

Valencia Bonita Homeowners Association, Inc.

RECEIVED: _____

BY: _____

**APPLICATION FOR ARCHITECTURAL REVIEW
POOLS**

Please Note: There is a refundable security deposit of **\$3500** 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

2023-12-26

Valencia Bonita Homeowners Association, Inc.
ARCHITECTURAL REVIEW CHECKLIST

POOLS

This checklist must be completed by the Owner and their contractor, and submitted to the Architectural Review Committee ("Committee") for review and 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.
- b.** Lot survey showing the location and distances of the pool and pool equipment in relation to the Home and Lot boundaries, clearly marked and drawn to scale. Location and distances of all existing pool, generator, and air conditioning equipment for the Lot and adjacent lots is shown, and meets property line setbacks.
- c.** Copy of contractor/subcontractor's license and insurance certificate 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".
- d.** Landscape Plans on a separate ARC application.
- e.** Paint color chips or sample provided on the exterior elevation
- f.** Construction access and material storage area is clearly identified on the Lot Survey or site plan.
- g.** Drainage swales and easements (in front, rear or sides of the home) are identified on the Lot survey or site plan and will not be impacted by the proposed Improvement.
- h.** Location of the pool drain overflow is clearly identified and located on the side of the Lot, minimum 15' from the rear of the deck or screen enclosure.
- i.** I am including a \$3500 refundable deposit check 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). This deposit is required at the Association's sole discretion for improvements such as patio extensions, pools, generators or major landscaping. 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. Please note that a Final Survey from a licensed civil engineer showing the completed ground elevations of the rear yard and side yard drainage swale at the property lines must be provided by the homeowner to request the final inspection and approval for pools and screen cages.
- j.** Owner(s) have signed and initialed the application and all required fields.

Owner signature

Date

Valencia Bonita Homeowners Association, Inc.

POOL REQUIREMENTS

- a) A Refundable Security Deposit in the amount of \$3500 made payable to Valencia Bonita HOA is required 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, less any damages caused by the construction or installation of the Improvement(s), will be returned after the Owner has satisfied all conditions of the approval and final inspection from the ARC has been approved.
- c) Pool contractors must receive ARC approval prior to start of construction or their job will be shut down immediately via notice from the ARC.
- d) Silt and safety fences must be installed and maintained at the rear and side yard property lines prior and during the course to any construction.
- e) Owner and their pool contractor are responsible for obtaining all necessary permits and approvals from the appropriate Building Department(s) and governmental agencies, as applicable.
- f) Access to areas of pool construction should be through Owner's Lot if possible. In a narrow lot the construction may occur through the neighbor's property if owner has discussed and agreed in writing this access with the neighbor, and Owner is responsible for repairing any damages done to adjacent Lots and common areas caused by the construction.
- g) Owner's pool contractor is responsible for removal of all dirt, rocks, concrete, debris and trash from the Community. All excavated fill (dirt) from the pool construction or any other improvement must be removed from the Community by the Owner's contractor. No dirt or debris can be left on the Lot, adjacent lots, street, swale, lake bank, preserve or any adjoining common area property during or after construction is complete.
- h) There will be no signs displayed anywhere within the Community per the Declaration of Covenants, Conditions and Restrictions. Only permit boards will be allowed to be displayed, and they must be on the Lot in which the related work is being performed.
- i) A Certificate of Completion must be received from the Bonita Springs Building Department prior to the Committee's final inspection and return of any refundable Security Deposits
- j) The irrigation zones (pipes) in the location of proposed pool must be cut and capped by the irrigation contractor employed by the HOA. Zone lines for the balance of the lot must remain functional during the pool construction. Pool contractor(s) shall not tamper with the irrigation valve serving the subject and adjacent lots.
- k) No construction materials may be dumped or stored in the road right-of-way, lake bank or adjacent lot. All materials must be stored on the subject lot. For lake front lots, no material/dirt is allowed to be stored within the lake tract which includes the 20' lake maintenance easement.
- l) Any damage to the road right-of-way must be repaired/restored to its their original condition. This includes the asphalt, concrete sidewalks, curb, and sod within the road right-of-way.
- m) All pool overflows must be plumbed on the sides of the pool (NOT the rear). Overflow shall be minimum 15' from the rear of the deck or screen enclosure.
- n) Prior to sodding, the contractor shall have the side yard swales staked and graded to ensure positive drainage per the original design plans for the Community

Initials _____

Valencia Bonita Homeowners Association, Inc.

POOL REQUIREMENTS (continued)

- o) Upon installation of sod, the contractor shall have the property surveyed. Grades shall be shot at 20-foot intervals along the side yard property lines from the front to rear of the property. Said as-built grades shall be submitted to the ARC for inspection and approval for conformance with the original design plans, and to ensure the swales are properly graded to drain storm water away from the Home and in the appropriate direction.
- p) Pool Equipment, including all piping, must be located within 42" from the exterior wall of the Home so that adequate side yard drainage can be maintained. Piping from the pump to underground must be located behind or in front of the equipment pad, not on the side.
- q) The proposed pool equipment must be separated by more than 10' (front to rear) from any existing mechanical equipment that utilizes a 1' minimum setback on the Lot or adjacent Lot.
- r) The ARC must approve pool equipment pad forms prior to concrete being poured.
- s) Landscape shrubs, minimum 36" high, and 7-gallon minimum size, shall be installed to screen pool equipment from the road and rear of any lake lot.
- t) Any cost incurred by the Association to make necessary damage repairs not completed by the pool contractor will also be deducted from the
- u) Security Deposit. Once the ARC has approved the final inspection, the Security Deposit will be returned to the Owner.
- v) One 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 must be submitted with the application. At time of application for ARC Review, a site plan and detailed Drainage Plan shall be submitted showing the location of all existing and proposed mechanical equipment on the Lot and adjacent lots with complete measurements to demonstrate compliance with this condition.
- w) The homeowner MUST provide a copy of these requirements to their contractor and ensure these requirements are followed.

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. 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).
12. 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.
13. 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.
14. Advising immediate neighbors on each side, in writing or verbally, of the proposed project regardless of whether their property will be used for access. Consent is not required.

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.

Owner signature

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: _____