

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

APPLICATION FOR CHANGE IN IMPROVEMENTS
LONG FORM

Please return completed forms to:
Sunstate Association Management Group
PO Box 18809, Sarasota, FL 34276
(941) 870-4920

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: _____

Email: _____

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

Street address of above tract if known: _____

Estimated commencement date from time of BRB approval: _____

Estimated completion date from time of BRB approval: _____

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