

# TUSCANY

Tuscany Property Owners Association, Inc.  
14001 Gold Tigereye Trail  
Delray Beach, Florida 33446  
561-404-9261

## REQUEST FOR ARCHITECTURAL REVIEW

*Please return this completed form and all other required documents and payments to:*

Tuscany Property Owners Association Inc.  
14001 Gold Tigereye Trail  
Delray Beach, Florida 33446

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_ Lot #: \_\_\_\_\_ North: \_\_\_\_\_ South: \_\_\_\_\_  
(Check One)

Telephone: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

### A. BRIEF DESCRIPTION:

In the space below or on an attached page, please provide a detailed description of the improvement(s) you would like to construct or install. Please be specific and include details such as dimensions, materials, color(s), design, location and other pertinent data. Refer to Exhibit A for specific information needed for certain proposed improvement.

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### B. Please attach the following items to this application (if applicable):

- Copy of official lot survey indicating the location of the proposed improvement(s) (i.e. pool, screen enclosures, landscaping or other changes), clearly marked and drawn to scale.
- Specifications, drawings, and other detailed plans for the proposed improvement(s) (2 complete sets).
- Copy of subcontractor's license.
- Copy of subcontractor's insurance certificate to include general liability (minimum of 1 million dollars), workers compensation or State of Florida workers compensation exemption.
- Security deposit of \$5,000.00 made payable to TUSCANY PROPERTY OWNERS ASSOCIATION, INC. 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). This security deposit is required at the Association's sole discretion for improvements such as patio extensions, pools, room additions 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 following the installation or

construction of the improvement. Please allow a minimum of ten business days after the final inspection for the deposit to be returned.

- A non-refundable Drainage Review Fee in the amount of \$250.00 made payable to TUSCANY PROPERTY OWNERS ASSOCIATION, INC. for proposed improvements that are for (or include) planting, landscaping and/or other improvements proposed to be located in the Rear Yard Drainage Swale Easement.
- Photographs of the following areas: 1) front of the home, including sidewalk, driveway and landscaping; 2) both sides of the home, including all landscaping; 3) rear of the home, including landscaping and areas you propose to modify; and 4) lake easement area and lake bank (if applicable).

***Failure to provide the above listed documents, security deposit and fees (if applicable) will result in delay or denial of the request.***

**C. Owner's Acknowledgments:**

**REQUEST FOR ARCHITECTURAL REVIEW**

I have read, understand, and agree to abide by the Amended and Restated Declaration of Covenants, Restrictions and Easements for Tuscany and the Association's Rules and Regulations. I further acknowledge and agree that I am responsible for the following:

- To comply with all applicable governmental laws, statutes, ordinances, codes, rules and regulations.
- To comply with the conditions of acceptance required by the Association (if any).
- To complete the improvement according to the approved plans. If the improvement is not completed as approved, said approval will be revoked and the improvement shall be removed by Owner at Owner's expense.
- All losses caused to others, including common areas, as a result of the improvement, whether caused by me or my contractors.
- All costs and expenses associated with any effect the improvement may have on drainage and/or the drainage swale.
- All costs and expenses associated with any irrigation modifications, required as a result of the improvement. Owner must notify BrightView Landscaping (561-495-6330) of the improvement and make any necessary modifications to the irrigation system prior to work being initiated.
- All maintenance for any new landscaping installed.
- Owner is responsible for ensuring that all areas affected by the construction or installation of the improvement (i.e. existing landscaping, irrigation, common areas, etc.) are restored to their original condition. Owner will be notified of any deficiencies in writing and will be asked to restore the affected area and/or address any damages. If Owner fails to restore the affected area in a timely manner, the Association reserves the right to restore the area at Owner's expense.

I acknowledge that the Committee's 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 further acknowledge and agree that the Committee shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with all applicable laws, rules, regulations, codes and ordinances.

I agree to abide by the decision of the Architectural Control Committee. If the improvement is not completed as approved with the specifications submitted in this application and I refuse to correct or remove the improvement, I acknowledge that I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorneys' fees and costs.

**Date:** \_\_\_\_\_ **Signature of Owner** \_\_\_\_\_

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## REQUEST FOR ARCHITECTURAL REVIEW

### EXHIBIT A

To expedite your request, please include the information listed below for each applicable category. This list is not exhaustive, and the Architectural Control Committee reserves the right to ask for additional information.

#### 1. Fences

- a. Survey indicating the location of the proposed fence 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. Identify colors, including paint manufacturer, color name and color number.
- b. Provide paint color samples.
- c. Elevation of structure of area to be painted (elevation survey) identifying the location(s) of each paint color (i.e. stucco color x, trim bands color y, door color z, etc.)

#### 3. Driveways/Concrete Patio Extensions

- a. Survey indicating location of proposed installation drawn on survey.
- b. Type of materials (driveways must be brick pavers). Colors to match existing colors of field and border.
- c. Provide color and pattern information, preferably samples.

#### 4. Screen enclosures

- a. Survey depicting location of proposed screen enclosure.
- b. Description of proposed type of screen enclosure.
- 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. kick plates).
- d. Plan and elevation views of screen enclosure.
- e. Identify colors including, as appropriate, colors for screening, aluminum framing, kick plates and glass.

#### 5. Pool/Spa Additions

- a. Survey depicting location of proposed pool.
- b. Architectural rendering.
- c. Plans for fencing or screening (see 1 and 4 above).
- d. Identify pool deck type, color and pattern, preferably samples.
- e. Identify coping material and color, preferably samples.
- f. Plans for shrubs to conceal pool equipment.

## **6. 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 and color number.
- d. Provide roof color verification, preferably with sample. Roof material and color must match the existing roof material and color of the home.

## **7. Landscaping**

- a. Survey depicting location of existing and proposed plantings with respect to property lines and existing improvements.
- b. Description of proposed landscaping including species, type, height and quality of planting materials.

## **8. Other**

- a. Satellite dishes require details regarding size, color, type and location where dish will be mounted. All approved Satellite Dishes **must** be installed on either the rear of the home or on the one side of the home belonging to the above indicated lot. Dish **must** be installed as close to the rear of the home as possible. No Satellite dishes may be installed on the front of the home or on the “zero lot line” side of the home.

***NOTE: Plans and architectural renderings submitted to the Committee will not be returned to the Owner***

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\_\_\_\_\_ Date \_\_\_\_\_ Signature of Owner

### ACTION BY ARCHITECTURAL CONTROL COMMITTEE

Approved     Approved with conditions     Denied for missing information     Denied

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By: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of ACC Member