

ARC APPLICATION
AVALON PARK WEST RESIDENTIAL OWNERS' ASSOCIATION INC
12630 Race Track Road, Tampa FL 33626
OFFICE: 813-915-6688 EXT 1705 E-MAIL: ARBTampa@LelandManagement.com



NAME: _____
PROPERTY ADDRESS: _____
MAILING ADDRESS: _____
E-MAIL ADDRESS: _____
PHONE NUMBER: _____

SIGNATURE: _____
DATE: _____

Purpose of Application: (Check which applies)

_____**EXTERIOR PAINT COLOR CHANGE:** REQUIRES SIGNED COPY OF COMPLETED PAINT CHANGE REQUEST FORM WITH BUILDER APPROVED COLOR SELECTIONS.

_____**POOL:** REQUIRES PLOTS PLAN SHOWING LOCATION OF POOL ON PROPERTY WITH DIMENSIONS. ALSO REQUIRES DETAILS ON MATERIALS AND FINISHES. ____**FENCE PLAN:** REQUIRES PLOT PLAN INDICATING LOCATION OF FENCE ON PROPERTY, SIGNED FENCE REQUIREMENTS FORM ACKNOWLEDGING RECEIPT. ALSO REQUIRES PHOTO OR BROCHURE DEPICTING STYLE OF FENCE WITH DIMENSIONS AND MATERIALS AND DRAINAGE PLANS.

_____**LANDSCAPING PLAN:** REQUIRES PLOT PLAN SHOWING LOCATION OF ITEMS TO BE ADDED AND A LANDSCAPE PLAN INDICATING TYPES OF PLANTS AND TREES. IF PALMS ARE TO BE ADDED A SIGNED COPY OF THE PALM TREE SPECS IS REQUIRED AS WELL. ____**LANDSCAPING**

CURBING: REQUIRES PLOT PLAN SHOWING LOCATION OF CURBING, PHOTO OR BROCHURE DEPICTING STYLE OF CURBING, DETAILS REGARDING MATERIALS AND COLOR SAMPLES ____**CONSTRUCTION PROJECT SUCH AS ROOM ADDITION OR SCREEN ROOMS:** REQUIRES PLOT PLAN SHOWING LOCATION AND DIMENSIONS, DETAILED DRAWING OF CONSTRUCTION AND ELEVATIONS, AND DETAILS OF MATERIALS AND EXTERIOR FINISHES, SCREEN ROOMS ALSO REQUIRE A SIGNED COPY OF THE SCREEN ROOM SPECIFICATIONS.

_____**OTHER – SPECIFY:** _____

These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the design plans with Avalon Park West generally, in the opinion of the undersigned. These plans are reviewed on that limited basis. No review has been made with respect to the function, safety, compliance with government regulations or otherwise, and no reliance on this approval should be made by any party with respect to any such matters. The undersigned 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.

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ASSOCIATION INC**

12630 Race Track Road, Tampa FL 33626

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ARBTampa@LelandManagement.com

APPROVED: _____

DATE: _____

DISAPPROVED: _____

COMMENTS: _____



ADDITIONAL GUIDELINES

EXTERIOR PAINT APPLICATIONS:

All Color Palettes must be chosen from the pre-approved builder color combinations, with no variations in Base, Trim, and Door combinations. All applicants must sign the EXTERIOR PAINT CHANGE REQUEST agreement and submit with their completed application.

LANDSCAPE BED CURBING: The only approved curbing will be:

Stone
Concrete curbing
Low profile composite edging
Stacked brick borders
No plastic, metal, wire, or faux stone edging will be permitted
All borders at property must be consistent. Multiple styles on one lot will not be permitted.

FENCING:

All applicants must sign the FENCE REQUIREMENT form and submit with their applications, drainage plans and a plot plan. Any deviations from the acceptable setbacks will need to be corrected at the owner's expense to return the property to a compliant state.
PVC, Aluminum, and Wrought Iron fences are acceptable.
Permanent wall structures are also acceptable. An application for a permanent wall will require structural details along with the standard required information. Living fences, or hedges, may be used in lieu of fencing for privacy but also require prior approval.

SCREEN ROOM ADDITIONS:

Roof pitch must match the pitch of the existing home.
Fascia must match existing fascia.
All additions must be constructed from wood frame, concrete or concrete block.
Any knee wall or non-screened portion of the room addition must have an exterior finish consistent with the remainder of the home s construction (i.e.: the exterior of the addition should be stuccoed to match a stucco home, etc.)

Sign: _____ Date: _____

Review Process: Completed applications should be submitted to Leland Management, located at 12630 Race Track Road, Tampa FL 33626. After the review process is completed the homeowner will be notified by mail of the final decision.

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APPLICATION CHECKLIST

In an effort to reduce the number of applications returned to homeowners for additional information, we have created this checklist. Our hope is that it will assist homeowners and shorten approval time. These items are required along with your completed application.

____ **Plat Plan or Survey** indicating location of any screen room, lanai, pool, fence, landscape, playset, etc. to be added

____ **Brochure or Photo** of product being used if applicable
(screened room, pavers, bed borders, playset, windows, doors, pool)

____ **Paint Manufacturer and Paint Color Name** from builder approved
PAINT COLOR BOOK (specify body, trim, and door colors)

____ **Landscape Plan** indicating what type of plants / trees and location of plants / trees proposed (including heights of trees)

____ **Non-reflective Window Tint** sample or color sample for other exterior surfaces.

Sign: _____ Date: _____

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FENCE REQUIREMENTS

No work is to be completed without ARC approval.

The Architectural Review Committee (ARC) has the responsibility to approve the location, material and height of all fences. Approved fence materials include PVC, aluminum picket and wrought iron. All fences must be installed with posts and rails on the inside and with the "good" side of the picket facing out.

WOOD AND CHAIN LINK FENCES ARE NOT ALLOWED.

On lake front lots, fence shall be a maximum four feet high across the rear property line and shall transition from six feet high alongside property lines to four feet in height. Transition will begin in the last ten to sixteen feet of the side fences (as it approaches the rear property line).

Privacy fences shall not be taller than 6 feet, shall be installed level and straight, and shall comply with the following setbacks:

- Front setback 35 feet minimum
- Side setback 3 feet minimum
- Rear setback 3 feet minimum from edge of alley concrete
- Non-alley lot setback 0 feet

Fences are allowed in the front of a house, but shall be a maximum of 3 feet high and must comply with the approved fence materials and the following setbacks:

- Front setback: 0 feet
- Sides setback: 0 feet
- Rear setback: 3 feet from edge of alley concrete

Any resident who wants a fence with the current standards and setbacks must install a French drain or similar type drainage in conjunction with the installation of the fence. If you elect to not do this then the 6' high fence will be limited to the rear yard and will eliminate you being able to fence the side yards. By rear yard we are referring to the fence cannot go past the back corner on either side of the house. This will ensure that the drainage in the community is handled properly.

Fence styles must be consistent on all sides. *Can use picket in the rear side if privacy is used on the right and left sides. If neighboring property have a different style fence you may choose to use a different style on the remaining sides of your property.

Applications for fences **MUST** include a plan of the property showing the house, property lines, alleys and sidewalks, the location of the fence, the fence material, and a product data sheet for the fence. The fencing contractor's proposal and plan should be attached if applicable.

Sign: _____ Date: _____



EXTERIOR PAINT CHANGE REQUEST

OWNER'S NAME: _____

ADDRESS: _____

SCHEME NUMBER: _____

NAME OF BASE COLOR: _____

NAME OF TRIM COLOR: _____

NAME OF DOOR COLOR: _____

NAME OF SHUTTER COLOR (Should be same as door color):

I UNDERSTAND THAT THERE ARE TO BE NO HOMES IN A SIX HOME GRID (AS DEPICTED BELOW) THAT ARE PAINTED THE SAME COLORS AS THE COLORS I HAVE CHOSEN. I UNDERSTAND THAT A FLAT OR SATIN PAINT FINISH IS PERMITTED ON THE EXTERIOR BASE OF MY HOME. DOOR COLORS MAY BE A DIFFERENT FINISH.

X = NEIGHBORING HOMES
O = MY HOME



Sign: _____ Date: _____