

Foxwood

Land Planning Guidebook



Revised November 14, 2009

memorandum

To: Foxwood at Panther Ridge Property Owners

From: Foxwood Building Review Board

Date: September 2, 2009

Re: **Foxwood Land Planning Guidebook**

Welcome to Foxwood at Panther Ridge. Undoubtedly, you are justifiably pleased to be a property owner in this exceptional community.

As you are aware, Foxwood is a deed restricted community. Many, if not most, of the attributes that property owners identify as key reasons for purchasing property in our community are directly related to the safeguards contained within the deed restrictions. When taking title to your property you consented to those restrictions and agreed to abide by them.

These restrictions and requirements are outlined in our Declaration of Protective Covenants (“Declaration”), Articles of Incorporation (“Articles”) and Homeowners Association Bylaws (“Bylaws”). Our Declaration also provides for this Land Planning Guidebook (“LPG”) and allows it to be updated from time to time. Every property owner should familiarize themselves with the contents of these documents, which are available through our management company, or in the absence of a management company, through the president of the association. Digital copies are available at no cost and hard copies are available for a nominal fee.

Our Declaration has granted broad powers and responsibilities to our association’s Board of Directors for the approval, maintenance and enforcement of standards throughout our community. At its discretion, the Board of Directors may appoint a committee of not less than three ‘property owners’ to act in its stead to “approve construction plans and designs”. This committee is designated the Building Review Board (“BRB”).

Many of these responsibilities and powers relevant to the approval process are briefly summarized in Section 9.13 of the Declaration:

“No buildings, barns, garages, outbuildings sheds or other structures, landscaping, sod, grass or other ground cover, borders, planters, irrigation systems, fences, walls, tennis courts, screen enclosures, pools, patios, solar energy devices, decorative structures, containers or other installations, devices, equipment, or any other improvement on a Tract that will alter the appearance of the Tract or existing improvements thereto when viewed from adjacent Tracts or an adjacent Road, (collectively, the “Improvements”) shall be constructed, reconstructed, altered, or installed until the design, materials and location thereof have first been approved in writing by the Building Review Board.”

How the approval process works.

- First, please make certain that you have the most recent copy of the Land Planning Guidebook. You should be aware that when a property owner transfers title to another the property owner is required by law to furnish our Declaration and related documents to the new owner. However, even with the best intentions there are always possibilities for errors.
- A property owner planning to change or add an improvement needs to obtain from the current management company and then complete an “Application for Change in Improvements” (“Application”) including all specified supporting documents and the appropriate number of copies. Please note that there is a “Long Form” and a “Short Form”. The Long Form is to be used for additions, outbuildings, barns, other detached structures and new homes. Other requests for changes can be made using the Short Form. (Copies of each Application are included in this LPG.)
- When you have completed the Application forward it and the corresponding fee to the current management company.
- The management company will deposit the fee and immediately forward the Application and documentation to the BRB.
- A BRB representative will review the submittal for completeness. Assuming that the Application is complete it will be placed on the agenda for the next BRB meeting. Please note that our Declaration requires that notice of BRB meetings must be given to all property owners at least seven days in advance.
- A member of the BRB will schedule a time to meet at the subject property and review the Application according to the BRB Application Checklist. (The BRB Application Checklist is included in this LPG.)
- When possible, neighbors with contiguous property lines will be invited to give input regarding areas of the project that are visible from within the neighbor’s property. Final determination remains the responsibility and authority of the BRB.
- Individual members of the BRB are assigned specific areas of focus; i.e., Lighting, Landscaping, Fences, Structures and Miscellaneous. During or prior to the scheduled BRB meeting, the individual members will familiarize themselves with the project’s data that relate to their specific areas of focus. At the scheduled meeting the member that completed the BRB Application Checklist will report his/her findings to the BRB and answer questions posed by other members relating to their specific areas of focus.
- The BRB will vote to Approve, Conditionally Approve, or Disapprove the Application based upon the BRB Application Review Protocol. (The BRB Application Review Protocol is included in this LPG.)
- Actions by the BRB require both a quorum and a majority vote. Actions on an Application are documented in the Application Response, a copy of which is given to the property owner. A copy of the supporting documents that were submitted are then duly noted and typically returned to the homeowner at that time unless further action is required.

- BRB actions are typically of four types:
 - Request for additional information or clarity – It is the intent of the BRB to respond to the receipt of additional information as quickly as possible.
 - Disapproval because of significant variations from standards – Property owner is encouraged to review our Declaration and other documents prior to resubmitting an application.
 - Conditional Approval – Typically, this allows certain portions of the project to progress, but requires additional submittal(s) in a timely manner. It can also mean that the project can proceed without further approvals, but specific modifications to the plan must be made and implemented.
 - Approval – In instances of Approval and Approval with Stipulations the property owner is expected to proceed in a timely manner or reapplication may be required.
- Any changes to an approved plan must be resubmitted to the BRB. Property owners may appeal actions of the BRB to the Board of Directors. The BRB has the right to disapprove and require removal of any improvement or change that did not receive written approval.
- The various forms provided herein are not intended to be all-inclusive. As previously noted our Declaration and other documents provide for a broad range of responsibility and discretion. These include such items as consideration be given to “aesthetics” and “character of the neighborhood”.
- Approval by Manatee County and by the BRB may both be required. Approval by one does not negate the requirement for approval by the other when necessary.
- Once improvements or modifications are made they are required to be maintained in similar condition.

Thank you for your cooperation and commitment to Foxwood at Panther Ridge and welcome to the community!



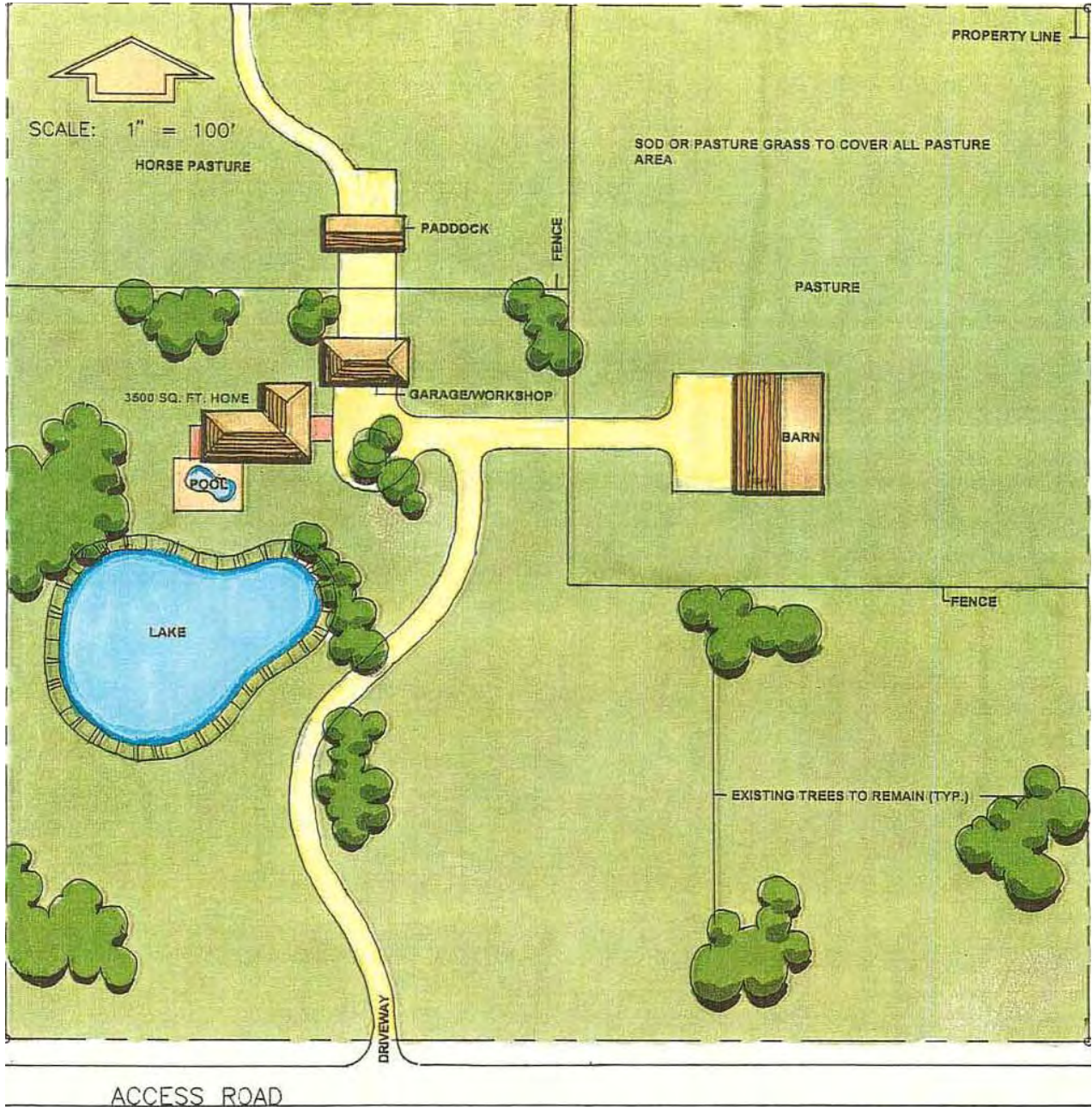
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1. Site Layouts

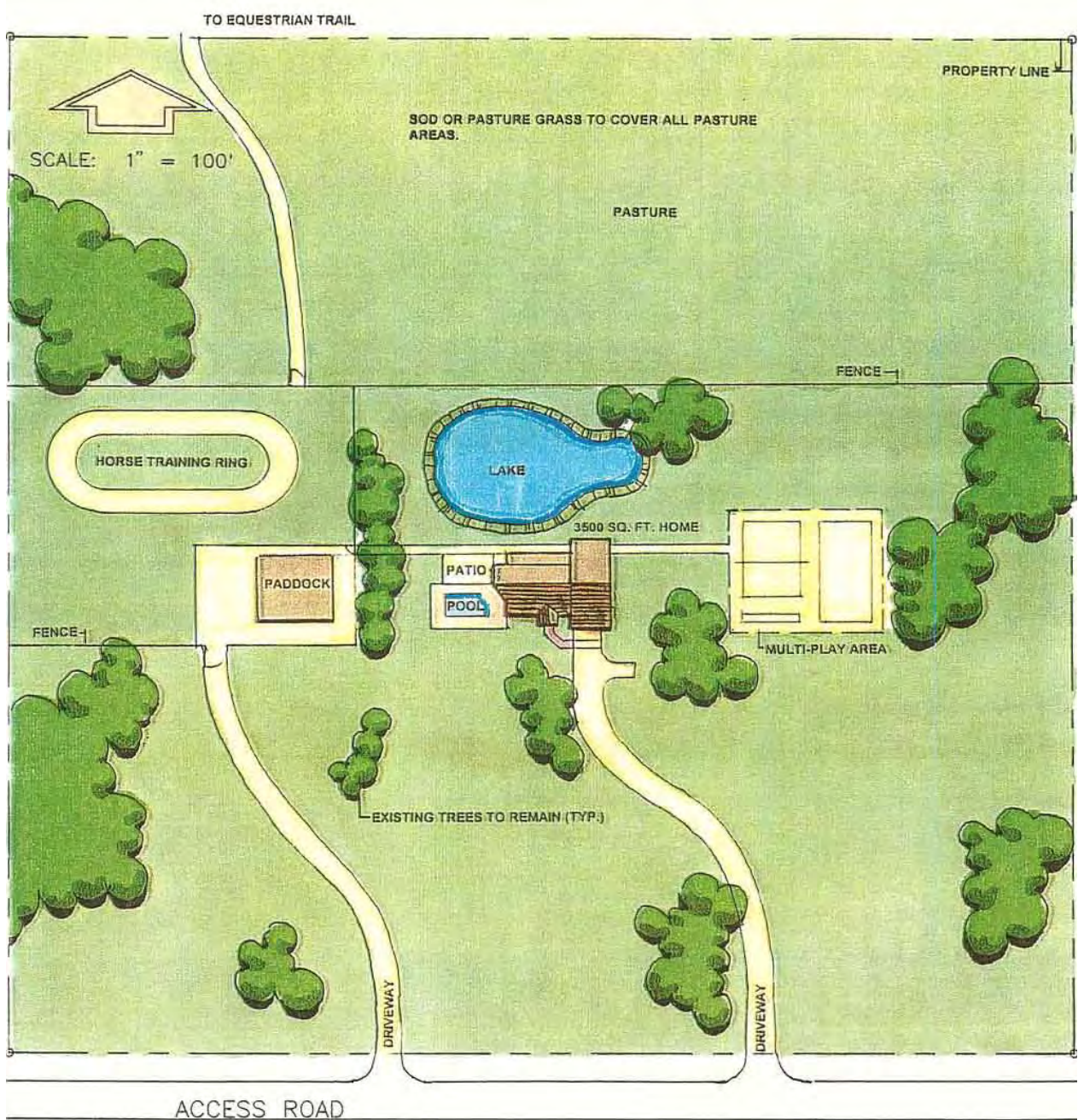
Foxwood at Panther Ridge

Typical Site Layout #1



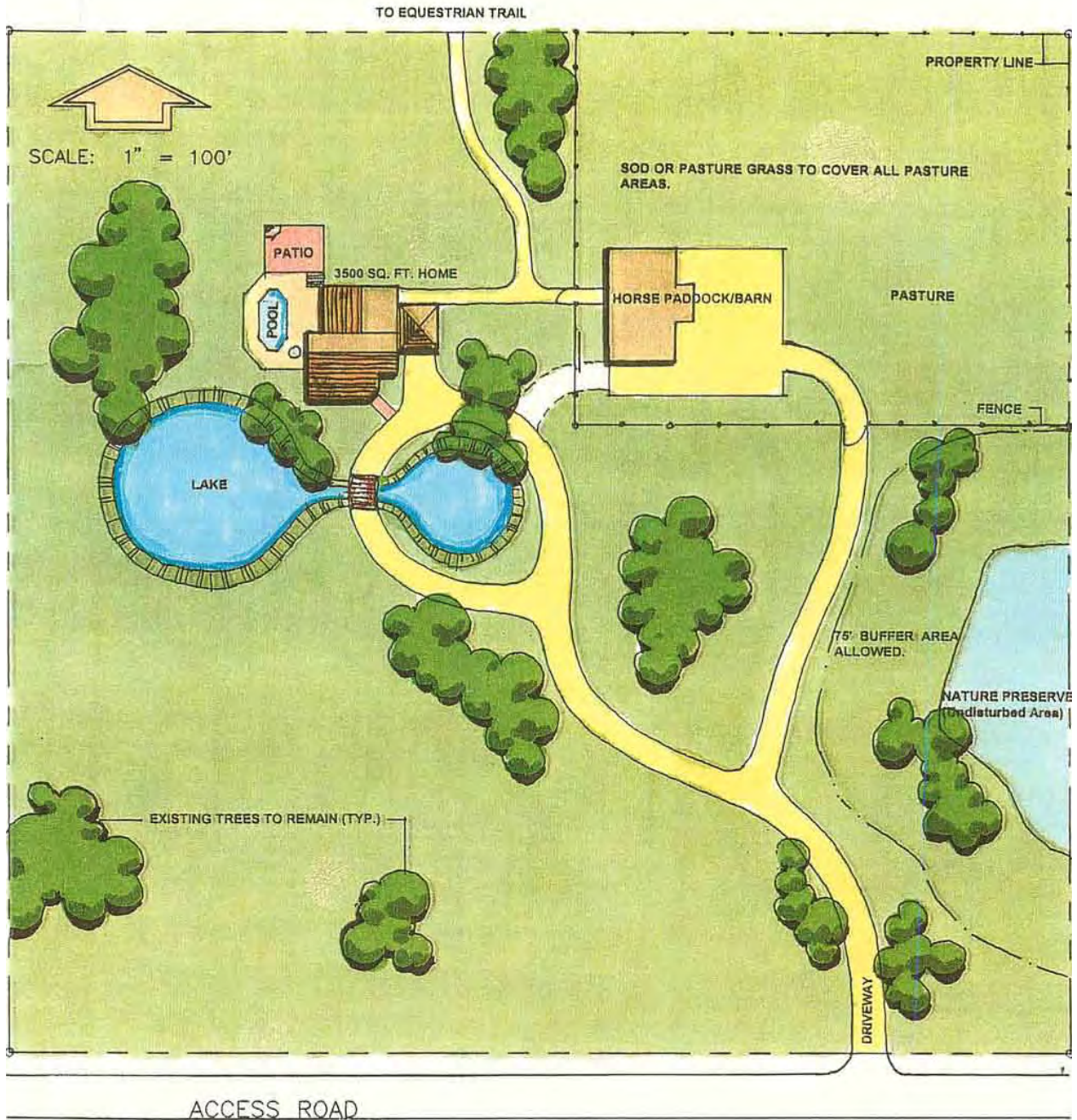
Foxwood at Panther Ridge

Typical Site Layout #2



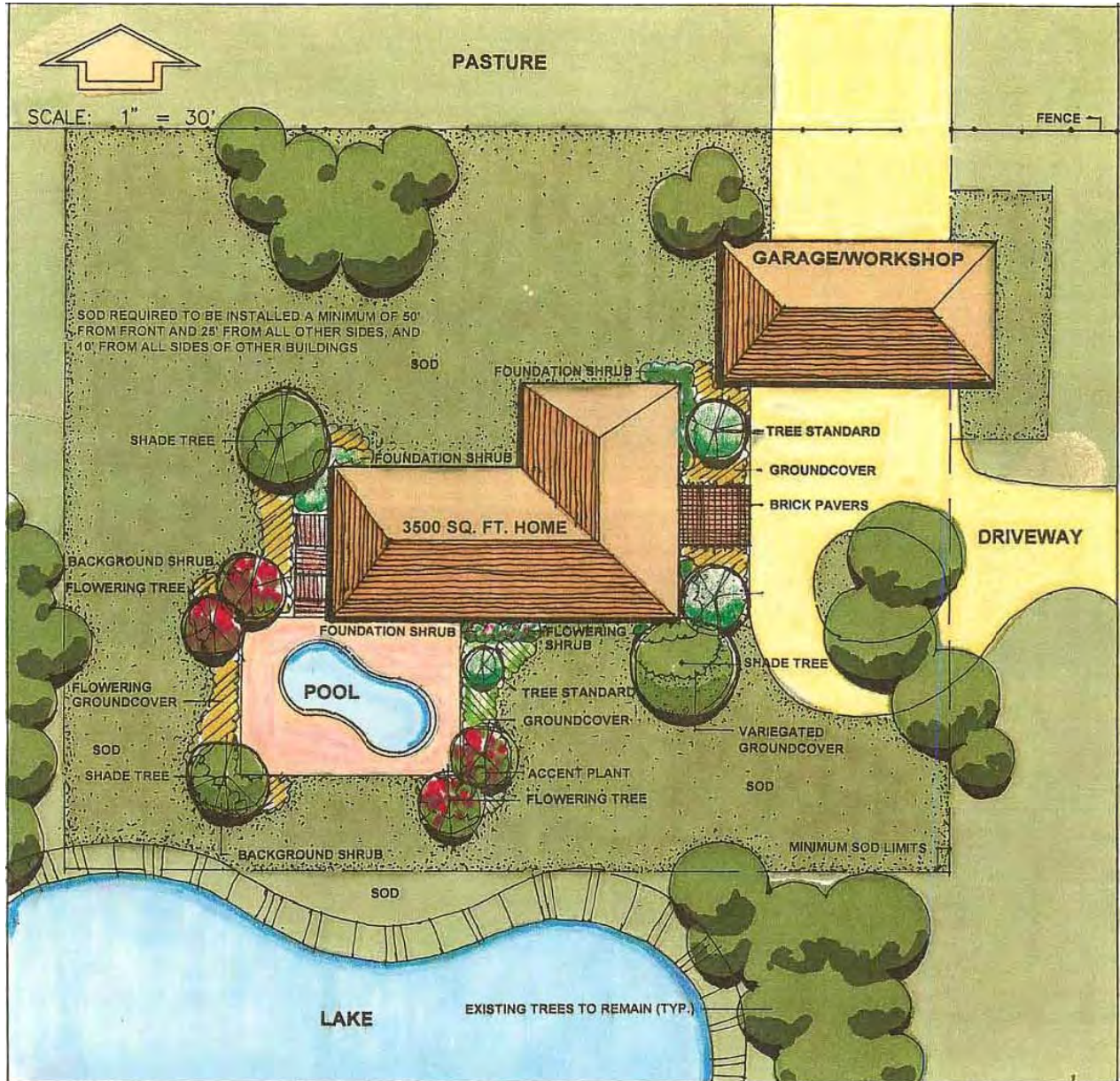
Foxwood at Panther Ridge

Typical Site Layout #3

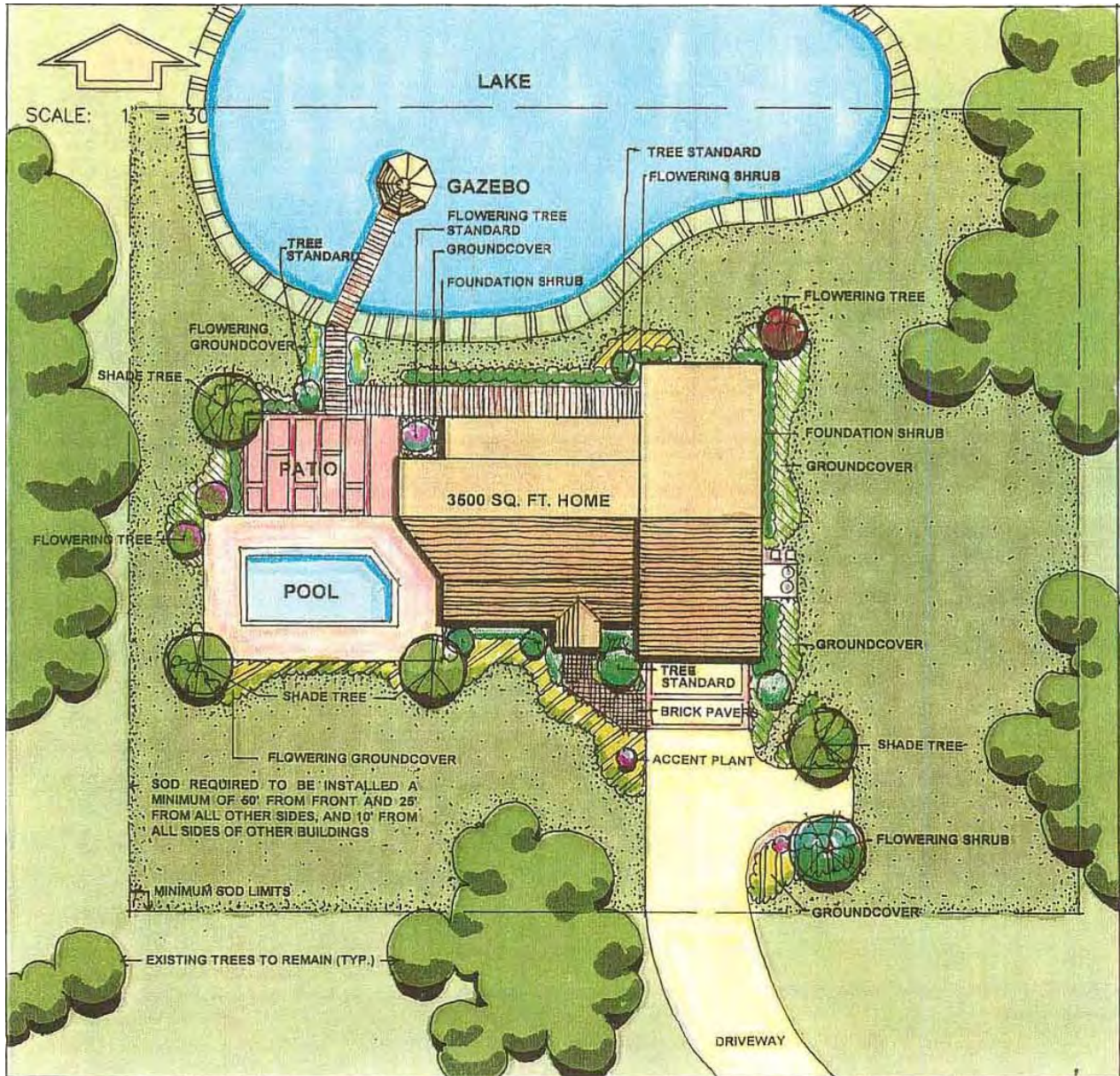


2. Landscaping

Foxwood at Panther Ridge Home Landscape Layout #1



Foxwood at Panther Ridge Home Landscape Layout #2



Foxwood at Panther Ridge

Home Landscape Layout #3



Foxwood at Panther Ridge

Approved Wetland Guidelines



1. Wetland Area

No activity of any kind is allowed within the wetland area except as approved in writing by Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (USA COE). No dumping, installation of or removal from the wetland area is allowed. No ditching is allowed to be constructed to or from the wetland area.

2. Undisturbed Buffer

No development activity may proceed in this area immediately adjacent to the wetland boundary without written consent of SWFWMD.

3. Vegetation Buffer

No construction development such as buildings, barns, pools, driveways, and other non-vegetated surface areas are allowed in this area. Application of fertilizer, pesticides and herbicides is prohibited without SWFWMD consent.

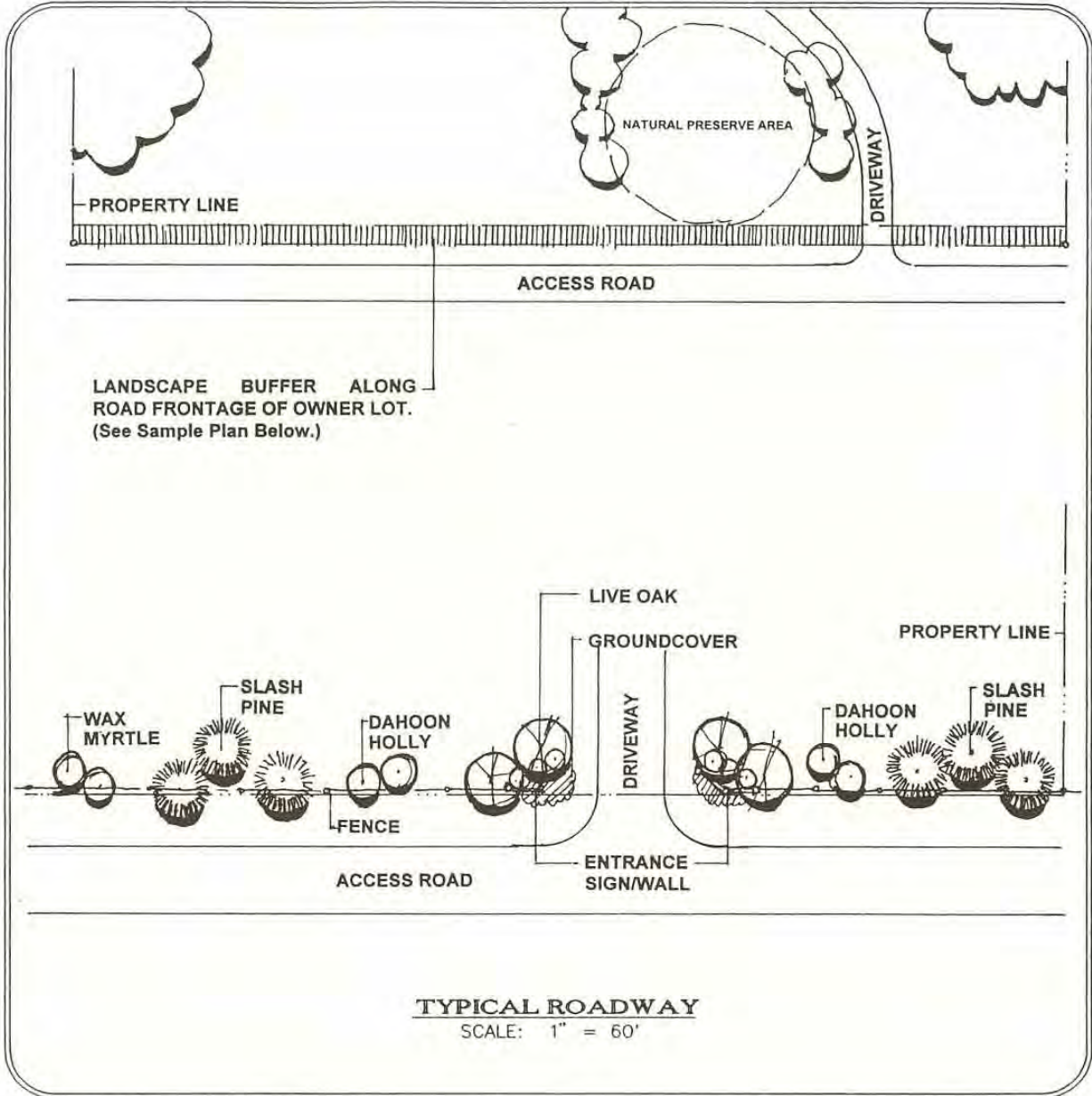
4. Upland Cut

No buffer is required from upland cut ditches. However, impacts to ditches, including culverts, dredging and filling, require written permission from SWFWMD, and USACOE.

3. Buffers & Screening

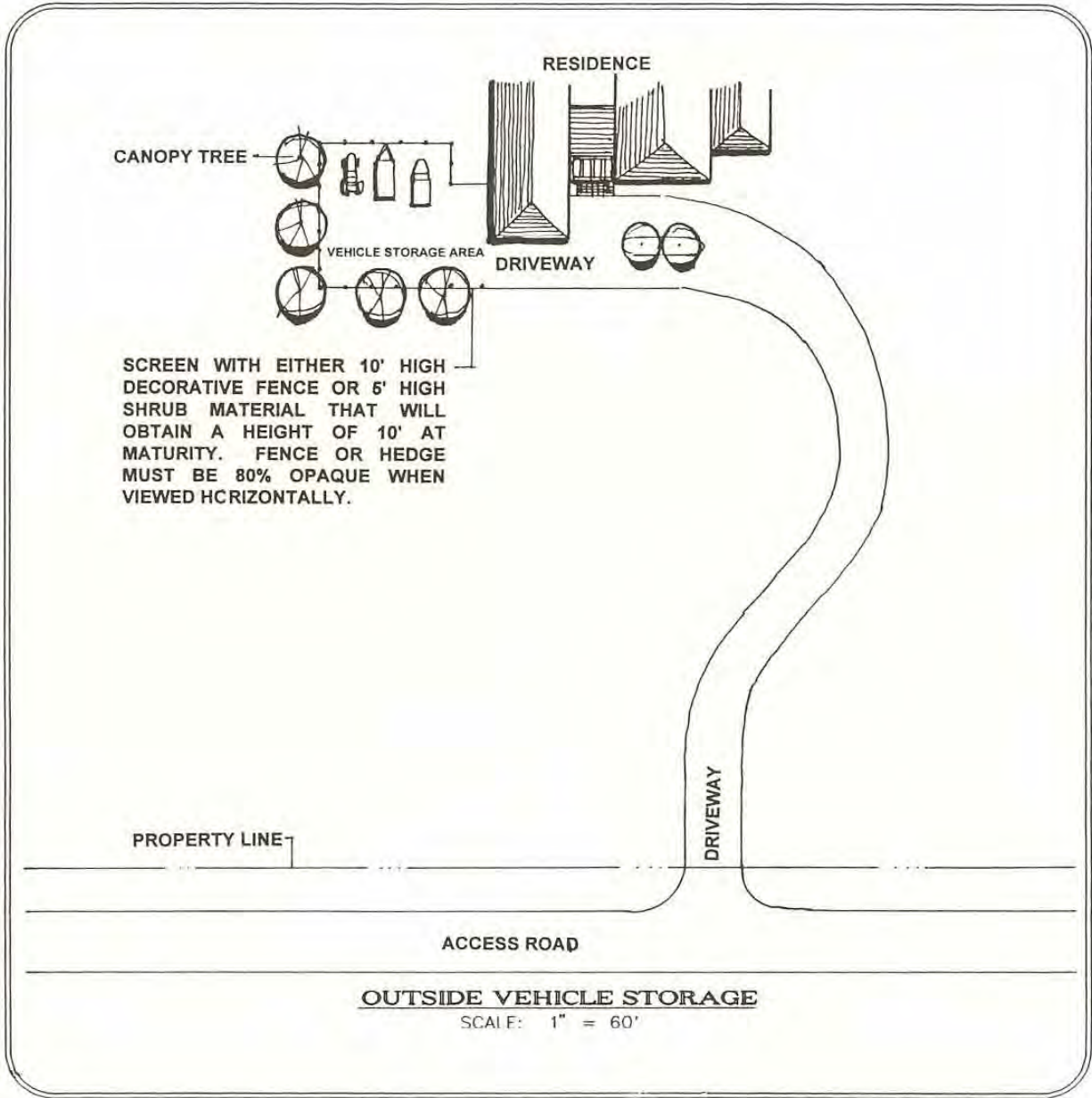
Foxwood at Panther Ridge

Approved Buffer Plan



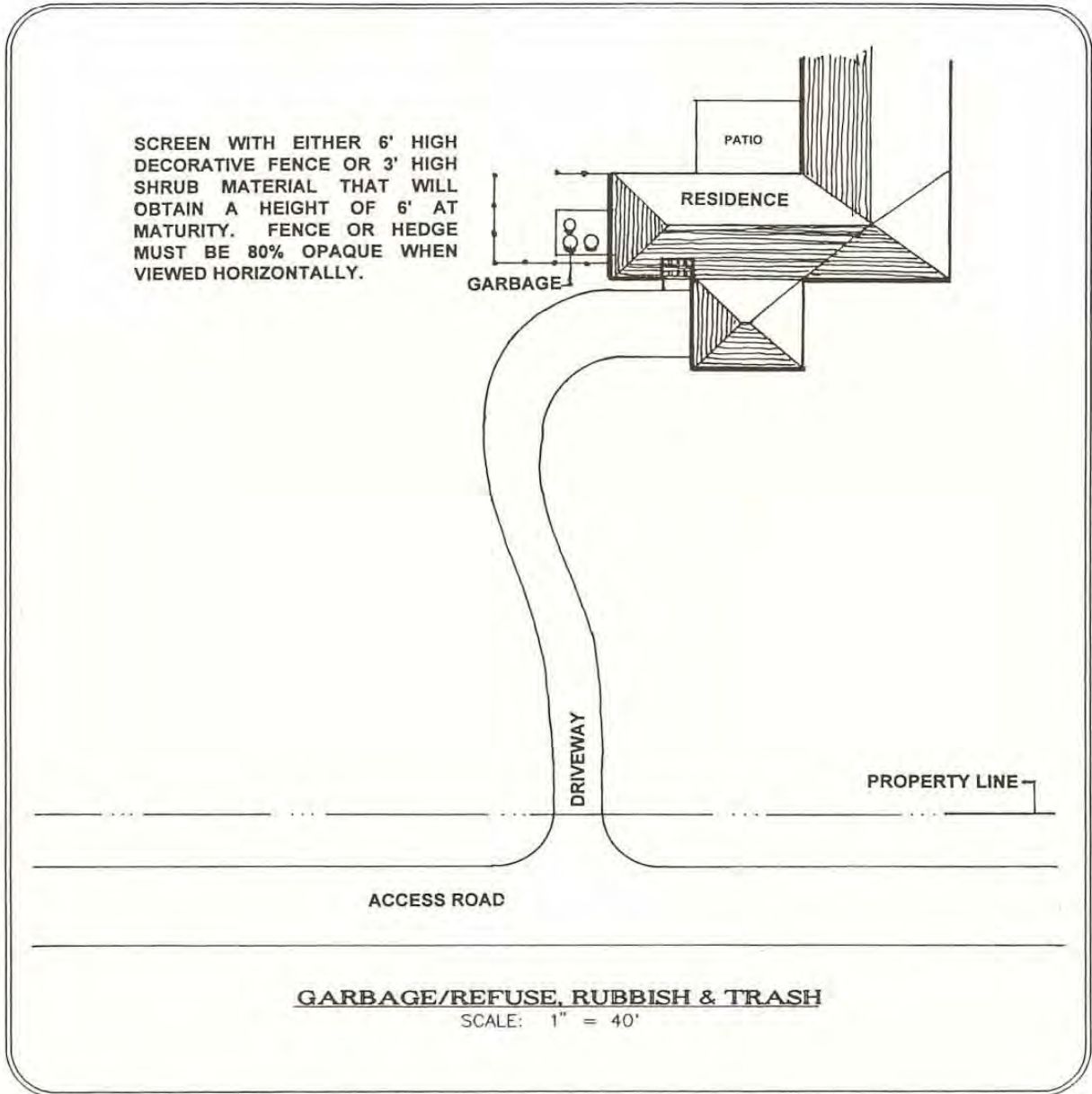
Foxwood at Panther Ridge

Approved Buffer Plan



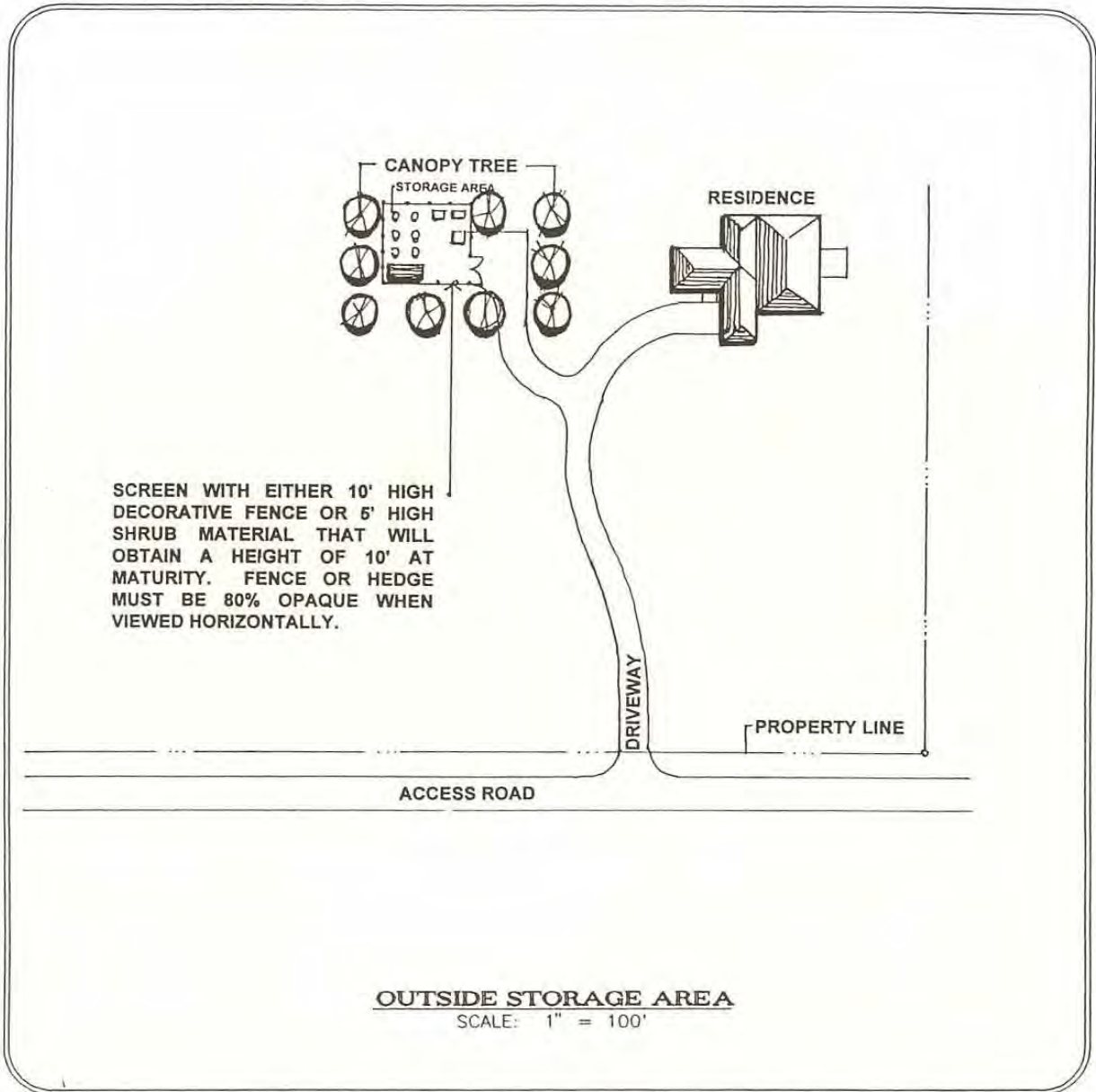
Foxwood at Panther Ridge

Approved Buffer Plan



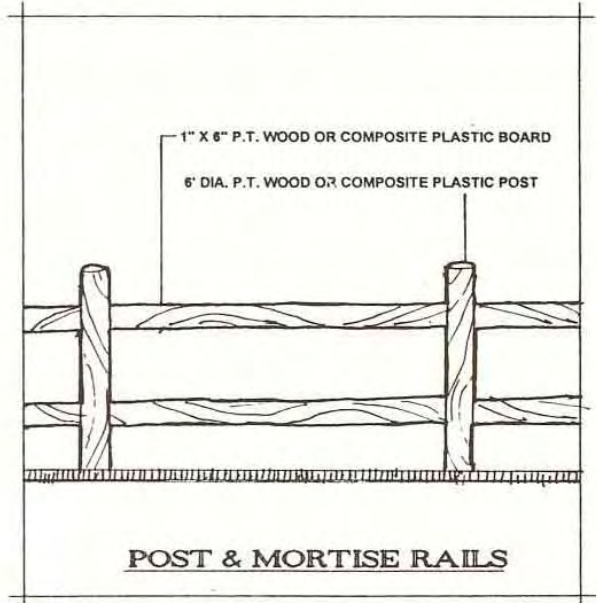
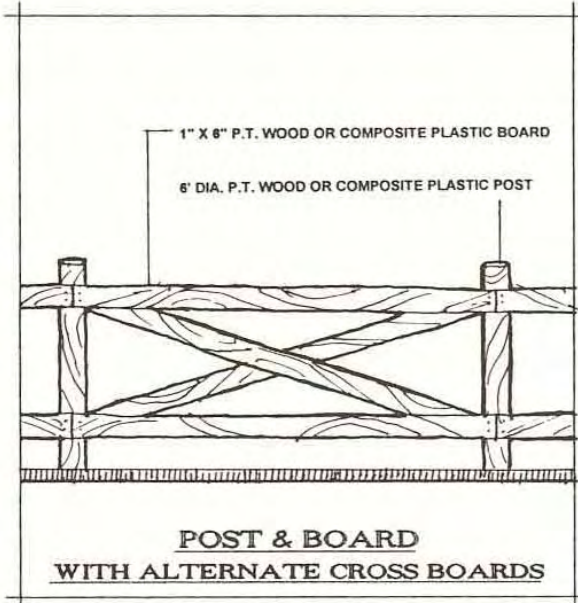
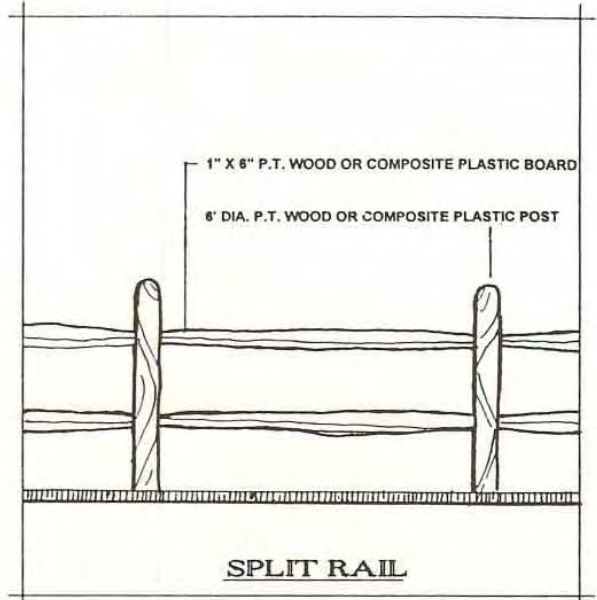
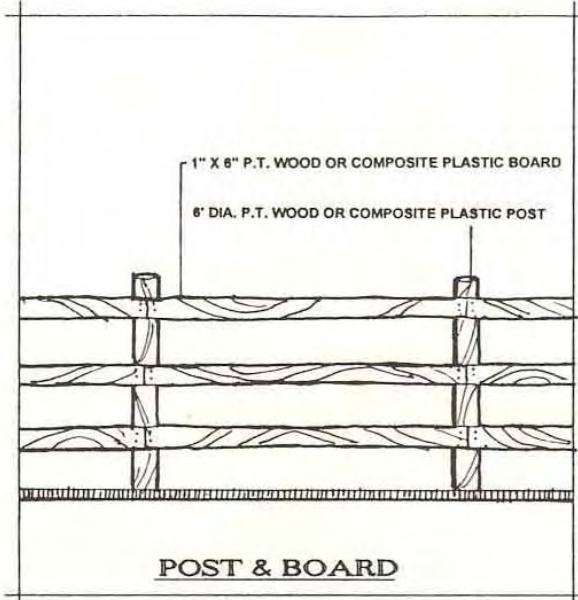
Foxwood at Panther Ridge

Approved Buffer Plan



Foxwood at Panther Ridge

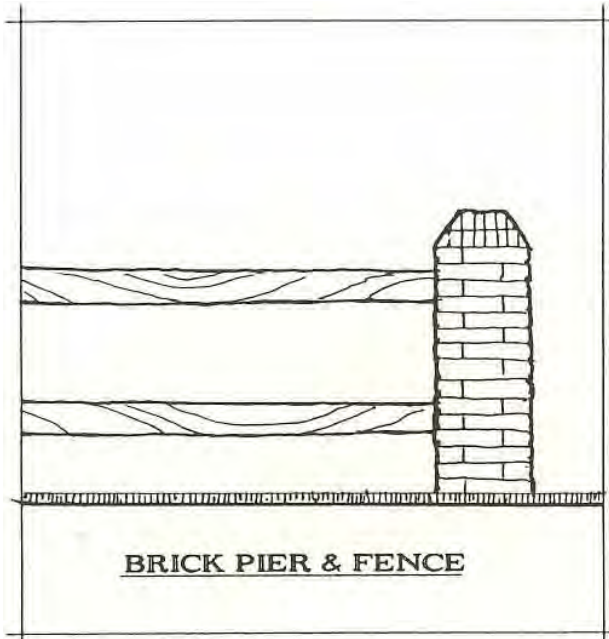
Approved Fence Details



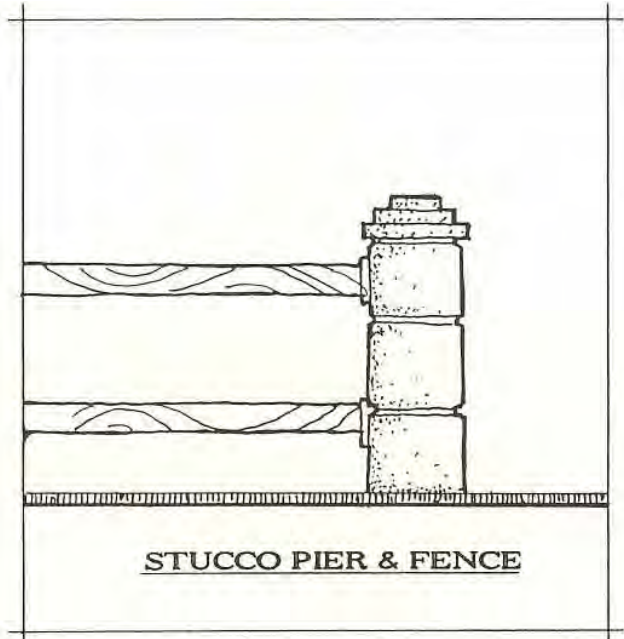
4. Entries, Mailboxes & Signage

Foxwood at Panther Ridge

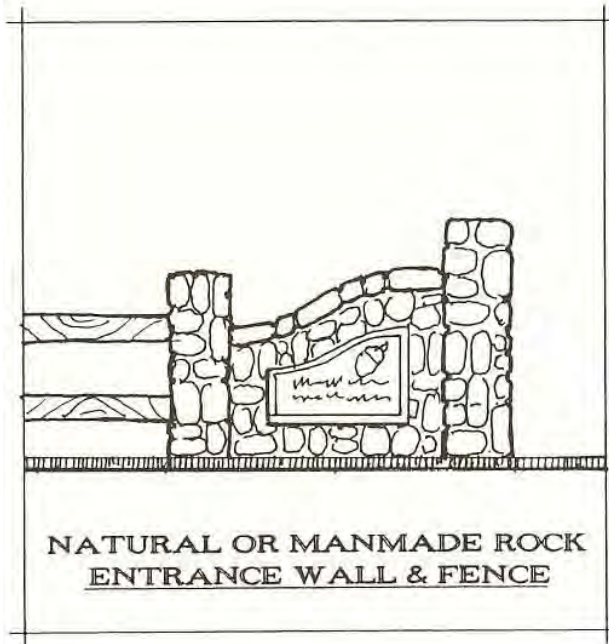
Approved Entry & End Wall Details



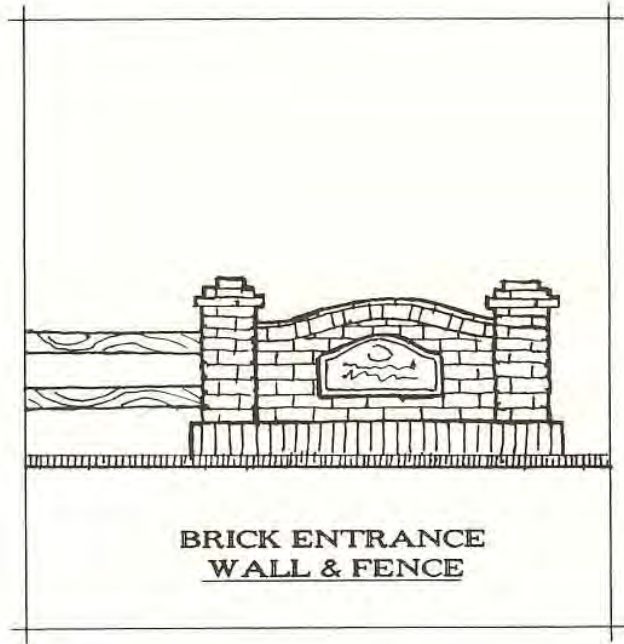
BRICK PIER & FENCE



STUCCO PIER & FENCE



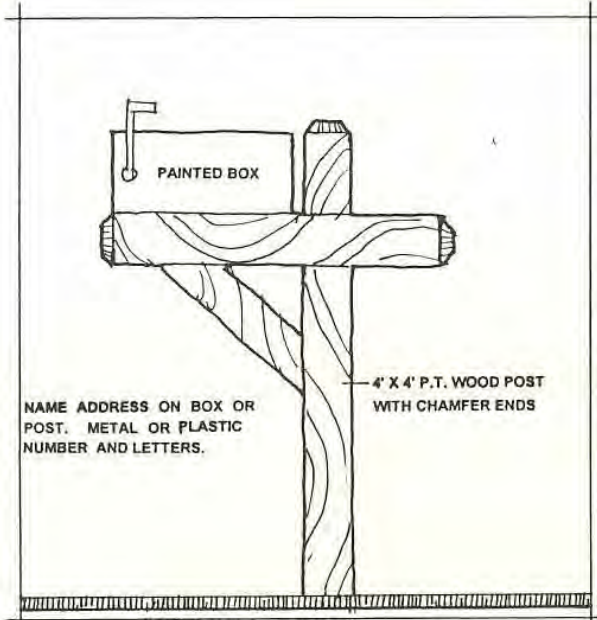
NATURAL OR MANMADE ROCK
ENTRANCE WALL & FENCE



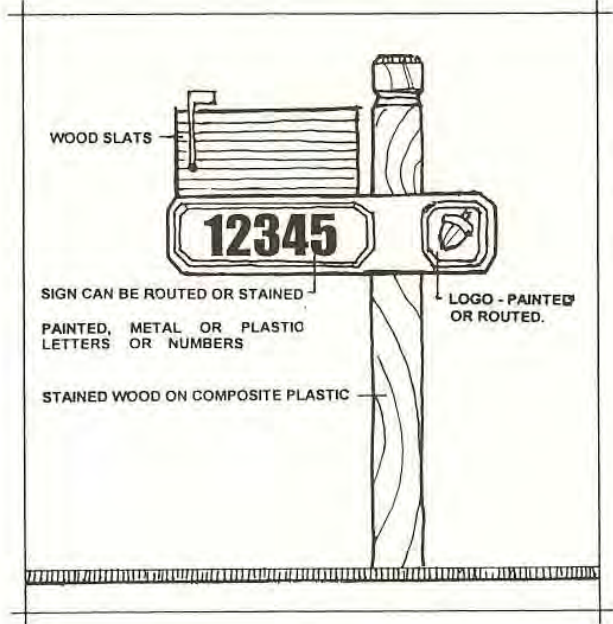
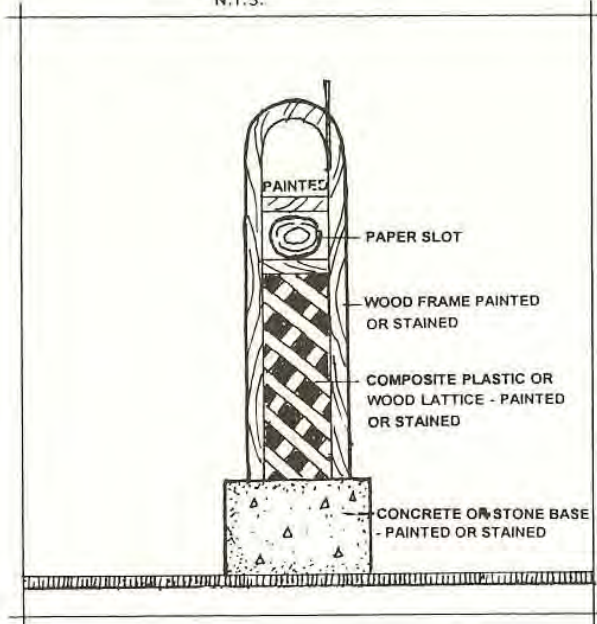
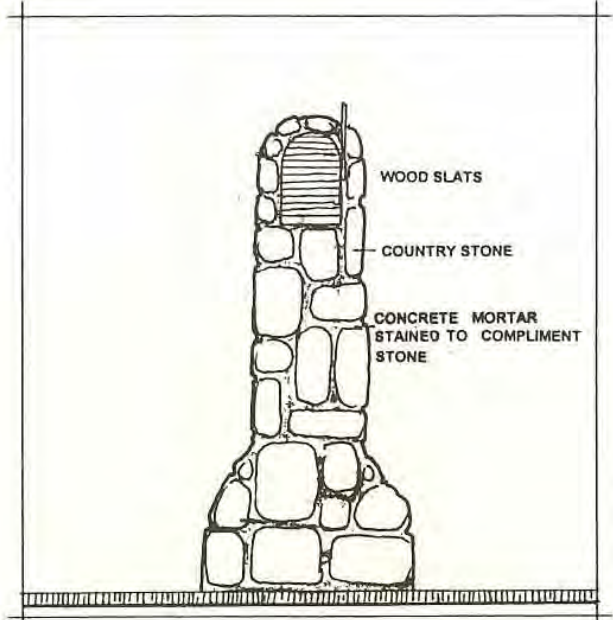
BRICK ENTRANCE
WALL & FENCE

Foxwood at Panther Ridge

Approved Mailbox Details

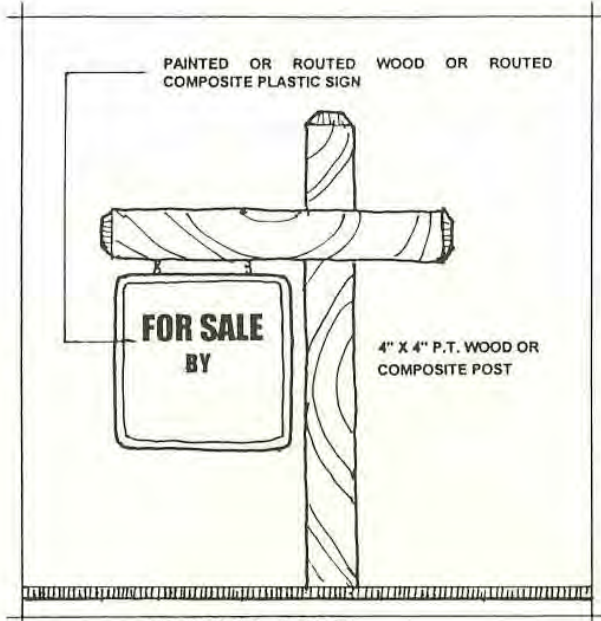


MINIMUM CODE
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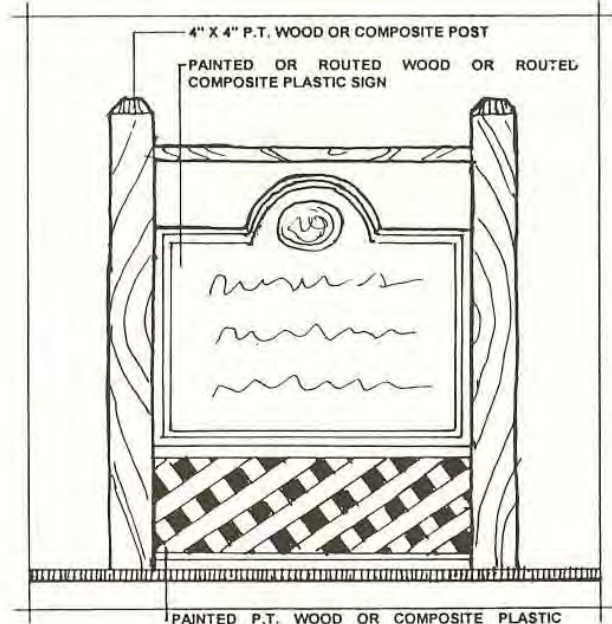
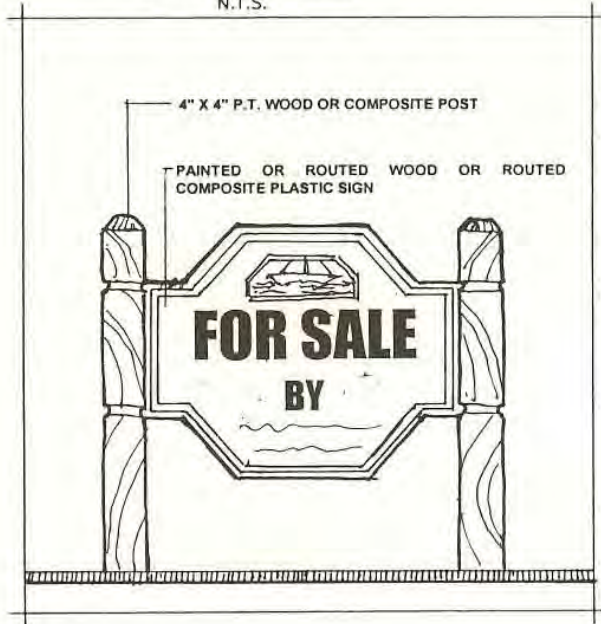
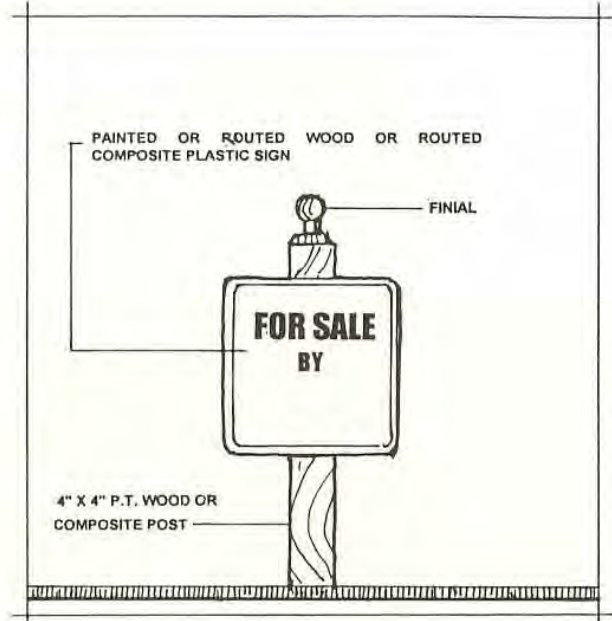


Foxwood at Panther Ridge

Approved Signage Details



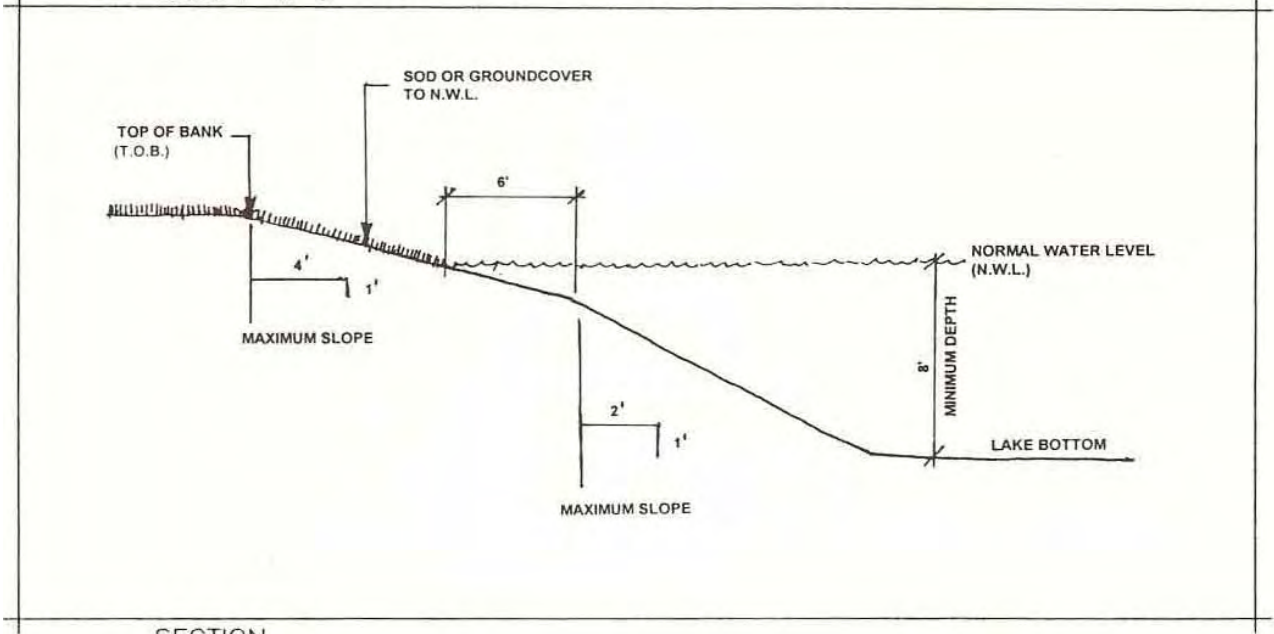
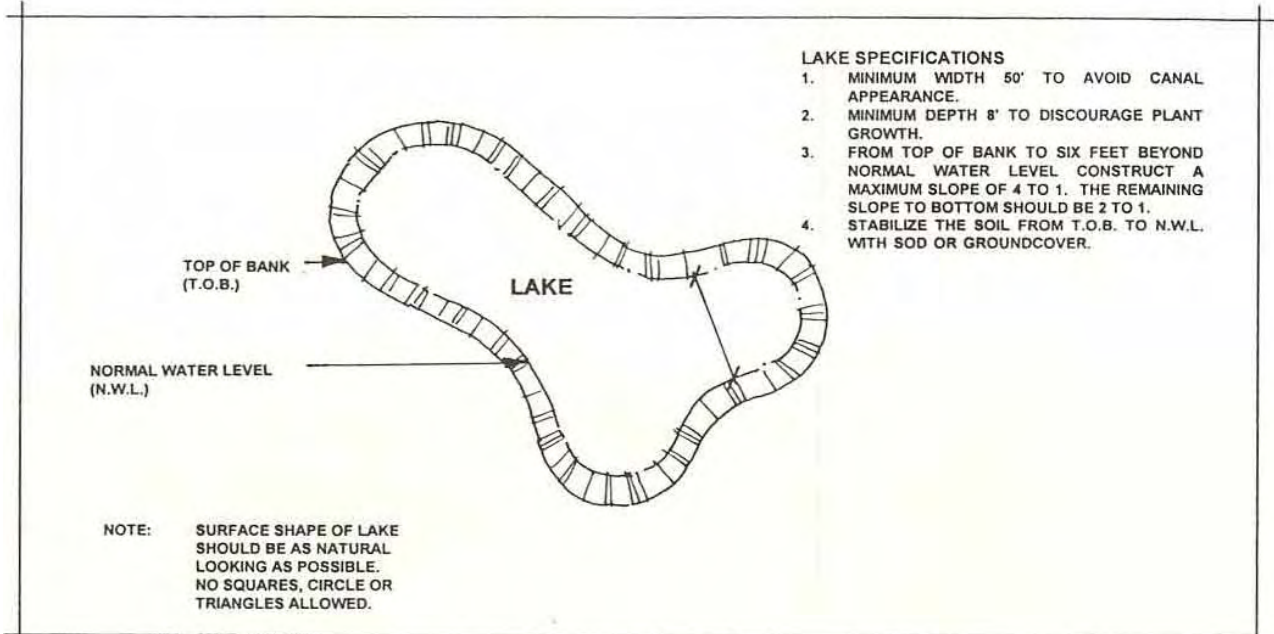
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5. Ponds

Foxwood at Panther Ridge

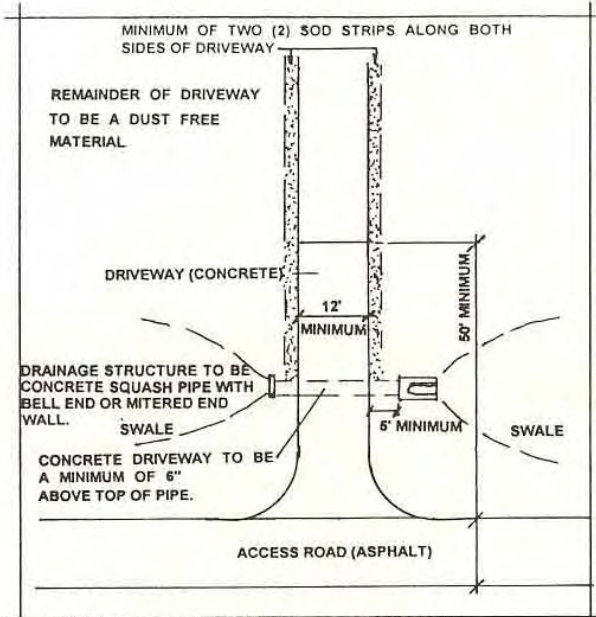
Approved Lake/Pond Specifications



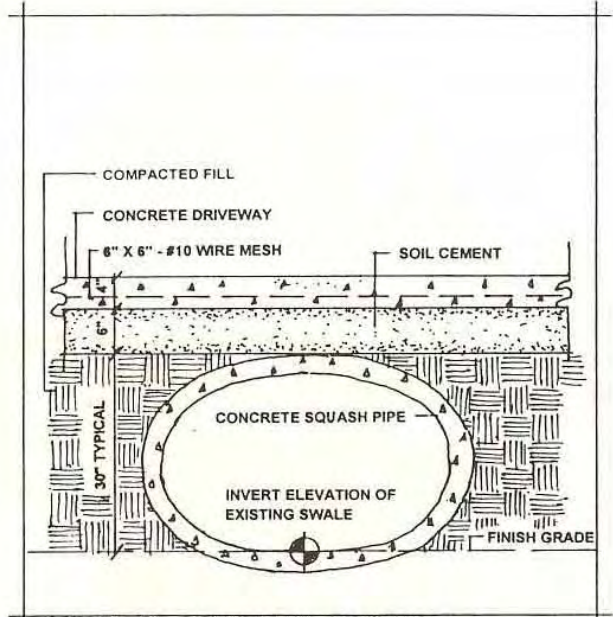
6. Driveways & Culverts

Foxwood at Panther Ridge

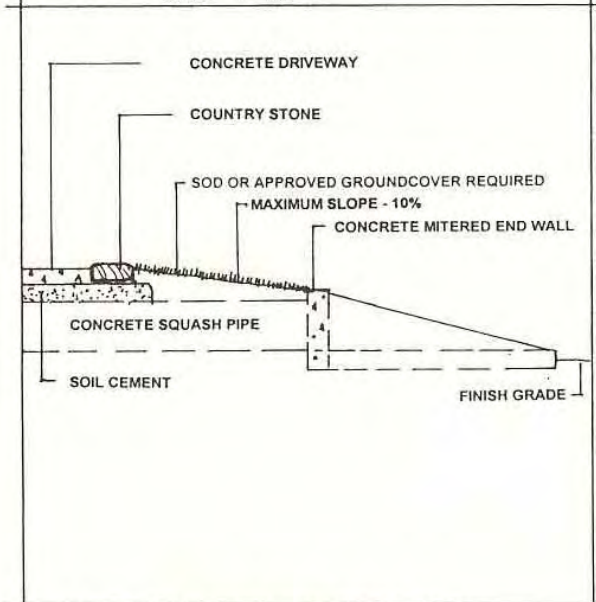
Approved Driveway Details



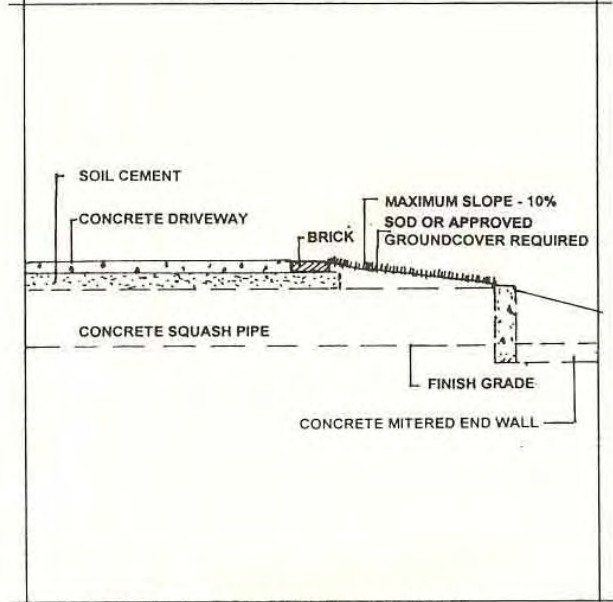
MINIMUM DRIVEWAY STANDARD
SCALE: 1" = 30'-0"



MINIMUM DRIVEWAY SECTION
SCALE: 1/2" = 1'-0"



APPROVED DRIVEWAY SECTION
SCALE: 3/16" = 1'-0"



APPROVED DRIVEWAY SECTION
SCALE: 3/16" = 1'-0"

Ranch Property Partners – Phase I

Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
(N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway
8	24" x 38" RCP	----	----
9	24" x 38" RCP or NR at N. PL	----	----
10	18" RCP or NR at S. PL	----	2 – 29" x 45" RCP
11	18" RCP or NR at N. PL	----	NR
12	18" RCP at E. PL or NR at S. PL, 24" x 36" at N. PL	----	----
13	24" x 38" RCP	----	----
21	19" x 30" RCP or NR at S. PL	----	----
22	24" RCP S. PL, 24" x 38" RCP W. PL, or NR at N. PL	----	----
23	24" x 38" RCP or NR at S. PL	----	----
24	24" x 38" RCP or NR at N. PL	----	NR W. of Ditch
25	----	----	NR
26	19" x 30" RCP or 24" RCP	----	----
27	18" RCP	----	----
28	----	18" RCP	----
29	----	18" RCP	----
SEC 29			
1	29" x 45" RCP	----	----
2A	NR	----	----
2B	NR	----	----
2C	NR	----	----
15A	24" x 38" RCP	----	----
15B	24" x 38" RCP	----	----
16	19" x 30" RCP	----	----
17	----	----	18" RCP
18	----	----	NR
31	----	----	NR
32	----	----	NR

Ranch Property Partners – Phase I

Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
(N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway
SEC 19			
25	18" or NR at Ditch Break	18" RCP	----
26	24" RCP	----	----
27	24" RCP	----	18" RCP
28	18" RCP	NR	----
29	24" RCP	19" x 30" RCP or 24" RCP	----
36	18" S. PL, 29" x 45" or 36" RCP W. PL	----	----
37	29" x 45" RCP or 36" RCP	----	----
38	29" x 45" RCP or 36" RCP	----	18" RCP
39	24" RCP	----	----
40	18" or NR at Ditch Break	----	----
41	24" RCP	----	NR
42	----	----	NR
43	----	----	NR
44	----	----	NR
45	18" RCP	----	NR
52	24" RCP	----	29" x 45" RCP or 36" RCP
53	18" RCP	----	NR
54	----	----	NR
55	----	----	19" x 30" RCP or 24" RCP
56	18" RCP	----	18" RCP
57	18" or NR at Ditch Break	----	----
58	----	----	----
59	----	----	NR
60	24" RCP	----	24" RCP
61	18" or NR at Ditch Break	----	----
SEC 20			
4	29" x 45" RCP or 36" RCP	----	----
5	29" x 45" RCP or 36" RCP	----	----
6	----	----	NR
7	----	----	2 – 29" x 45" RCP

Ranch Property Partners – Phase I Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
(N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway
SEC 30			
31	----	----	18" RCP
32	----	----	----
33	18" RCP	----	----
34	----	----	NR
35	----	----	----
46	NR	----	----
47	18" RCP	----	----
48	18" or NR at Ditch Break E. PL, 24" x 38" RCP N. PL	----	NR
49	19" x 30" RCP N. PL, 29 x 45" RCP or NR at Ditch break W. PL	----	----
50	24" x 38" RCP	----	NR
51	24" RCP	----	24" RCP
62	----	----	18" RCP
63	----	----	NR
64	24" RCP or NR at Ditch Break	----	----

Ranch Property Partners – Phase II Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
(N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway
SEC 19			
1	----	----	NR
2	----	----	NR
3	----	----	NR
4	----	----	NR
4A	----	----	NR
5	----	----	NR unless at swale section 18" RCP
6	----	----	NR
7	----	----	NR
8	----	----	18" RCP
9	----	----	18" RCP or NR at Ditch Break on E. PL
10	----	----	NR
11	----	----	NR
12	----	NR	19" x 30" RCP or 24" RCP
13	----	18" or NR at Ditch Break	19" x 30" RCP or 24" RCP
14	----	----	NR
15	----	----	18" RCP
16	----	----	NR
17/32	----	19" x 30" or 24" RCP 3 – 43" x 68" RCP at Ditch	----
18	----	----	18" RCP or NR at Ditch Break
19	----	----	NR
20	----	18" or NR at Ditch Break	----
21	----	NR	NR
22	----	----	NR
23	----	----	NR
24	----	18" RCP	NR
30	----	----	NR
31	----	----	18" RCP

Panther Ridge Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
(N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway	SR 675
SEC 21				
5	-	-	18"	-
6	-	-	18"	-
7	18"	-	NR*	-
8	24" x 38" or 30"	-	-	-
9	NR if at E. PL, 24" x 38" or 30"	-	-	-
10	-	-	NR	-
11	-	-	NR	-
12	-	-	NR	-
21	-	-	NR	-
22	-	-	18"	-
23	19" x 30" or 24"	-		-
24	18"	-		-
25	18"	-		-
26	18"	-		-
27	-	-	NR (E. PL) 18" (N. PL)	-
28	-	-	NR	-
37	19" x 30" or 24"	-		-
38	18"	-	18" or NR if at swale break	-
39	19" x 30" or 24"	-	-	-
40	NR	-	-	-
41	-	-	NR	-
42	18"	-	NR	-
43	18"	-	NR	-
44	-	-	NR	-
53	-	-	29" x 45" or 36"	-
54	18"	-	24" x 38" or 30"	-
55	18"	-	18"	-
56	-	-	-	-
57	18"	-	-	19" x 30" or 24"
58	18"	-	-	-

Panther Ridge

Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
 (N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway	SR 675
59	18"	-	-	-
60	-	-	-	19" x 30" or 24"
SEC 20				
36	-	-	18"	-
37	-	-	18"	-
38	18"	-	18"	-
39	18"	-	-	-
40	-	-	NR	-
41	-	18"	-	-
42	18"	18"	-	-
43	18"	19" x 30" or 24"	-	-
44	-	-	29" x 45" or 36"	-
45	-	-	29" x 45" or 36"	-
51	-	-	NR at End of Road	-
52	-	-	NR (W & S PL) 18" N of Culvert	-
53	-	NR	19" x 30" or 24"	-
54	18"	NR	-	-
55	18"	NR	-	-
56	-	NR	-	-
57	-	-	18"	-
58	-	-	18"	-
59	19" x 30" or 24"	-	-	-
60	-	-	NR	-
SEC 29				
33	-	-	NR if at NE Corner, 18"	-
34	-	-	NR	-
47	-	-	NR	-
48	-	-	NR	-
49	-	-	NR	-
50	-	-	NR	-
63	-	-	NR	-
64	-	-	18"	-

Ranch Property Partners – Phase II Driveway Culvert Size (RCP)

* Not required if drive is extended from end of roadway or no swale section on lot side of roadway.
(N=North, E=East, W=West, S=South, PL=Property Line)

Lot No.	20' Roadway	16' Roadway	12' Roadway
33	-----	19" x 30" RCP or 24" RCP	-----
34	-----	24" x 36" RCP or 30" RCP	-----
35	29" x 45" RCP or 36" RCP	-----	NR
46	-----	-----	NR
47	-----	NR	-----
48	-----	18" RCP	-----
49	-----	18" RCP	NR
50	-----	NR	NR
51	-----	-----	NR
62	-----	-----	24" x 38" RCP or 30" RCP
63	-----	-----	18" RCP on NW. PL, 24" x 38" RCP or 30" RCP on W. PL.
64	-----	-----	NR
SECT 30			
1	-----	-----	18" RCP
16	-----	18" RCP	18" RCP
17	-----	18" RCP or NR on E. PL.	NR
18	-----	-----	30" RCP or 24" x 38" RCP
31	-----	-----	24" RCP or 19" x 30" RCP
32	-----	-----	NR
33	-----	-----	NR
34	-----	-----	NR

7. Supporting Documents

Foxwood at Panther Ridge Homeowner's Association, Inc.
Building Review Board

APPLICATION FOR CHANGE IN IMPROVEMENTS
LONG FORM

Please return completed forms to:
Current Management Company mailing address
Current Management Company phone, fax and email

THIS REVIEW IS MANDATORY AND LEGALLY BINDING

The Foxwood at Panther Ridge Homeowners' Association, Inc. through its Building Review Board (BRB) conducts a building review in order to protect the value and beauty of your home and the homes of your neighbors in Foxwood. When you purchased your tract in Foxwood you agreed to certain provisions. One of the provisions is to submit plans and specifications of proposed improvements for review by the BRB to insure it meets the minimum standards of your community. You and your neighbors agreed to be bound by the decision of the Building Review Board in this matter. It is mandatory that you receive a written approval of the BRB prior to any site preparation and/or any type of construction unless that construction is specifically indicated as being pre-approved in the Land Planning Guidebook. If in doubt, please contact the BRB chairperson.

Periodically, the BRB will tour all the tracts in Foxwood to inspect all improvements for compliance with written approvals. The Association will force the removal of all "improvements- for which (a) there is no BRB written approval: or (b) were approved by the BRB but not constructed in compliance with the underlying plans and specifications of that approval. The association must take action against every Owner/Contractor who violates the covenants in Foxwood. This is done to protect every homeowner and preserve the property values of all involved.

APPLICATION FEES

The Board of Directors passed a resolution setting the following fees for the BRB review process. Fees must accompany the application at submission.

Outbuildings, barns, other detached structures and modifications to same:	\$150.00
Additions to primary residence:	\$300.00
New homes (includes associated improvements if part of original submittal):	\$750.00
Other applications: No Charge (Note: Do not use this application; use "Short Form")	

FINES & PENALTIES

As of April 30, 2000, the Board of Directors has approved a fine in the amount of \$500.00 to be assessed against a homeowner or contractor who begins construction without written approval of the BRB. The same fine will be assessed against a homeowner or contractor who changes or varies construction from the underlying plans and specifications of a written BRB approval.

APPROVALS AND OTHER PERMITS

Owners/Contractors are informed that Building Permits issued by Manatee County without the written review and approval of the BRB does not permit you to build in Foxwood. Likewise, a written approval by the BRB without a Building Permit issued by Manatee County does not permit you to build in Foxwood. **BOTH** approvals are **REQUIRED** and are legally binding. The absence of one means **you cannot build until you have BOTH written approvals**. Immediate action will be taken against those who do not comply or who build and vary their construction from the approved plans and/or specifications.

INSTRUCTIONS

1. All owners wishing to build any type of structure or improvement in Foxwood must receive written approval from the BRB **prior to any site preparation and/or commencement of any type of construction**.
2. Complete this application fully and accurately. Foxwood at Panther Ridge Homeowners' Association, Inc. and the BRB will require the removal of all construction that has not been approved or construction that deviates in any way from prior written approvals of the BRB.
3. Your application is unique and cannot be compared to other applications either denied or approved.
4. Please answer all questions and provide all documents requested.
5. Please do not submit an application that is incomplete or has any blank spaces. It will be immediately rejected and sent back to you for completion. Submitting a complete package will greatly speed your approval process.
6. This application is 10 pages in length. Some of the questions may require your contractor provide the data. Please insure that your contractor answers all questions.

GENERAL INFORMATION

Date of application: _____

Name of Owner(s): _____

Current address: _____

City. State. Zip: _____

Home telephone: _____

Business telephone: _____

Tract number where improvement(s) will be located: _____

Street address of above tract if known: _____

TYPE OF APPLICATION

Place an "X" next to the appropriate type of improvement. If "Other", please describe fully.

Home construction:	_____	Outbuilding construction:	_____
Fencing:	_____	Other (describe):	_____
Landscape:	_____	Building addition or modification:	_____

ATTACH THE FOLLOWING REQUIRED DOCUMENTS

- A. Two (2) copies of a site plan showing at a minimum the following information. Location of all existing and proposed improvements is required.
 - (1) Location of home including all setbacks. (Refer to Section 1. below.)
 - (2) Location of driveway. (Refer to Section 2. below)
 - (3) Location of fencing, including design and materials. (Refer to Section 3. below)
 - (4) Location of outbuildings, including setbacks. (Refer to Section 1. below;
 - (5) Location of all lakes/ponds/streams/creeks/wetlands. (Refer to Section 4, below.)
- B. Two (2) sets of professionally drawn plans showing the four (4) elevations, floor plans, square footage, square footage under heat/air conditioning, square footage of garage, square footage of all pools, patios, decks. Etc. NOTE: THE DRAWN PLANS MUST BE FULL SIZE. REDUCED COPIES ARE NOT ACCEPTABLE. APPLICATIONS SUBMITTED WITH REDUCED COPIES WILL BE IMMEDIATELY REJECTED.
- C. Two (2) sets of landscaping/irrigation plans.
- D. Provide samples of all exterior materials and colors. Manufacturer's catalogues are acceptable.

**SECTION 1
SETBACKS**

No structure shall be located within One Hundred Feet (100 ') of a boundary line of a Tract, measured from the property line or back of swale, whichever is closer to improvements, and includes but not limited to buildings, barns, garages, outbuildings, sheds, pools, screen enclosures, patios, decorative structures. Please show ACTUAL setbacks as shown on your plans for all improvements, both existing and proposed.

House		Outbuilding #1		Outbuilding #2	
Front		Front		Front	
Rear		Rear		Rear	
Sides		Sides		Sides	

If required, please attach additional pages using the same format as shown above.

SECTION 2 DRIVEWAYS

Driveways shall be paved, at a minimum, from the edge of the pavement of the abutting road to the back of the swale. Such pavement shall be of concrete, asphalt, or other material approved by the BRB.

Each Owner and Contractor is responsible for ensuring that the proper size culvert is installed in accordance with both Manatee County and Southwest Florida Water Management District (SWFWMD) regulations. The Foxwood at Panther Ridge Homeowners' Association and the Building Review Board are not responsible for the Owner or Contractor compliance with the above regulations even if approval is granted by the BRB for a proposed improvement, either in whole or in part, that does not comply with the above regulations. At a minimum, culvert and necessary fill will be installed upon commencement of construction. Refer to Manatee County and the Southwest Florida Water Management District and your homeowner documents for correct culvert size for your lot.

It is expressly understood that the Owner/Contractor is responsible for any damage to swales incurred as a result of construction and the Association has the right, but not the responsibility, to clean up and charge the Owner/Contractor for any expense incurred. Remember, the Owner and/or Contractor is solely responsible for compliance with the above stated regulations.

Driveway (exclude apron) – Length, Width, Material	L:	W:	M:
Driveway Apron – Length, Width, Material	L:	W;	M:

SECTION 3 FENCING

Fences must be of a design, materials and location approved by the BRB and as stipulated in the Land Planning Guidebook. The Land Planning Guidebook may be amended from time to time; please contact the BRB for the latest copy.

SECTION 4 LAKES & PONDS

Lakes and ponds shall be a minimum of Eight feet (8 ') deep with a minimum slope of 4:1. All banks shall be sodded within two feet (2 ') from the top of the bank. The balance of the banks shall be stabilized with additional sod and/or suitable ground cover. Ground cover must be approved by the BRB. Compliance with Manatee County and the Southwest Florida Water Management District (SWFWMD) regulations is mandatory and is the sole responsibility of the Owner/Contractor. Permission to plant a ground cover or any other type of plant life by Manatee County and/or The Southwest Florida Water Management District does not constitute approval to plant same by the BRB. The Owner/Contractor must have concurring approvals of SWFWMD AND the BRB to plant. If approval by SWFWMD is not required by regulation, the Owner/Contractor must still receive approval by the BRB.

ADDITIONAL INFORMATION

Each Owner/Contractor is responsible for the trash and debris from their construction or construction site. A dumpster or other form of approved container is required on each lot to keep paper and other debris from littering the rest of the community. It is understood that if the Owner/Contractor does not keep debris contained and the construction site clean the Association has the right but not the obligation to arrange for clean up and charge the Owner/Contractor for any expense incurred.

A portable toilet 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 Four Feet by Four Feet (4' x 4') in size shall be permitted to be displayed at the construction site. Such sign must be immediately removed upon issuance of a Certificate of Occupancy by Manatee County. All others are prohibited except those allowed by the Protective Covenants and Restrictions.

Utility and Drainage Easements: The easement areas on each lot and all improvements thereon shall be continually maintained by the Owner of the lot on which they are located.

All structures must be built to comply with the plans and specifications as approved in writing by the BRB. Onsite changes or changes without approval of the BRB ARE NOT ALLOWED.

Before any home may be occupied it must be completely finished.

ANY CHANGES OF OR TO THE SPECIFICATIONS, PLANS, ETC. AFTER FINAL WRITTEN APPROVAL BY THE BRB MUST BE RESUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

Scalplings (generated from all clearing) and unused fill dirt shall be disposed of in a timely manner. Approved methods include spreading, approved berming for landscape purposes (which shall then be sodded or seeded), and burying within lake banks. Stockpiled fill dirt generated for house and other improvement purposes shall not exceed Thirty-six Inches (36") in height and shall have sides with a minimum of 4:1 slope. Disposal of all scalplings and stockpiling of unused fill dirt must be completed within Sixty (60) days of initial generation.

All mechanical, electrical, electronic equipment is to be concealed from view with materials to match the house or screened with approved landscaping.

All garbage and refuse containers are to be concealed from view with materials to match the house or screened with landscaping.

All boats, trailers, RV's and other equipment are to be concealed from view from all roadways.

SQUARE FOOTAGE

Complete the ACTUAL column with specifications from your plans. Please leave the BRB column blank as it will be used by the BRB.

AREA	ACTUAL	BRB
Living area		
Entries, lanais, porches, etc.		
Attached (2 car min.) garage (enclosed).		
Detached garage		
Outbuildings		

***All outbuildings must be constructed of building materials of matching color and similar texture to that of the primary residence.**

HEIGHT

AREA	ACTUAL	BRB
House (with attached garage)		
Outbuilding		
Detached garage		
Other structure		

Note: All structures have a thirty-five foot (35') maximum height and must not exceed what Manatee County currently approves.

OTHER

Number of bedrooms:	
Number of bathrooms:	
Number of powder rooms:	
Number of car garage(s):	
Number of stories:	

EXTERIOR MATERIALS AND COLORS

Provide actual color samples to the following list of materials. The list of materials must be in character with the surrounding neighborhood and existing structures and accented with brick, wood, stone or other similar materials.

Exterior Walls

Material _____

Color or Finish _____

Accent Banding /Treatment

Material _____

Color or Finish _____

Roofs

Material _____

Color or Finish _____

Fascia

Material _____

Color or Finish _____

Soffit

Material _____

Color or Finish _____

Gutters

Material _____

Color or Finish _____

Chimney

Material _____

Color or Finish _____

Windows & Trim

Material

Color or Finish

Entry Doors

Material

Color or Finish

Patio Doors

Material

Color or Finish

Garage Doors

Material

Color or Finish

Shutters/Awnings

Material

Color or Finish

Porch/Patio/Lanai Floor

Material

Color or Finish

Fences

Material

Color or Finish

Swimming Pool/Spa

Material

Color or Finish

Pool Cage & Screening

Material _____

Color or Finish _____

Solar Panels (must be installed on rear roof and NOT visible from front elevation)

Material _____

Color or Finish _____

CONSTRUCTION RESTRICTION AND AGREEMENT

The Owner/Contractor expressly understands and agrees that:

NO RESIDENCE, BUILDING, OR OTHER STRUCTURE AND NO LAKES, FENCES, 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 IN THEIR ENTIRETY COVERING THE SAME HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE FOXWOOD AT PANTHER RIDGE HOMEOWNERS' ASSOCIATION, INC. BUILDING REVIEW BOARD.

- Permission is hereby granted for members of the BUILDING REVIEW BOARD and the Community Association Manager to enter my property to make inspections of the proposed construction location and site construction progress to assure compliance with the written approval of the BUILDING REVIEW BOARD.
- **ANY AND ALL PROPOSED ALTERATIONS** to the written approval given by the Building Review Board including but not limited to site layout, house construction, outbuilding construction, landscaping, fencing, etc. **MUST BE RESUBMITTED FOR APPROVAL PRIOR TO ANY SITE PREPARATION AND/OR COMMENCEMENT OF CONSTRUCTION.**

Notwithstanding the foregoing, this application does not replace nor supersede the Protective Covenants & the bylaws of Foxwood at Panther Ridge Homeowners' Association, Inc. The Owner/Contractor Is subject to the covenants, restrictions, conditions, easements, limitations, terms, obligations, charges, and liens contained therein.

CONTRACTOR SPECIFICALLY AGREES TO NOT VARY ANY IMPROVEMENTS FROM THOSE SPECIFICALLY APPROVED IN WRITING FROM THE BRB. BOTH SIGNATURE OF THE OWNER(S) AND THE CONTRACTOR ARE REQUIRED FOR THIS APPLICATION TO BE VALID.

OWNER(S) ACKNOWLEDGES THAT HE/SHE/THEY HAVE RECEIVED AND READ THE PROTECTIVE COVENANTS, ASSOCIATION BYLAWS AND LAND PLANNING GUIDE BOOK.

Owner Signature & Date

Contractor Printed Name

Owner Printed Name

Address

Owner Signature & Date

City, State, Zip

Owner Printed Name

Signature of Contractor or Officer

Printed Title of Individual Signing this Application

**Foxwood at Panther Ridge Homeowner's Association, Inc.
Building Review Board**

**APPLICATION FOR CHANGE IN IMPROVEMENTS
SHORT FORM**

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CORRECT APPLICATION FORM AND FEES

Do NOT use this form for (use the Long Form):

Outbuildings, barns, other detached structures and modifications to same:	\$150.00
Additions to primary residence:	\$300.00
New homes (includes associated improvements if part of original submittal):	\$750.00

Do use this form for:

- All other applications - No Charge

APPROVALS AND OTHER PERMITS

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4. Please answer all questions and provide all documents requested.
5. Please do not submit an application that is incomplete or has any blank spaces. It will be immediately rejected and sent back to you for completion. Submitting a complete package will greatly speed your approval process.

GENERAL INFORMATION

Date of application: _____

Name of Owner(s): _____

Current address: _____

City. State. Zip: _____

Home telephone: _____

Business telephone: _____

E-mail: _____

Tract number where improvement(s) will be located: _____

Street address of above tract if known: _____

REQUEST FOR APPROVAL IS BEING MADE FOR THE FOLLOWING CHANGE(S)

Please make certain that your submittal clearly conveys all aspects of the proposed change(s). The BRB has the right to require additional documents, clarification, and professional/professional equivalent drawings. The request for such clarifying items will delay the approval process. Please attach additional pages as necessary.

Describe the proposed change(s) that will be “visible from a roadway, common area, or an adjoining parcel”:

Specifications – as appropriate include dimensions, colors and materials:

Identify the exact location of the proposed change(s) and include a plot plan or survey.

Estimated commencement time from receipt of BRB approval: _____

Estimated completion time from date of commencement: _____

I understand that any deviations from the approvals granted by the BRB will require additional approval. I further understand that the homeowners’ association has the right to demand modifications to meet the approved specifications and assess all applicable penalties, fines, liens and is indemnified by such actions as set forth by our governing documents. Notwithstanding the foregoing, this application does not replace nor supersede the Protective Covenants & the bylaws of Foxwood at Panther Ridge Homeowners' Association, Inc.

Owners Signature

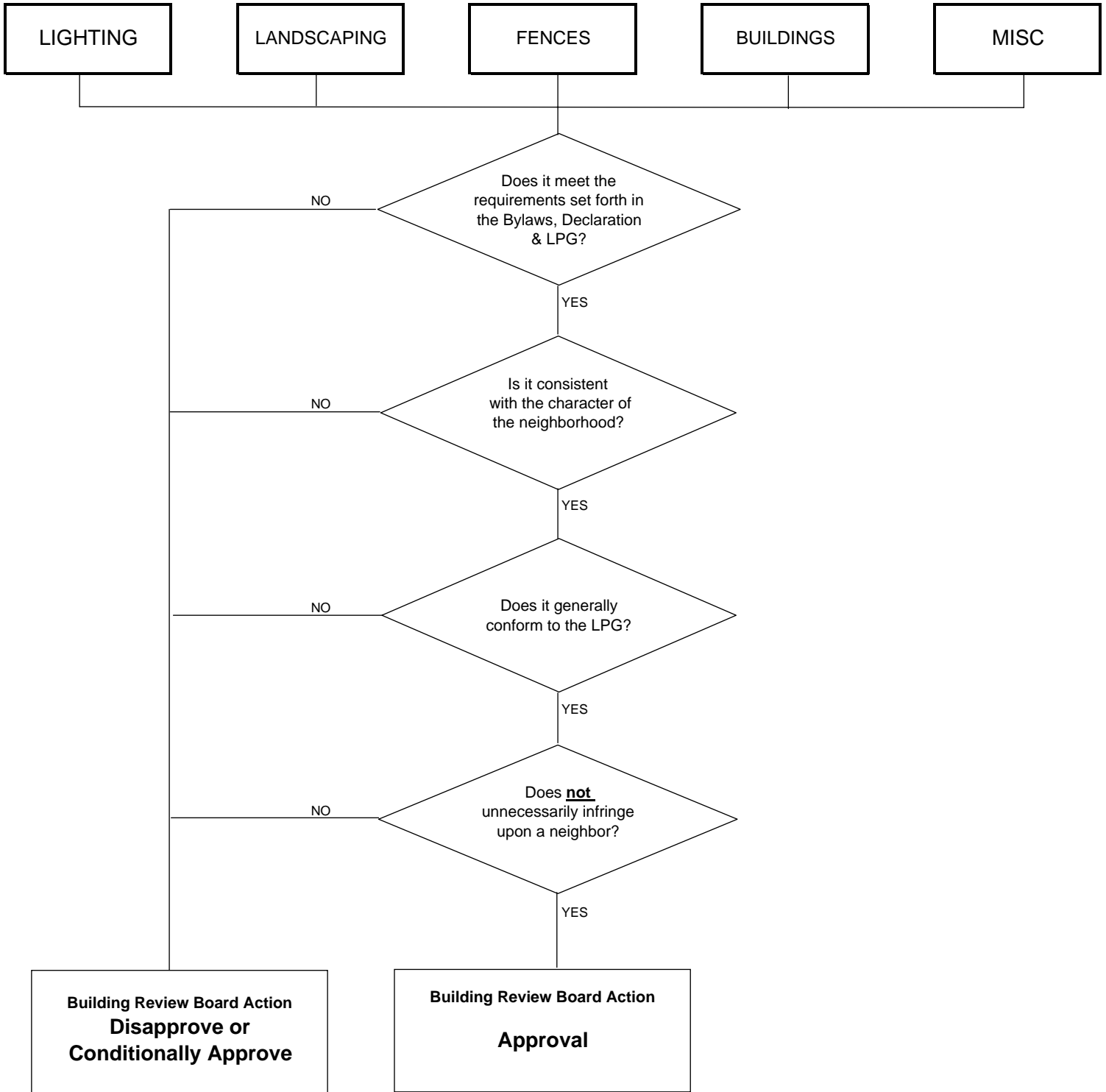
Date

***** Please do not write below this line *****

Date received by management company

Initials of management recipient

Foxwood at Panther Ridge BRB Application Review Protocol



Foxwood at Panther Ridge Building Review Board Application Checklist

Lot: _____

Homeowner(s): _____

Date: _____

STRUCTURES

	NEW HOUSES, ADDITIONS, ALTERATIONS	Y	N	NEED MORE INFO	RECOMMENDATIONS
1	Compliant setback from any roadway facing the property line				
2	Compliant setback from any non roadway property line				
3	Compliant side loaded garage door elevation				
4	Compliant height of foundation all elevations				
5	Satisfactory height of building all elevations				
6	Satisfactory roof pitch all elevations				
7	Satisfactory roofing material all elevations				
8	Satisfactory exterior building materials all elevations				
9	Satisfactory colors all elevations				
10	Satisfactory design and aesthetics in keeping with character of neighborhood all elevations				
11	Compliant screening of equipment from all elevations				
12	Compliant screening of trash storage or other storage from street elevations				
13	Compliant placement of TV dish and/or antenna from street elevations				
14	Compliant placement, size of driveway and materials used				
15	Compliant driveway materials and acceptable entrance decorations or edifices, including mail boxes				

	PATIOS, COVERED LANAIS, AND POOLS	Y	N	NEED MORE INFO	RECOMMENDATIONS
16	Compliant setback from any roadway facing the property line				
17	Compliant setback from any non roadway property line				
18	Satisfactory exterior building materials all elevations				
19	Satisfactory design and aesthetics in keeping with character of				
20	Compliant screening of equipment from all elevations				

BARNs, STORAGE, GAZEBOS, AND OUT BUILDINGS		Y	N	NEED MORE INFO	RECOMMENDATIONS
21	Compliant setback from any roadway facing the property line				
22	Compliant setback from any non roadway property line				
23	Satisfactory exterior building materials all elevations				
24	Satisfactory design and aesthetics in keeping with character of neighborhood all elevations				
25	Compliant screening of equipment from all elevations				
26	Satisfactory colors all elevations				
27	Satisfactory exterior building materials all elevations				
28	Satisfactory roofing material all elevations				
29	Satisfactory roof pitch all elevations				
30	Satisfactory height of building all elevations				
31	Satisfactory colors all elevations				

FENCES AND BERMS

FENCES (WITHIN 100 FT OF ROADWAY)		Y	N	NEED MORE INFO	RECOMMENDATIONS
32	Drawing fences on actual survey				
33	Are fences on owners land				
34	Compliant setback from any roadway facing the property line				
35	Compliant setback from any non roadway property line				
36	Compliant fencing material				
37	Satisfactory color				
38	Height of fence less than 54" above crown of road street elevations				

BERMS (WITHIN 100' FROM ROADWAY)		Y	N	NEED MORE INFO	RECOMMENDATIONS
39	Satisfactory berm must articulate and undulate				
40	Compliant setback from any roadway facing the property line				
41	Compliant setback from any non roadway property line				
42	Height of berm less than 54" above crown of road street elevations				
43	Top plantings less than 50% opacity (at least 50% open at maturity)				
44	Decorative purposes only; no motorized vehicles except for maintenance				
45	Berm and fence cannot exceed 54" overall above the crown of the road				
46	Berm must be made of naturally occurring materials				

LANDSCAPING CHECKLIST

	LANDSCAPING	Y	N	NEED MORE INFO	RECOMMENDATIONS
47	Compliant sod around house and driveway				
48	Adequate and proper screening of storage areas, barns, street elevation				
49	Adequate screening of out buildings, equipment, and parking from street				
50	Adequate decorative material around house (50' radius) street elevation				
51	Proper landscape material; well maintained				
52	Proper berm opacity				

LIGHTING CHECKLIST

	LIGHTING	Y	N	NEED MORE INFO	RECOMMENDATIONS
53	Review any 110V lighting within 100 ft of street				
54	Building mounted lighting to have focal point < 50' from source				
55	Absence of mercury vapor, sodium, or other high intensity area lighting				
56	Absence of post mounted >10' high				
57	Post lighting < 10' high				
58	Driveway lighting				
59	Entranceway lighting				

ADDITIONAL COMMENTS

DATE: _____

BRB COMMITTEE MEMBER: _____

**FOXWOOD AT PANTHER RIDGE
HOMEOWNERS' ASSOCIATION, INC.**

Notice of Building Review Board Action

The Foxwood Building Review Board would like to inform you that the following action(s) were taken on _____, 2009 regarding your application relating to Lot ____ Owner(s) _____ for the following improvements or changes.

<u>Application Item</u>	<u>BRB Action</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please note that the BRB's choices of action include Approval, Conditional Approval, Disapproval and Request for Additional Information/Clarification.

Be advised that all Manatee County permits and compliance with SWFMD and other regulatory agencies are the responsibility of the homeowner.

If you have questions or wish to modify or change a Building Review Board approved plan, please contact our association management company for further BRB approval. The contact at the time of this approval is _____.

We thank you for helping keep Foxwood at Panther Ridge a beautiful place to live!

_____ Authorized Person	_____ Signature	_____ Title	_____ Date
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