

Valencia Bonita Homeowners Association, Inc.

RECEIVED: _____

BY: _____

APPLICATION FOR ARCHITECTURAL REVIEW
LANDSCAPING, LANDSCAPE LIGHTING, AND IRRIGATION

Please Note: There is a refundable security deposit of \$200 required for this project. Make check payable to: Valencia Bonita HOA. **Emailed applications are not accepted.** Completed applications with check(s) and wet signatures must be hand-delivered or mailed to: Clubhouse Valencia Bonita HOA, 16621 Valencia Bonita Blvd. Bonita Springs, FL 34135.

Owner Name: _____

Local Address: _____ Lot # _____

Email Address: _____ Phone: _____

Alternate Address: _____

The ARC has 45 days from receipt of the application to complete the preliminary review

If you or a contractor working for you plan to dig anywhere on your lot for any reason, you or the contractor must first call the underground utility locate company (Sunshine811 – 811 or sunshine811.com) to have them locate and mark all the underground utilities near the location of the proposed digging to ensure that everyone is aware of any gas and other utility lines that may be located in the area where the digging will take place.

**ALL APPLICATIONS MUST BE SUBMITTED BY THE HOMEOWNER
EMAIL/ELECTRONIC SUBMISSIONS ARE NOT ACCEPTED**

If you have any questions regarding this application please email:
ARC@valenciabonitahoa.org

Valencia Bonita Homeowners Association, Inc.

ARCHITECTURAL REVIEW CHECKLIST

LANDSCAPING, LANDSCAPE LIGHTING, AND IRRIGATION

This checklist must be completed by the Owner and their contractor, and submitted to the Architectural Review Committee ("Committee") for review and approval.

IMPORTANT NOTE

The number of hardwood trees on each property is overseen by Lee County and must be maintained; Any hardwood tree removed **MUST** be replaced with another hardwood tree from the list of approved native species Large Trees.

<https://www.leegov.com/dcd/es/land/native>

Palms are not required and may be added/removed with ARC approval.

ALL ITEMS BELOW APPLY TO THIS APPLICATION

- a. One (1) complete set of all plans, specifications, drawings and other supporting documents for the planned Improvement prepared by an architect, landscape architect, engineer or other person determined by the Committee to be qualified. This must include a diagram of all plantings (if any), identified by species, drawn to scale.
- b. Copies of contractor/subcontractor's license and insurance certificates to include general liability (minimum of 1 million dollars), workers compensation or State of Florida workers compensation exemption. Liability certificate must list the Valencia Bonita Homeowners Association, Inc. 16621 Valencia Bonita Blvd. Bonita Springs, FL 34135 as an "Additional Insured".
- c. Construction access and material storage area is clearly identified on the Lot Survey or site plan.
- d. A check in the amount \$200 to cover the costs of any incidental damage caused to Association Property, an adjacent Home or Lot, or any other Lot, or any other property by virtue of Owner's construction or installation of the Improvement(s). The security deposit, less any damages caused by the construction or installation of the Improvement(s), will be returned after the final inspection from the ARC following the installation or construction of the Improvement.
- e. Owner(s) have signed and initialed the application and all required fields.

Signature of Owner

Date

Valencia Bonita Homeowners Association, Inc.

MAJOR LANDSCAPING & LANDSCAPE LIGHTING REQUIREMENTS

- a) A Refundable Security Deposit is required in the amount of \$200, made payable to Valencia Bonita HOA to cover the costs of any incidental damage caused to Association Property, an adjacent Home or Lot, or any other property (whether real or personal) by virtue of Owner's construction or installation of the Improvement(s).
- b) The Security Deposit will be returned when the Owner has satisfied all conditions of the approval. and the final inspection has been approved by the ARC.
- c) Lot survey depicting location of existing plantings with respect to property lines and existing improvements.
- d) Scaled plan illustrating placement of proposed trees, shrubs and groundcover indicating landscape to be removed and/or added.
- e) Description of proposed landscaping material (trees and shrubs) and photos, including plant type and height.
- f) In addition to detailed location including dimensions from the home and property lines, it must include species and size of proposed trees and shrubs. If applicable, existing adjacent side and rear yard landscape buffers must also be shown.
- g) Ground based lighting is not to exceed 18" in height and no more than 24 lights installed.
- h) Low voltage or solar with bulb wattage not to exceed 30 watts or equivalent if LED.
- i) Must be installed in existing plant beds and not in any tree, palm or shrub.
- j) Electrical wiring must be buried.
- k) Photos of the following areas must be included with the application:
 - 1. Front of home including sidewalk, driveway areas, and landscaping.
 - 2. Both sides of home (including adjacent yards, if affected) and all landscaping.
 - 3. Rear of Home and Lot including landscaping and areas to be altered.
 - 4. Lake easement area and lake bank.

INITIALS _____

Valencia Bonita Homeowners Association, Inc.

OWNER'S AFFIDAVIT

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

1. Allowing reasonable access to the Lot by the ARC and its Committee Members to conduct site visits as part of the review process, and on-going construction observations.
2. All losses or damage caused to others, including common areas, as a result of this Improvement, whether caused by Owner or others;
3. To comply with all applicable governmental laws, statutes, ordinances, codes, rules and regulations;
4. To correct any encroachment(s) caused by the Improvement;
5. To comply with the conditions of approval required by the ARC for the Improvement (if any);
6. To complete the Improvement in accordance with the approved plans. If the Improvement is not completed as approved, said approval will be revoked and the addition or modification shall be removed by the Owner at the Owner's expense.
7. If requested a copy of the Owners building permit will be provided prior to the commencement of the improvement, and a copy of the final City of Bonita Springs Building Department Certificate of Completion inspections will be required for pools and screen cages.
8. Owner further acknowledges that the existing drainage swales have been designed and established between homes (side yard) to provide positive drainage away from Home and convey storm water off the lots. The Association and/or Declarant shall not be responsible for any impact that proposed Improvement may have on drainage. The Owner shall be responsible for all associated costs to correct drainage problems caused by the Improvement including re-grading, re-sodding and as-built surveys.
9. Costs associated with irrigation modifications as a result of this Improvement shall be at the Owner's expense.
10. Owner acknowledges they are responsible for any damage and repairs to the irrigation main and valves located in adjacent lake and open space tracts that is caused by their Improvement.
11. Providing contractors and material suppliers access to construction areas only through Owner's property or adjacent property if the neighbor has consented to the access through their property in writing.
12. Ensuring that all areas affected by construction of the Improvement (i.e., landscaping, irrigation, common areas, etc.) are restored to their original condition. Owner will be notified of any damage or deficiencies in writing and will be required to correct any damages. Failing that, the Owner is responsible for all costs necessary for the Association to properly restore the affected area(s).
13. Valencia Bonita Homeowners Association's Board, the ARC members or their representative and the Property Management Company shall not be held responsible for any damage to landscaping, irrigation or other property caused or incurred by Owner or Owner's vendors/contractors pertaining to any work related to the Improvement.

I acknowledge that the ARC review and approval or disapproval of plans submitted to it for any proposed Improvement shall be based solely on considerations of the overall benefit or detriment to the Community as a whole. I also understand that the Committee does not review or assume responsibility for the structural adequacy, capacity, safety or compliance with any applicable law, rule, regulation, code or ordinance of the proposed Improvement; or for performance, workmanship, quality of work, or schedule of any contractor.

I agree to abide by the decision of the ARC. If the Improvement is not completed as approved, within the specifications submitted in this application, and I refuse to correct or remove the Improvement, I may be subject to legal action by the Association. In such event, I shall be responsible for the Associations' reasonable attorneys' fees.

Signature of Owner

Date

Valencia Bonita Homeowners Association, Inc.

**Architectural Review Committee
Approval Worksheet**

Lot # _____

Preliminary Approval by the ARC: _____

Preliminary Approval by the ARC subject to: _____

Preliminary Deferral, due to the following missing information _____

Denied, not approved by the ARC for the following reason(s): _____

Preliminary Review

Signature of Committee Member: _____ Date: _____

Signature of Committee Member: _____ Date: _____

Final Site Review

Signature of Committee Member: _____ Date: _____

Signature of Committee Member: _____ Date: _____