

ROTONDA SANDS CONSERVATION ASSOCIATION, INC.

Application for Architectural Review

August 2023 – Updated 2-2024 Upated 11-30-24

I/We, _____, as OWNER(S) and I, _____, as CONTRACTOR/BUILDER hereby submit the attached plans, specifications and other information as required by Rotonda Sands Conservation Association, Inc. (Association) and Association adopted Guidelines for New Construction as amended from time to time for Architectural Review (Application) in accordance with Article 7 of the provisions of the Restatement of Covenants and Restrictions as recorded in Charlotte County, Florida on April 26, 2016. This Application is for BLOCK _____, LOT _____, Rotonda Sands Subdivision.

Both the Owner(s) and Contractor/Builder acknowledge that Owner(s) is responsible for all actions of Contractor/Builder and further agree to comply with the provisions of the Restrictions and attached New Construction Guidelines, E-mail approving the construction submittal, and all other documents pertaining to New Construction. Should there be any legal action or arbitration to enforce the provisions of the Restrictions or Guidelines, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration fees and costs.

In addition to the remedies available against the OWNER and CONTRACTOR/BUILDER for failure to comply with the governing and construction documents, by signing this Application for Architectural Review, the CONTRACTOR/BUILDER also agrees to be bound by the following requirements and penalties:

- Failure to bring construction sites into compliance after two (2) business days' notice via email of the noncompliant matters at the email address provided herein by CONTRACTOR/BUILDER shall subject the CONTRACTOR/BUILDER to fines of one hundred dollars (\$100.00) per day per violation for every day of continued noncompliance or a one time fee deducted from your clean site deposit which will then need to be brought back up to \$5,000.
- Construction commenced without proper approval also subjects the CONTRACTOR/BUILDER to fines of one hundred dollars (\$100.00) per day for every day of violation. No notice is required before implementation of such fines or as the CONTRACTOR/BUILDER has an affirmative duty to confirm approval before commencement of construction. Notice of fines shall be transmitted to the email address provided herein by CONTRACTOR/BUILDER
- The Association may, but is not required to, post signs and/or notices on construction sites alerting the CONTRACTOR/BUILDER to violations and/or noncompliance, as well as stop work orders.
- The Association may, but is not required to, provide notice of noncompliance and/or fines to OWNERS via the email address provided herein by OWNER.
- It is the **Owner and/or Contractor/Builder's** responsibility to inspect adjoining properties for any debris and report same to Legacy Property Management in writing or via pictures. Management will inspect property at Certificate of Occupancy and if debris is found on adjoining property it will need to be removed by **Owner and/or Contractor Builder** prior to refund of clean site deposit.

By your signature(s) below you agree to have the landscaping and sight screening installed at Certificate of Occupancy. Failure to install proper landscaping and/or sight screening within the specified timeframe may result in the withholding of any deposits and/or notice of a deed restriction violation.

By their signatures below, Owner(s) and Contractor/Builder confirm that the Association has not recommended, suggested or endorsed their choice of Contractor/Builder.

By their signatures below, Owner(s) and Contractor/Builder have received a copy of the Deed Restrictions, the New Construction Guidelines, the New Construction Compliance Program, and this Application. Also agreeing to a metal dumpster on site prior to start of construction, will keep construction site clean, agrees to abide by notifications on site issues within 48 hours or may be fined. This application must be completely, correctly, and properly executed.

Signature of Contractor/Builder or Authorized Representative

Type or Print Name

E-Mail of Site Contact for Contractor/Builder or Authorized Representative

Cell Phone Number

Signature of Owner

Type or Print Name

E-Mail of Owner

Cell Phone Number

Witness

Owner

Witness

Owner

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, Owner(s) who is/are personally known to me or who produced _____ as identification.

(NOTARY SEAL)

Notary Signature

Type or Print Notary Name

My Commission Expires

ROTONDA SANDS CONSERVATION ASSOCIATION, INC.

CONTRACTOR/
BUILDER: _____

OWNER: _____

ADDRESS: _____

ADDRESS: _____

CITY: _____

CITY: _____

STATE: _____ ZIP: _____

STATE: _____ ZIP: _____

PHONE: _____

PHONE: _____

EMAIL: _____

EMAIL: _____

SITE SUPERVISOR NAME: _____

EMAIL: _____ **CELL:** _____

PROPERTY STREET ADDRESS: _____

PERMIT# _____ BLOCK: _____ LOT: _____

*Check each line below accordingly:

BOUNDARY AND TOPOGRAPHICAL SURVEY ATTACHED:

SITE AND DRAINAGE PLAN ATTACHED:

ONE FULL SET OF BUILDING PLANS ATTACHED:

COLOR CHIPS FOR PAINT, ROOF, PAVERS YES _____ NO _____

BASIC LANDSCAPE PLAN ATTACHED: YES _____ NO _____

SIGHT SCREEN PLAN ATTACHED: YES _____ NO _____

SWIMMING POOL PLAN ATTACHED: YES _____ NO _____

Pool Cage Color: Bronze or White

LIVING AREA (SQ.FT.): _____ GARAGE SIZE: _____

(Minimum living area size is 1600 sq ft) (minimum garage area is 425 sq ft OR 400 unobstructed sq ft)

*1,500 for 75' x 100' deep lots – must include pool (see Guidelines for new construction)

EXTERIOR WALLS: MATERIAL _____ FINISH _____

COLORS: Main Body of House _____

Trim (quoins, bands, fascia, etc.) _____

Soffit _____ Window Frames _____

Doors: (Garage) _____ (Entry) _____

DRIVEWAY: Concrete or Pavers If pavers, please provide: color _____

*Note: Please list the paint manufacturer & paint number. Example: Sherwin Williams-SW 19834 **AND**

attach color chips to application. If pure white is being used on any surface, the word “white” will suffice. Submit colored photos of pavers and roof.

1. Will lawn sprinklers or other improvements be installed on the canal or lake bank easement?
Yes _____ No _____

2. ROOF:
ASPHALT _____ TILE _____ OTHER _____ COLOR _____ PITCH _____

BRAND _____ TYPE _____

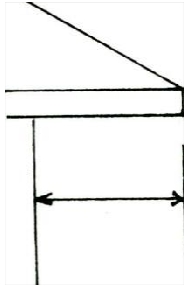
If asphalt shingles are used, they must be dimensional.

Three-tab shingles are not permitted.

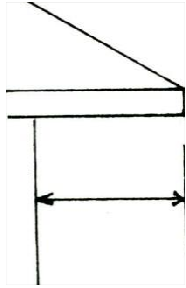
3. ROOF OVERHANG: (See Guidelines for New Construction for roof detail)

On the roof overhang sketches below, please indicate on the dimension lines the length of the overhangs. Roofs require an 18" Overhang.

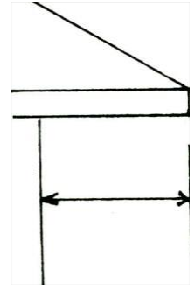
MAIN ROOF



BAY WINDOWS & BUMP OUTS



GABLE ENDS



NOTE: Please show these same dimensions on all of the elevations in your building plans. Handwritten dimensions will suffice if not already indicated.

A representative of the Association shall have the right to enter the building site (exterior) at any time during construction for the purpose of determining compliance with the specifications. The site will be inspected on several occasions.

Builders are responsible and liable to ensure that front elevation and paint colors are not the same on either the left or right of the property, as well as being sensitive to home across the street.

The Association wishes to extend to all homeowners and builders a sincere spirit of cooperation. Please email bthomas@legacygroupswfl.com for the Association with any questions concerning specifications and assistance needed in completing this form.

PLEASE INCLUDE SEPARATE CHECKS PAYABLE TO ROTONDA SANDS FOR \$400 APPLICATION FEE AND \$5,000 REFUNDABLE COMPLIANCE FEE

Comments: _____

To Be Completed by Association Office:

Date Received: _____ Review Date: _____

Approved: (_____) Disapproved: (_____) _____

Reasons(s): _____

By: _____

- ALL APPROVALS ARE CONTINGENT UPON MEETING COUNTY CODES/REQUIREMENTS

ROTONDA SANDS CONSERVATION ASSOCIATION, INC.

ARCHITECTURAL REVIEW

P.O. BOX 586, PLACIDA, FLORIDA 33946

642 N INDIANA AVE | ENGLEWOOD, FL 34223

PHONE: 941.307.6053 FAX: 941.328.3610

