

**REQUEST FOR ARCHITECTURAL REVIEW
EQUESTRIAN CLUB ESTATES PROPERTY OWNERS' ASSOCIATION**

NOTE: * THE APPLICATION WILL NOT BE PROCESSED IF NOT FULLY COMPLETE*****

NOTE: *ALL APPLICATIONS MUST BE SUBMITTED BY SEPTEMBER 1st FOR WORK WHICH IS
INTENDED TO BE COMPLETE BY NOVEMBER 15th**

****exceptions to be determined by the ARB Committee****

Any Approved extensions will be required to forfeit their security deposit

PLEASE NOTE: NOVEMBER 15th – APRIL 15th NO CONSTRUCTION IS ALLOWED

Name: _____ Directions: 1. Fill in requested information
2. Attach required checks
Address: _____ 3. Attach required certificates
4. Sign required forms and **return to**
Lot number: _____ **GRS Management Assoc., Inc.**
3900 Woodlake Blvd., Suite 309
Lake Worth, FL 33463

Telephone: Home _____ Work _____ Cell _____

E-Mail Address: _____

Authorized Designated Representative Information: _____

Company Name: _____

Telephone: Work _____ Cell _____

On Site Project manager Cell: _____ Email: _____

E-mail Address: _____

A. Scope of Work: In the space below or on an attached page, describe the alteration, improvement, addition, or other change you want to make to your home's exterior (to avoid delays, be as specific as possible). Please include such details as dimensions, materials, color(s), design, location, and other pertinent data. Must be legible or have typed attachment

B. Please attach the following items to this application:

- ___ Survey of lot showing the location of the improvement
- ___ Plans, elevations, or detailed drawings
- ___ Paint color/visual sample (see guidelines for color choices)
- ___ Copy of sub-contractor's license
- ___ Copy of sub-contractor's insurance certificate to include general liability (minimum of 1 million dollars).
- ___ **\$15,000 (Fifteen Thousand Dollars) DEPOSIT IS REQUIRED This \$15,000 security deposit check must be included with your application for any demolition, additions to existing structure, or major renovations.**
- ___ **\$5,000 (Five Thousand Dollars) DEPOSIT IS REQUIRED, but not limited to, the installation of a pool, placement of a dumpster, or major landscape modifications that require the use of construction equipment that could result in damages to existing landscaping, irrigation systems, drainage slopes, sidewalks, curbs, or common areas. These security deposit checks must be included with your application.**

***Make the check payable to EQUESTRIAN CLUB ESTATES POA. This check will be deposited in the EQUESTRIAN CLUB ESTATES POA deposit account. This account is non-interest bearing.**

****Note: If a permit is required by the local municipality, once the permit is obtained, a copy of the permit must be supplied to GRS to attach to your original application.**

EQUESTRIAN CLUB ESTATES PROPERTY OWNERS' ASSOCIATION

HOMEOWNER'S AFFIDAVIT

I have read, understand, and agree to abide by the Covenants and Restrictions of the Association. In return for approval, I agree to be responsible for the following:

- ☐ All losses caused to others, including common areas, because of this undertaking, whether caused by me or others;
- ☐ To comply with all state and local building codes;
- ☐ Any encroachment(s);
- ☐ To comply with the conditions of acceptance;
- ☐ To complete the project according to the approved plans. **If the modification is not completed as approved, said approval will be revoked and the modification shall be removed by the owner at the owner's expense.**
- ☐ Applicant further acknowledges that drainage swales have been designed and established between homes (side yard) to carry storm water off the lot and to maintain positive drainage away from home. The Association shall not be responsible for any effect that any proposed landscaping installation may have on drainage. The applicant shall be responsible for all associated costs.
- ☐ The Homeowner is responsible for any costs associated with irrigation modifications because of this alteration. For Calypso & Stroller the Homeowner is responsible for notifying LA Landscapes (561-714-8881) to make modifications to any irrigation system prior to work being initiated. Modifications required are at the Homeowner's expense.
- ☐ Homeowner assumes maintenance responsibility for any new landscaping beyond original installations.
- ☐ **The homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, common areas, etc.) are restored to their original condition. The homeowner will be notified of any deficiencies in writing and will be asked to correct any damages. Failing that, the homeowner is responsible for all costs necessary for the ECEPOA to restore the area.**

I also understand that the ARC does not review and assumes no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration, or addition; or for performance, workmanship, or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of the Architectural Review Committee or Board of Directors. If the modification is not completed as approved with the specifications submitted in this application and I refuse to correct or remove the modification, I may be subject to court action by the Association. In such an event, I shall be responsible for all reasonable attorneys' fees. **If the form is submitted by the designated agent, it must also be signed by the homeowner.**

Signature of Homeowner _____ Date _____ Signature of Designated Agent _____ Date _____

----- **Do Not Write Below This Line** -----

_____ Approved by the Architectural Review Committee

_____ Approved, subject to the following conditions:

_____ Deferred, due to the following missing information:

_____ Denied, not approved for the following reason:

By: _____
Signature of ARC Member

Date: _____

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EQUESTRIAN CLUB ESTATES PROPERTY OWNERS' ASSOCIATION**

To expedite your request, please include the information listed below for the specific category. The list may not be inclusive, and the Architectural Review Committee (ARC) reserves the right to ask for additional information.

1. Fences
 - a. Survey indicating the location with respect to the property lines and existing improvements.
 - b. Type of fence including materials, height, drawings, color, finish and decorative style.
 - c. Location and swing of gates.
 - d. Proposed landscaping plan surrounding fence (if required, see 7 below).
2. Painting
 - a. Provide paint color visual samples.
 - b. Identify each paint color i.e. stucco, trim/bands, door, etc.
3. Driveways/ Patio Modifications
 - a. Survey indicating location of proposed installation drawn on survey.
 - b. Provide color and pattern information, visual samples.
 - c. Items in attachment A required.
4. Screen enclosures
 - a. Survey depicting location of proposed screen enclosure.
 - b. Description of proposed type of screen enclosures.
 - c. Plans and specifications provided by the contractor indicating dimensions, height, screen roof type (e.g. mansard, gable or flat), location(s) of screen door(s) and accessories (e.g. kickplates).
 - d. Plan and elevation views of screen enclosure.
 - e. Identify colors including, as appropriate, colors for screening, aluminum framing, kickplates and glass. No white screen enclosures allowed. Bronze or Black only.
 - f. If a concrete slab is required, items in attachment A are required.
5. Pool Additions
 - a. Survey depicting location of proposed pool on lot.
 - b. Architectural rendering.
 - c. Plans for fencing or screening (see 1 and 4 above).
 - d. Identify pool deck type, color and pattern, visual samples.
 - e. Identify coping material and color, visual samples.
 - f. Plans for shrubs to conceal pool equipment.
 - g. Items on attachment A required.
6. Pool Heater (PROPANE)
 - a. Survey depicting location of proposed UNDERGROUND LP gas tank
 - b. Contractor License & Insurance
 - c. Copy of permit or permit application
7. Room Additions
 - a. Survey depicting location of proposed addition on lot.
 - b. Architectural drawings including plan and elevation views.
 - c. Identify exterior paint colors including paint manufacturer, color name, color number and provide a sample.
 - d. Those homes in "The Estates" must provide roof color verification, preferably with sample. Calypso and Stroller roof material and color must match existing home.
 - e. Items in attachment A required.

8. Landscaping
 - A. Survey of location of existing plantings regarding property lines and improvements.
 - b. Drawing illustrating placement of proposed landscaping. (on survey submitted)
 - c. Description of proposed landscaping including type, height, and quality of planting materials.
 - d. Some landscape additions that are major in scope may require items in attachment A.
9. Window/Door Replacement
 - a. Elevation drawing showing location of replacement windows/doors.
 - b. Tear sheet or catalog showing picture of proposed replacements
 - c. Designate color and style
10. Other
 - a. Shutters require a description of the type of shutters and color. (Brochure is helpful if available).
 - b. Satellite dishes require details regarding size, color, type, and location of where the dish will be mounted.
The placement of the dish should be so that its impact is minimized from the street side of the house.
Should be placed on the rear of the property or as far back on the side of the home as possible.

Note: Any Architectural renderings submitted to the ARC will not be returned to the applicant.

**EQUESTRIAN CLUB ESTATES POA, INC.
ARCHITECTURAL REVIEW COMMITTEE
(ARC)**

DISCLAIMER/RELEASE

The EQUESTRIAN CLUB ESTATES Property Owners Association's Board of Directors, the ARC Review Committee Members or their representative and the Management Company will not be held responsible for any landscaping or damage incurred by any homeowner's vendors/contractors pertaining to any installations made to said property.

If requested, a copy of the building permit will be provided to the Property Management Company before the installation or construction of said property. Also, if requested, a copy of a signed County Inspection Approval will be provided upon completion.

At any time, the ARC, the Board of Directors of the Association and/or the Property Management Company may ask for same documents and has the right to demand that said installation and/or construction be removed immediately at owner's expense if said modification is not what was approved by the ARC, Board of Directors, or the Property Management Company.

Name (please print)

Signature of Homeowner

Signature of Designated Agent

Address _____

Date _____

Lot _____

NOTE: If this form is submitted/signed by a designated agent it must also be signed by the homeowner.

ATTACHMENT A

1. A check in the amount of either \$5,000 or \$15,000.00 (depending on the type of modification requested) made payable to EQUESTRIAN CLUB ESTATES POA must be submitted with application. (The security deposit will be returned after final inspection.) If an extension is needed past the November 15th cutoff date, you will need to submit a request in writing. If it is approved by the Board, you will need to forfeit your security deposit and put up a new one.
2. Photos of the following areas:
 - A. Front of home including sidewalk, driveway areas, and landscaping
 - B. Both sides of home including all landscaping
 - C. Rear of home including landscaping and areas that are being altered
 - D. Lake easement area and lake bank.

NOTE:

Requests for inspections and release of deposit must be in writing to the Management Company. GRS Management Associates, Inc., 3900 Woodlake Drive, Suite 309, Lake Worth, FL 33463.

The Security Deposit will be returned to you, after the final inspection following installation of approved addition. Please allow at least 20 business days after passing the final inspection for check to be returned.

EXHIBIT
"A"

Article XI. **Architectural Control** is hereby amended by adding the following Section 9

9. **Blackout Dates and Times**

- (a) Between the dates of November 15th and April 15th no construction will be allowed on any lot that either:
1. Cannot be started and completed in the same day; or
 2. Requires the parking of work vehicles on the street; or
 3. Includes the use of equipment which emits noise that can be heard from other lots.

An exception for emergencies e.g. roof leaks, can be made upon the written approval of the Association Board of Directors.

- (b) Between the dates of April 16th and November 14th, construction will be allowed between the hours of 7:30am and 6:00pm Mondays through Saturdays only. No construction will be allowed on Sunday or federal legal Holidays.

I _____ have read, understand and agree to Exhibit "A" as outlined above.
(Please Print)

Homeowner Signature

Date

Designated Agent Signature

Date

NOTE: If this form is submitted/signed by a designated agent it must also be signed by the homeowner.

Equestrian Club Estates Property Owners Association, Inc.

C/O G.R.S. MANAGEMENT ASSOCIATES, INC.

3900 Woodlake Blvd □ Suite 309 □ Lake Worth, FL,
33463

Phone (561) 641-8554 □ Fax (561) 641-9448

ARCHITECTURAL GUIDELINES

March 2019

All exterior improvements, additions, modifications, decorations, or alterations to the Lot Or Home shall be reviewed by and have written approval given by the Architectural Review Committee (ARC). The ARC shall require the submission of plans and specifications showing materials, colors, structure, dimensions, and location of proposed improvement in sufficient detail to assure compliance with the guidelines established for approval. Notwithstanding any guidelines established, the ARC shall in its discretion determine whether the Improvement shall be in harmony* with or detrimental to the appearance of the Community.

*Harmony: as interpreted and applied by the ARC, shall be defined by consideration of the following factors:

- a. The positioning of any structure on the lot;
- b. The relationship of all structures to open space and to neighboring lots;
- c. The scale, height and /or mass of any structure, especially that which may result in one or more of the following:
 - 1. alters the integrity of the relationship with a neighboring property;
 - 2. adversely impact the visual character considering the adjacent properties and streetscape;
 - 3. look incongruous or misplaced;
 - 4. negatively affect the existing architectural style of the neighborhood.

An ARC application can be obtained from GRS, at the guardhouse or downloaded from the GRS website: www.grsmgt.com. A dumpster placed on the property also needs approval and an application must be submitted. Dumpsters ***must be covered*** at the end of every day.

ECE Article XI. Section 9 Blackout dates and time

Between the dates of November 15 and April 15 no construction will be allowed on any lot that either

- 1. Cannot be started or completed on the same day; or
- 2. Requires the parking of work vehicles on the street; or
- 3. Includes the use of equipment which emits noise that can be heard from other lots.

Guidelines continued

1. Roof Tile

The ARC must approve materials when re-roofing homes.

Stroller/Calypso: Acceptable roof material is Clay - Spanish Barrel and S-style tile. The committee maintains a palate of acceptable roof colors.

Estates Side: Clay tiles

2. Paint Colors

The ARC must approve exterior painting of homes, even when repainting the home the same color.

The committee maintains a palate of acceptable colors listed below:

Stroller Way: Soft neutral color palette w/ contrasting trim & banding. Applications must have samples included & swatch painted on house may be requested.

Calypso Lane: Joining homes must be the same color neutral

Estate Side: Generally, color choices should be a soft neutral palette.

3. Gutters:

Gutters should match eaves or roof tile colors unless using copper gutters. All downspouts except copper should be painted the same color of the house body color.

4. Garage Doors/ Entry Doors need to be approved if changing style or color

Garage Doors must be painted white; other choices are faux finish wood or stained wood; colors and finishes must be approved.

5. Windows

Windows should be consistent with the basic design of the house; any change in style must be approved by the ARC

6. Pool Heaters/Generators

Pool Heaters and Generators must be placed screened by landscaping and out of the line of vision from the road.

All propane tanks must be placed underground.

Pool Heaters and Generators must comply with the Wellington building code.

The ARC must approve any architectural enchantment such an outdoor sculpture

Guidelines continued

7. Objects

The ARC Must approve any architectural enchantment such as outdoor sculpture

8. Driveway / Patio

Approved materials are pavers and brick. Choice should be harmonious with specific neighborhood.

9. Room Addition / Screen Enclosures

The ARC must approve any plans for additions / screen enclosures to any property.

Addition should match the original structure in architectural style, windows, paint color, and roof material.

No second story addition will be permitted on Stroller Way.

10. Fencing / Gates

Aluminum fencing is acceptable in black and rubbed bronze. White fencing is grandfathered but if replaced must be black or rubbed bronze. Chain-link and stockade fencing is not permitted. Wood Gates are acceptable. A drawing and stain color must be submitted for approval.

11. Satellite dishes

The placement of the dish should be so that its impact is minimized from the street side of the house. It should be placed at the rear of the property or as far back on the side of the home as possible.

12. Mailboxes

Stroller & Calypso: Mailboxes must be original in style to the community.

The management company can arrange for a resident to replace or repair their mailbox

Estate Side: Mailbox must be approved by the ARC an example of a permissible mailbox is Frontgate's Capitol or Balmoral models