

Magnolia Point Community Association, Inc
Architectural Review Committee
Design Review Application Rev:11-06-18

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

TO: Magnolia Point Community Association/Karen Gowen, 3616 Magnolia Point Blvd., Green Cove Springs, FL 32043 Tel: 904-362-0023

FROM: Property Owner: _____ Lot: _____ Date: _____

Property Address: _____

Phone Number: _____

Mailing address (if different than property address): _

_____ Fence Plan and Detail

(Complete Fence Application Worksheet attached and submit 2 copies of survey with fence location sketched onto it; submit color sample denote type, height)

_____ Pool Plan and Detail

(Attach 2 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.

_____ Landscaping

(Attach 2 copies of proposed landscape plan and 2 copies of survey)

_____ Screen Room

(Attach two copies of survey showing footprint, color and material, all elevation drawings and landscape plan if applicable.)

_____ Exterior Color Selections / Roof Replacement

(Complete Paint Color worksheet attached and include required color chip samples, denote body, trim and roof colors.) Roofs may consist of slate, tile, aluminum/metal roofing, or architectural shingles or shakes. Owner must submit an actual sample of shingle

_____ New Builds or Additions

(Attach 2 copies of survey showing footprint, color and material, all elevation drawings and landscape plan. Review Fee is \$350). Check is made payable to the Magnolia Point Community Association.

_____ Basketball Backboards/Play Equipment

(Black or Brown Pole, clear or white back. Specify color choice. (Attach 3 copies of survey with location of equipment indicated, photo of play equipment and proposed landscape plan.)

_____ Other: _____

ALL Design Review Applications for ALL projects require signatures of both the owner and the contractor. If there is no contractor, place N/A in contractor areas.

CONTRACTORS ARE RESPONSIBLE FOR MEETING THE REQUIREMENTS ON THE FOLLOWING PAGE

Owner's Signature: _____ Date: _____

Printed Name: _____

Contractor's Signature: _____ Date: _____

Printed Name: _____ Title: _____

Emergency Contact Number for Contractor: _____

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Do Not Write Below This Line

TO: _____ Date Received by ARC _____

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.

ALL PROJECTS:

Must be completed within 6 months of application date. After 6 months, the Application is void and must be resubmitted for approval. **An exception** is made in the construction of a residence, which must be completed (Certificate of Occupancy received) within one year from clearing of the lot. Violation of this restriction may result in the maximum daily fine of \$100.

CONTRACTORS MUST MEET THE FOLLOWING REQUIREMENTS:

- The primary contractor is responsible for subcontractors meeting the requirements as noted.
- No materials are to be stored in the roadway. Any materials in the roadway will be removed with a minimum charge of \$500 to the primary contractor.
- Dumpsters are not allowed to be in the roadway at any time. The primary contractor will be charged for any towing and recovery charges.
- No vehicles or trailers will be left in the roadway overnight. Any vehicle or trailer left in the roadway after normal work hours will be towed and the primary contractor will be charged for any towing and recovery charges.
- No vehicles or trailers are to be left on the job site overnight.
- No signs advertising the contractor or subcontractor are permitted on the job site.
- Failure to follow any requirement will result in lack of access into Magnolia Point Golf and Country Club for the primary contractor and subcontractor responsible for violation.

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

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.

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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.

4. Fences, Hedges and Walls:

General information:

- a. The location, composition and height of any fence, hedge or wall shall be subject to the approval of the Architectural Review Committee (ARC), which may grant or withhold such approval at its discretion.
- b. All fences must be approved by the ARC, and then be properly permitted by the City of Green Cove Springs before installation.
- c. All fences will be required to be installed with the "good" or "finished side" of the fence facing away from the residence installing the fence, so the neighbors are looking at the good or finished side. This meets the City code requirements of Green Cove Springs.
- d. Fence plans must be submitted to the Architectural Committee for approval. Two copies of the site plan showing the location of the fence must be included with the submission. The manufacturer, style and color of the fence must be indicated on the submittal form. Wooden shadow box fence applications must include the dimensions of the components. Pictures of the fence are helpful and avoid misunderstandings.
- e. All solid walls shall be constructed with brick, stucco, or natural stone on all exposed surfaces. Walls must be capped with brick, stone or precast concrete.
- f. No hedge or wall is permitted along any part of a lot line along the Golf Course.
- g. No fence, hedge or wall shall be installed higher than six feet from the normal surface of the ground.
- h. Only one style fence will be permitted on a single lot.
- i. No back to back fences. If a fence is in place, another fence may be connected to it, but no fence may be installed to run parallel to it.
- j. Chain link fences are prohibited.
- k. All fences must be maintained in good condition at all times.
- l. If a fence cannot be maintained to community standards (as determined by the REC), it must be removed. If a fence is to be replaced, a new application must be submitted to the ARC for approval. The replacement fence must be one of our current styles before it will be considered for approval by the ARC.

Styles of fences to be installed in Magnolia Point Golf and Country Club:

- a. Black Aluminum:
 - Open style 4 foot or 4 ½ foot height
 - Top of fence must be a horizontal rail with no spikes above the rail
- b. All Wood Shadowbox Design:
 - 6 foot height
 - All wood shadowbox fencing will have a natural finish and will be constructed with vertical slats measuring a minimum of ¾ inch-thick x 5 1/2 inches wide x maximum 72 inches tall. The horizontal members shall be a minimum of 3 1/2 inches x 1 1/2 inches. The post shall be a minimum of 3 1/2 inches x 3 1/2 inches x 96 inches in length. All wood fence components must be fastened with galvanized nails (not staples).
 - Upon installation – the fence must be stained with a natural wood color and sealed.
- c. Vinyl Shadowbox Design:
 - 6 foot height
 - Color choice of tan, beige or khaki.

Location of fences:

- a. Hedges, fences or walls may not be built or maintained except within the rear interior side lot lines and no closer to the front of the lot than the rear line of the main residence nor when the residence is situated on a corner lot, closer to a side street than the line of the main residence abutting such side

street. (3.7;2.2). Fences will begin from the rear corners of the home, and extend to the left or right to the property line. Then extend along the side property line to the rear property line, and across the rear property line, thereby, enclosing the entire backyard. Lots that back up to a pond and whose rear property line is at the water line or is in the pond shall place fence along the top crown or top slope of land instead of rear property line. Odd shaped lots will follow the property lines enclosing the entire backyard.

- b. An open style black aluminum fence is allowed on any lot in the community. If a pool is involved, the fence may be a 4 foot or 4-1/2 foot open style black aluminum (pursuant to Green Cove Springs regulations). (AG-I)
- c. Open style black aluminum is the only fence style allowed on the golf course, lakes or ponds, or other bodies of water.
- d. Open style black aluminum or shadowbox style fences (wood or vinyl) are allowed where the rear view is preserve or another home.

Worksheet for Exterior Paint Color Approval — Design Review Application:

Date: _____ Property Owner: _____

Address: _____

Is the proposed exterior and trim color the same as the existing colors? * Yes No

* If the proposed colors are the same (product #, name) as those on the existing house, then the paint will be approved. (Requires paint chips, brands and numbers to be verified).

Is the proposed exterior and trim color already used in the community? * Yes No

* If the proposed combination is already used in the community, then the paint will be approved (requires reference address and ARC verification as well as verification of paint chips, brands and product numbers).

Reference Address: _____

Verification: _____

All other exterior and trim colors require completion of the following steps:

Paint product name, numbers and sample chips are required.

A 6' x 6' section of a house wall and trim must be painted with a sample of the proposed color.

Neighbors at addresses on both sides of the house must approve the paint combination planned. It is desirable for houses on the opposite side of the street to also approve the proposed color combination.

Neighbor 1 Address & Approval: _____

Neighbor 2 Address & Approval: _____

Neighbor 3 Address & Approval: _____

Neighbor 4 Address & Approval: _____

ARC must review painted sample, verify neighbor approvals to issue an approval of these new colors. The new paint combination will be available for future repainting colors at other community locations.

ARC Site Visit Date: _____ ARC Rep: _____

Revised: 08-17-18

Original Docx: HD/MagPt Other Files/ARC Committee/ARC DR form 11-06-18.docx

Original PDF: HD/MagPt Other Files/ARC Committee/ARC DR form 11-06-18.docx

Website: Magpt.com/pub/html/Committees/ARC Committee/ARC DR form 11-06-18.pdf