

Yellow Bluff Landing Homeowners Association, Inc
Architectural Review Committee
Design Review Application

Four sets of plans required with each application, as well as the appropriate fee indicated.

TO: **First Coast Assoc. Management**, 11555 Central Parkway, Suite 801, Jacksonville, FL 32224 (904) 998-5365, Ext. 223
(904) 998-5366 (fax)

FROM: Property Owner: _____ Lot ____ Phase ____ Date: _____
Property Address: _____
Phone Number: _____ E-mail address: _____

Mailing address (if different than property address): _____

- | | |
|---|--|
| _____ Fence Plan and Detail Or Screen of <u>existing</u> patio
(Submit 1 copy of survey with fence location sketched onto it; submit color sample denote type, height) | _____ Exterior Color Selections - Attach color chip samples, Denote body, trim and roof colors. |
| _____ Permanent Pool Plan and Detail - Attach 1 copy of survey with pool location sketched on it. Note: all pools must be screened or fenced, landscaped and all plans must be submitted with pool. | _____ Room Addition - Attach 1 copy of survey showing Footprint, color and material, all elevation drawings and landscape plan. Submit review fee of \$200 and \$1,000 Deposit – make check payable to Plantation Oaks Homeowners Association |
| _____ Landscaping and/or Tree Removal - Attach 1 copy of proposed landscape plan. | _____ Play Equipment - Attach 1 copy of survey with location of equipment indicated, photo of play equipment and proposed landscape plan. |
| _____ Driveway (new, pavers, extension) – Attach 1 copy of survey with proposed changes sketched, include color sample of pavers | _____ Basketball Backboard, Gas Tank/Shallow Well Pump - Select: black or brown pole, clear or white backboard |
| _____ Other: _____

_____ | |

Signature: _____ Date: _____

Do Not Write Below This Line

TO: _____ Date Received by ARB: _____

FROM: Architectural Review Committee

Your application is approved/disapproved subject to the following conditions, if any:

Signature: _____ Date: _____
Printed Name: _____ Title: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

THE FOLLOWING APPLIES TO THE CONSTRUCTION OF POOLS, SCREENS AND ROOM ADDITIONS:

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Committee or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner.

In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans.

Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Committee or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor.**

Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Committee approval subjects these changes to disapproval and enforced compliance to the approved plans may result.