# Building Review Committee-Panther Ridge II HOA, Inc. The Trails

Please submit your payment of \$50 to: Panther Ridge II HOA, Inc. 8429 Lorraine Rd STE 332 Lakewood Ranch, FL 34202

Please Submit your Building Application to: pantherridgetrails@gmail.com

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

Name:_		Date:	
	t Address:		
Teleph	one/Home:	Office:	
Lot No:		Section No:	
Builder	:	Builder's Telephone:	
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Please approva	provide the Building Review Committee (BR al:	.C) with the following information for constru	ction
1.	One (1) set of professionally drawn plans stapplicable), layout, etc.	howing elevations (if applicable), floor plan (	įif
2.	Provide one (1) sets of landscaping plans, i	f applicable.	
3.	Provide one (1) copy of a survey showing the (indicating set backs) and the proximity of the	ne location of the home and driveway on the he requested improvement.	ot lot
4.	Provide sample materials and colors for extother items are acceptable.	terior design items. Manufacturer's brochur	es or
5.	Complete (or have the builder complete) the	e attached Building Review Application/Che	cklist.
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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.

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

# 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 PI	ans Received:	(BRC)	
	ans Received:		
	ans Resubmitted:		
Date Pl	ans Approved:	(BRC)	
Estimat	ed Commencement Date:	(Builder)	
	ed Completion Date:		
Type of	Improvement: Outbuilding or Secondary Structure such as	harn garage etc or fan	
	Outbuilding or Secondary Structure such as	s barn, garage, etc. or ien	cing
SQUAR	RE FOOTAGE REQUIREMENTS		
Indicate	ACTUAL specifications from your plans		
-	Secondary Structure (Barn or Other)	ACTUAL	<u>BRC</u>
_	Detached garage		
-	Detached garage		
-	Out-building to match style and color		
	of house (No aluminum or metal bldgs)		
-	Fencing (linear footage required)		
-	Other - Describe		
<u>SETBA</u>	<u>CKS</u>		
	ed from property line or back of swale, whichever is clos een enclosures. Indicate ACTUAL specifications from ye		
-	Front (100' minimum)		
-	Rear (100' minimum)		
-	Sides (100' minimum)		
	Utility and Drainage Easements. The easement areas of shall be continually maintained by the owner of the lot of		
HEIGH	T (indicate Actual)		
	Outbuilding, Secondary Structure, Barn, etc.		
	Fencing		

## **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:

 Gutters:
Material:
 Color/Finish:
 Windows & Trim:
Material:
 Color/Finish:
Colony initiati.
 Entry Doors:
Material:
Material
Color/Einigh:
 Color/Finish:
 Caraga Dagga
 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.