buildings, barns, garages, outbuildings, sheds, pools, screen enclosures, patios, and decorative structures. Indicate ACTUAL setbacks from your plans:

Grand Oaks Design Review Application

Note 1: **SETBACKS** (continued)

	<u>House</u>	<u>Out Building #1</u>	<u>Out Building #2</u>
▪ Front	_____	Front _____	Front _____
▪ Rear	_____	Rear _____	Rear _____
▪ Sides	_____	Sides _____	Sides _____
	_____	_____	_____

Note 2: **DRIVEWAYS**

- Driveway – (length/width/material) L _____ W _____ Material _____
- Driveway Apron – (length/width/material) L _____ W _____ Material _____

Driveways shall be paved.

Each Owner/Contractor is responsible for ensuring that the proper size culvert is installed in accordance with Manatee County and Southwest Florida Water Management District (SWFWMD) regulations. At minimum, culvert and necessary fill will be installed upon commencement of construction. Refer to your homeowner documents for correct culvert size for your lot. See table in Architectural Review Guidelines.

It is understood that the Owner/Contractor is responsible for any damage to swales incurred as a result of construction and the Association has the right, but not the responsibility, to clean up and charge the Owner/Contractor for any expense incurred.

Note 3: **FENCING**

Fences that border a paved road must be of a design, materials and location approved by the Architectural Review Board and as stipulated in the Architectural Review Guidelines.

ADDITIONAL INFORMATION:

- Each Owner/Contractor is responsible for the trash and debris from their construction. Some form of container is required on each lot to keep paper and other debris from cluttering the rest of the community. It is understood that if the Owner/Contractor does not keep debris cleaned, the Association has the right, but not the responsibility, to clean up and charge the Owner/Contractor for any expense incurred.
- A portable toilet or temporary restroom facility shall be located adjacent to the construction area and not near roadways.
- One (1) professional contractor’s sign shall be permitted. All others are prohibited, except those allowed by the Protective Covenants and Restrictions. See Architectural Review Guidelines.
- Utility and Drainage Easements: The easement areas on each lot and all improvements thereon shall be continually maintained by the Owner of the lot on which they are located.
- All structures must be built to comply substantially with the plans and specifications as approved by the Board and before any house can be occupied, it must be completely finished.
- ANY CHANGES OF THE SPECIFICATIONS AFTER FINAL APPROVAL MUST BE RESUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Grand Oaks Design Review Application

- Scalpings (generated from all clearing) and unused fill dirt shall be disposed of in a timely manner. Approved methods include spreading, berming for landscape purposes (which shall then be sodded or seeded). Stockpiled fill dirt generated for house and other improvement purposes, shall not exceed Thirty Six Inches (36”) in height, and shall have sides with a minimum of 4:1 slope. Disposal of all scalpings and stockpiling of unused fill dirt must be completed within Sixty (60) days of initial generation.
- All mechanical, electrical, electronic equipment is to be concealed from view with materials to match the house, or screened with landscaping.
- All garbage and refuse containers are to be concealed from view with materials to match the house or screened with landscaping.
- All boats, trailers, R.V’s and other equipment are to be concealed from view with materials to match the house or screened with landscaping.

SQUARE FOOTAGE:

Indicate ACTUAL specifications from your plans:

ACTUAL

BRC

<ul style="list-style-type: none"> ▪ Living area ▪ Entries, lanais, porches, etc. ▪ Attached two-car garage (enclosed) ▪ Detached garage ▪ Out-building to match style and color of house (No aluminum or metal buildings) 	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------	------------------------------------------------------------------

OTHER:

Design style of home: _____

#Bedrooms: _____ #Baths: _____

Car Garage: _____ #Stories _____

HEIGHT

- 35 foot maximum (not to exceed what is currently approved by Manatee County)

LANDSCAPING AROUND PERIMETER OF HOUSE

Installation of canopy trees; i.e., oaks, elms, maples, and sycamores located within 50 feet perimeter of house. There shall be one (1) canopy tree for every fifty (50) linear feet of frontage of a Lot on an adjacent local street right-of-way, or any substantial fraction thereof. Canopy trees must be planted within twenty-five (25) feet of the right-of-way, but not within a swale, and be otherwise located as approved by the ARB. Trees may be spaced no closer together than 25 feet, unless approved by the ARB.

Grand Oaks Design Review Application

SOD

Front yard and front one-third of each side of yard must be sodded with St. Augustine Floritam. (Rear yard must be sodded, but St. Augustine Floritam or Bahia sod may be used.) Balance of yard and cleared areas must be sodded within four (4) months or be in violation of the Deed Restrictions.

EXTERIOR MATERIALS AND COLORS

Provide actual color samples to the following list of materials:

List of materials (must be in accordance with the surrounding neighborhood and existing structures, accented with either brick, wood, stone, or other similar materials).

- Exterior Walls:
Material: _____
Color/Finish: _____
- Accent Banding/Treatment:
Material: _____
Color/Finish: _____
- Roofs:
Material: _____
Color/Finish: _____
- Fascia:
Material: _____
Color/Finish: _____
- Soffit:
Material: _____
Color/Finish: _____
- Gutters:
Material: _____
Color/Finish: _____
- Chimney:
Material: _____
Color/Finish: _____
- Windows & Trim:
Material: _____
Color/Finish: _____

Grand Oaks Design Review Application

- Entry Doors:
Material: _____
Color/Finish: _____

- Patio Doors:
Material: _____
Color/Finish: _____

- Garage Doors:
Material: _____
Color/Finish: _____

- Shutters/Awnings:
Material: _____
Color/Finish: _____

- Porch/Patio/Lanai Floor:
Material: _____
Color/Finish: _____

- Fences:
Material: _____
Color/Finish: _____

- Swimming Pool/Spa:
Material: _____
Color/Finish: _____

- Pool Cage & Screening:
Material: _____
Color/Finish: _____

- Solar Panels (must be installed on rear roof – not visible from front elevation):
Material: _____

NO RESIDENCE, BUILDING, OR OTHER STRUCTURE AND NO LAKES, FENCE, ELECTRICAL SERVICE, WALLED UTILITY AREA, DRIVEWAY, SWIMMING POOL OR OTHER STRUCTURE OR IMPROVEMENT, REGARDLESS OF SIZE OR PURPOSE, WHETHER ATTACHED TO OR DETACHED FROM THE MAIN RESIDENCE, SHALL BE COMMENCED, PLACED, ERECTED OR ALLOWED TO REMAIN ON ANY LOT IN THE SUBDIVISION, NOR SHALL ANY ADDITION TO OR EXTERIOR CHANGE OR ALTERATION BE MADE TO ANY EXISTING RESIDENCE, BUILDING OR STRUCTURE UNLESS AND UNTIL BUILDING PLANS AND SPECIFICATION COVERING THE SAME, HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BUILDNG REVIEW BOARD.

Grand Oaks Design Review Application

- ✓ Permission is hereby granted for members of the Architectural Review Board to enter on my property to make inspections of the proposed construction location and site construction progress to assure compliance with the approved site layout submittal.
- ✓ ANY ALTERATIONS TO THE APPROVED SITE LAYOUT AND/OR HOUSE CONSTRUCTION SUBMITTAL MUST BE RESUBMITTED FOR APPROVAL PRIOR TO SITE PREPARATION &/OR HOUSE CONSTRUCTION.

Notwithstanding the foregoing, this application does not replace nor supercede the Protective Covenants & Homeowner Association By-Laws. Owner is subject to the covenants, restrictions, conditions, easements, limitations, terms, obligations, charges and liens contained therein.

Owner's Signature

Contractor's Signature

C:\MyDocuments\Grand Oaks Design Review App\DOC