

Building Review Committee-Grand Oaks at Panther Ridge
Homeowners Association, Inc.

Proctor Office Park
2848 Proctor Road
Sarasota, FL 34231
(941) 923-5811
FAX (941) 923-5036

BUILDING REVIEW APPLICATION
FOR OUTBUILDINGS, SECONDARY STRUCTURES, FENCES, ETC.
PANTHER RIDGE II HOMEOWNERS ASSOCIATION, INC./THE TRAILS

Name: _____ Date: _____

Current Address: _____

Telephone/Home: _____ Office: _____

Lot No: _____ Section No: _____

Builder: _____ Builder's Telephone: _____

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Please provide the Building Review Committee (BRC) with the following information for construction approval:

1. One (1) set of professionally drawn plans showing elevations (if applicable), floor plan (if applicable), layout, etc.
2. Provide one (1) sets of landscaping plans, if applicable.
3. Provide one (1) copy of a survey showing the location of the home and driveway on the lot (indicating set backs) and the proximity of the requested improvement.
4. Provide sample materials and colors for exterior design items. Manufacturer's brochures or other items are acceptable.
5. Complete (or have the builder complete) the attached Building Review Application/Checklist.

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All above items must be submitted and approved by the Committee prior to construction commencement. Commencement of construction prior to written BRC approval is a violation of the Deed Restrictions.

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 SPECIFICATIONS COVERING THE SAME, HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BUILDING REVIEW COMMITTEE.

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Each owner/builder 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/builder does not keep his debris cleaned, the Association has the right, but not the responsibility to cleanup and charge the owner/builder for any expense incurred.

It is also understood that the owner/builder is responsible for any damage to swales incurred as a result of construction, and that the Association has the right, but not the responsibility to cleanup and charge the owner/builder for any expense incurred.

If necessary, a portolet or temporary restroom facility shall be located adjacent to the construction area and not near roadways.

One (1) professionally painted contractor's sign not to exceed 4' X 4' in size shall be permitted. All others are prohibited, except those allowed by the Protective Covenants and Restrictions.

-- Permission is hereby granted for members of the Building Review Committee to enter on my property to make inspection of the proposed construction location and site construction progress inspections to assure compliance with the final approval construction and/or landscaping plans, if deemed necessary by the BRC.

-- All structures must be built to comply substantially with the plans and specifications as approved by the Committee.

-- ANY CHANGES OF THE SPECIFICATIONS AFTER FINAL APPROVAL MUST BE RESUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Owner's Signature

Builder's Signature

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BUILDING REVIEW APPLICATION/CHECKLIST/GUIDELINES
FOR OUTBUILDINGS, SECONDARY STRUCTURES, FENCES, ETC.
PANTHER RIDGE II HOMEOWNERS ASSOCIATION, INC./THE TRAILS

Lot No. _____ Section: _____ Lot Address: _____

Date Plans Received: _____ (BRC)

Date Plans Received: _____ (BRC)

Date Plans Resubmitted: _____ (BRC)

Date Plans Approved: _____ (BRC)

Estimated Commencement Date: _____ (Builder)

Estimated Completion Date: _____ (Builder)

Type of Improvement: _____
Outbuilding or Secondary Structure such as barn, garage, etc. gate or fencing

SQUARE FOOTAGE REQUIREMENTS

Indicate ACTUAL specifications from your plans

	<u>ACTUAL</u>	<u>BRC</u>
- Secondary Structure (Barn or Other)	_____	_____
- Detached garage	_____	_____
- Out-building to match style and color of house (No aluminum or metal bldgs)	_____	_____
- Fencing (linear footage required)	_____	_____
- Other - Describe	_____	_____

SETBACKS

Measured from property line or back of swale, whichever is closer to improvements and includes pool and screen enclosures. Indicate ACTUAL specifications from your plans, where applicable.

- Front (50' minimum)	_____	_____
- Rear (50' minimum)	_____	_____
- Sides (35' minimum)	_____	_____

NOTE: 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.

HEIGHT (indicate Actual)

-- Outbuilding, Secondary Structure, Barn, etc.	_____	_____
-- Fencing	_____	_____

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OUTBUILDING ELECTRICAL SERVICE

Proposed route of electrical service from property line to improvements (if additional service is required) is to be approved by BRC. A sketch shall be provided by Peace River Electric showing proposed route, distances to improvements, and tree removal and/or trimming, if necessary. Service from property line to improvements must be underground.

PERIMETER LANDSCAPING AROUND IMPROVEMENT

If landscaping is required around the proposed improvement, all sod, tree and bush requirements in the Declaration of Covenants need to be strictly adhered to for approval and plans need to be submitted to the BRC.

DISPOSAL OF SCALPING AND FILL DIRT

Scalpings (generated from all clearing) and unused fill dirt shall be disposed of in a timely manner. Disposal of all scalpings and stockpiling of unused fill dirt must be completed within sixty (60) days of initial generation.

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: _____

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- Gutters:
Material: _____
- Color/Finish: _____
- Windows & Trim:
Material: _____
- Color/Finish: _____
- Entry Doors:
Material: _____
- Color/Finish: _____
- Garage Doors:
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: _____

MECHANICAL AND ELECTRICAL EQUIPMENT

All mechanical, electrical equipment is to be concealed from view with materials to match the house, or screened with landscaping.

GARBAGE AND REFUSE CONTAINERS

All garbage and refuse containers are to be concealed from view and with materials to match the house and outbuildings or screened with appropriate landscaping.