

Magnolia Point Community 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. 229

FROM: Property Owner: _____ Lot ____ Phase ____ Date: _____
 Property Address: _____
 Phone Number: _____

Mailing address (if different than property address): _____

_____ Fence Plan and Detail
 (Submit 4 copies 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.)

_____ Pool Plan and Detail
 (Attach 4 copies 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. Only one fee is paid, whichever is higher.)

_____ Screen Room or Addition
 (Attach 4 copies of survey showing footprint, color and material, all elevation drawings and landscape plan.)

_____ Landscaping
 (Attach 2 copies of proposed landscape plan.)

_____ Play Equipment
 (Attach 2 copies of survey with location of equipment indicated, photo of play equipment and proposed landscape plan.)

_____ Other: _____

_____ Basketball Back Committees
 (Black or brown pole, clear or white back Committee. Submit desired color choice.)

REVIEW FEES: (Check is made payable to Magnolia Point Community Association)

\$50	Fencing and Exterior Color Selections	\$10	Play Sets and Basketball Back Committees
\$100	Pool Plan and Screen Enclosures	\$250	Additions
\$25	Landscaping Changes	\$25	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. (Continued)

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.