

PLAN CHECK REVIEW LETTER
COMMUNITY ASSOCIATION

***PLEASE ADDRESS ITEMS BELOW AND RESUBMIT FOR REVIEW. THANKS.

- a) Trellis/patio cover is not approved. For it to be reviewed, please submit a scaled drawing(s) with dimensions, sections, elevations, details, member sizes, finishes, colors, etc.
- b) Front yard is not approved; too much paving. Paving in the front yard area is not to exceed 1/3 or 33% (does not include driveway). Revise plans with a portion of the hardscape removed and additional planting installed.
- c) Fireplace is not approved. To be reviewed, please submit a cut-sheet or drawing of the proposed fireplace indicating the color, materials, finish, dimensions (including spark arrestor), setbacks from property lines and house, location in yard, details, etc.
- d) Existing fences & walls are not designed to retain dirt from raised planters. Provide four inch minimum width waterproof flash-wall with a minimum 2-inch air gap between any new raised planter wall and existing fence/wall.
- e) Planting is not approved. For it to be reviewed, please submit a scaled drawing indicating the location of each shrub, tree, and vine along with its botanical and common names and size of container from which it is to be planted.
- f) Painting of house is not approved. To be reviewed please submit photos of your house along with photos of the neighboring houses on both sides. Please note the location of each color (trim, house, shutters, etc.)

Please be conscious of the following items during installation of your improvements

- 1. Do not change the grade adjacent to existing walls & fences.
- 2. During the installation process, follow the "Drainage" guidelines below.
- 3. **NO CHANGES, MODIFICATIONS, OR ALTERATIONS ARE TO BE MADE TO ASSOCIATION MAINTAINED AREAS. ANY CHANGE MADE TO THE ASSOCIATION MAINTAINED AREAS ARE NOT APPROVED WHETHER NOTED ON PLANS OR NOT.**
- 4. Stucco is to match the house in color, texture and finish.
- 5. Paint trellis/patio cover to match the house trim, fascia or white.
- 6. Overall height of trellis/patio cover is not to exceed 10 ft.
- 7. Overall height of peaked trellis/gazebo is not to exceed 12 ft.
- 8. Trellis/patio cover posts to be a minimum of 4x4's with 1x's on 4 sides or 4x4's with 2x's on opposite sides or 6x6's or larger.

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9. Trellis posts shall be located a minimum of 5 ft. and overhangs a minimum of 3 ft. from existing side or rear yard walls or property lines, which ever is the more restrictive
10. Horizontal trellises must be at least 50% open lattice type.
11. Roof pitch and material of solid patio cover must match pitch and roofing material on existing house. If not, it must be flat open lattice.
12. Make sure to provide adequate drain inlets and drain lines to accommodate the yard improvements.
13. Make sure all fountain equipment is visually screened and the noise attenuated for the adjacent lots.
14. Top of fountain element is not to exceed the top of the adjacent property line wall/fence.
15. Make sure all pool/spa equipment is visually screened and the noise attenuated for the adjacent lots.
16. Do not widen the driveway limits provided by the original builder by more than 1 ft. on a side.
17. Hold pilasters and walls a minimum of 3 ft. clear from the back of the sidewalk.
18. *Existing fences & walls are not designed to retain dirt from raised planters. Provide four inch minimum width waterproof flash-wall with a minimum 2-inch air gap between any new raised planter wall and existing fence/wall.*
19. Overall height of fireplace element is not to exceed 3 ft.
20. Barbeque must be setback a minimum of 3ft from property line fence/wall.
21. Overall height of vertical trellises, grills, arbors are not to exceed 7 ft.
22. Flag poles in front yard are not to exceed 15 ft. in height.
23. Overall height of gates, fences or walls are not to exceed 5 ft.
24. No metal or aluminum sheds. Sheds must not exceed 3 ft. in height.
25. Exterior lighting is to be low voltage.
26. Plant King & Queen Palms a minimum of 3 ft. from property lines, walls, fences, paving & houses.
27. Plant citrus fruit trees a minimum of 3 ft. from property lines, walls, fences, paving & houses.
28. At least once a week, pick up and dispose of any fruit on the ground or that is spoiling in the tree.

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29. Make sure to install shrubs, vines and ground covers in planter beds, at the base of the house, walls and fences leaving no areas of bare dirt visible.
30. Rocks/pebbles/gravel is to be earth toned in color, not white. See enclosed, "Rock Use Criteria".

Suggested Drainage Guidelines:

- ♦ All plant beds and paved areas must slope to drain at a minimum rate of 1% or 1/8" per foot with a slope of 2% or 1/4" per foot preferred.
- ♦ All drainpipes must drain at a minimum of 1/2" or 1/16" per foot with a slope of 1% or 1/8" per foot preferred.
- ♦ All grades in plant beds must be held a minimum of 6 inches below adjacent finish floor and 4 inches below the adjacent metal house screed
- ♦ All grades in plant beds must be held a minimum of 6 inches below the top of adjacent planter or retaining wall.
- ♦ All plant bed grades adjacent to existing walls or fences are not to be changed
- ♦ All finish surfaces of paving elements are to be held below the adjacent metal house screed
- ♦ All plant beds and paving are to slope and drain away from the house
- ♦ Utilize domed grates on catch basins in plant bed areas

