

The Conservatory Property Owners Association, Inc.

Architectural Control Board (ACB)

c/o MAY Management Services, Inc.

I Hammock Beach Pkwy, Suite 102 • Palm Coast, FL • 32137

Office: (386) 446-0085 • Fax: (386) 246-4071

Attn: Carina Samudio, Architectural Review Coordinator • csamudio@maymgt.com

Copy: Carsten Georg, Community Association Manager • cgeorg@maymgt.com

Architectural Control Board Application (New Home Construction)

SUBMITTAL DATE: _____

BUILDER: _____ **PHONE:** _____

SUPERINTENDANT: _____ **PHONE:** _____

FOR: Street Address: _____ Lot # _____

Customer Name: _____

TYPE: _____ Model: _____ (Name)

_____ Custom Home _____ Spec Home

_____ Square Footage Heated and Cooled Space

FEES AND DEPOSITS: _____ \$4,000 New Home Construction Fee – Includes three (3) Architectural and two (2) Landscape/Irrigation reviews and one (1) Final inspection. Any additional reviews and inspections will be billed at \$350/each.

_____ \$10,000 New Home Construction Refundable Deposit

*** Notes:**

- 1) Please make checks payable to The Conservatory Property Owners Association.
- 2) Violation Penalty fees will be recovered from the \$10,000 refundable New Home Construction deposit, if necessary. Unless the violations are paid before final inspection.

SUBMITTAL DEADLINE: Tuesday the week prior to the next scheduled ACB meeting at 12:00 p.m. to make the Architectural Control Board Meeting Agenda.

CONSTRUCTION MATERIALS, FINISHES AND COLORS (*Must include samples, cut sheets, pictures, brochure)

ROOF PITCH: _____ *ROOF COLOR: _____

*ROOF MATERIAL: _____ *ROOF MANUFACTURER: _____

ROOF STYLE: _____ FINISH FLOOR ELEVATION: _____

*SOFFIT MATERIAL: _____ *SOFFIT COLOR: _____

*FASCIA MATERIAL: _____ *FASCIA COLOR: _____

*GUTTERS MATERIAL: _____ *GUTTERS COLOR: _____

Downspouts of the home must be painted to match the section it touches

GARAGE (number of garage doors): _____

*GARAGE MANUFACTURER: _____

*GARAGE DOOR COLOR: _____ *GARAGE DOOR STYLE: _____

*GARAGE DOOR MATERIAL: _____

EXTERIOR FINISHES: _____

*BODY COLOR: _____ *TRIM COLOR: _____

*BANDING COLOR: _____ *CORBELS COLOR: _____

*IRONWORK: _____

*FRONT DOOR MANUFACTURER: _____

*FRONT DOOR MATERIAL: _____ *FRONT DOOR COLOR: _____

*FRONT DOOR STYLE: _____ *FRONT DOOR INSERT: _____

*WINDOW MANUFACTURER: _____ *WINDOW STYLE: _____

*WINDOW MATERIAL: _____ * WINDOW COLOR: _____

*DRIVEWAY MATERIALS: _____ *DRIVEWAY COLOR: _____

DRIVEWAY MANUFACTURER (PAVERS): _____

*POOL MATERIAL: _____ *POOL COLOR: _____

*PATIO MATERIAL: _____ *PATIO COLOR: _____

PATIO MANUFACTURER (PAVERS): _____

*EXTERIOR LIGHTING STYLE: _____

*EXTERIOR LIGHTING COLOR: _____

*FENCE MANUFACTURER: _____ *FENCE COLOR: _____

*SCREEN ENCLOSURE MANUFACTURER: _____

*SCREEN ENCLOSURE COLOR: _____

*MISCELLANEOUS EXTERIOR DECORATIVE ELEMENTS: _____

ACB PRELIMINARY PLAN REVIEW: (All items required to be on the ACB Meeting Agenda)

Note: Preliminary Plans submittals for any new construction shall include one set of electronic and hard copies of the following indicated by *.

- 1) All Exterior elements require a cut-sheet, specs, as well as pictures of the items being used.

_____ ACB Application

_____ New Home Construction Fee

_____ New Home Construction Deposit

_____ Copy Of Construction Contract

_____ Golf Course Property YES_____ NO_____ (Provide color Photographs)

_____ *Survey of the Home Lot showing all applicable setbacks

_____ *Preliminary site plan showing the approximate location and dimension of all improvements on the Home Lot and all applicable setbacks. This includes location of the mailbox. This site plan should also show the location and dimension of any improvements on adjacent Home Lots.

_____ *Preliminary Site Drainage Plan with downspouts and with ADS drainage to emitters

_____ *Preliminary Architectural Plans

_____ *Swimming Pool Plan if any

_____ *Truss Plan

_____ * Fence Plan if any

_____ * Enclosure Plan if any

_____ *Preliminary Landscape Plan with street trees per street tree planting plan. Type, Size, Quantity (Requirements, Live Oak 14ft ht x 8ft spd / 4" cal, 65-gal, Magnolia, 14ft ht x 7ft spd / 3" cal, 100gal) Landscape must go to water's edge.

- _____ *Preliminary Irrigation Plan
- _____ *Preliminary Exterior Lighting Plan
- _____ *Color Photographs of the site in its existing state taken from each corner of the lot
- _____ * Color Photographs showing five (5) adjacent lots/homes on each side as well as the lots/homes directly across the street from the subject lot

1	2	3	4	5	Lot	1	2	3	4	5
1	2	3	4	5	Across the street from subject lot	1	2	3	4	5

_____ *Such other information, data and drawings voluntarily submitted by the Builder or owner.

FINAL CONSTRUCTION PLAN REVIEW: (All items below are required to be on the ACB Meeting Agenda as well as any comments on the Preliminary Review Letter)

**** Note:** Final plans, including any ACB recommended changes to the Preliminary Plan (the “Final Plan”) shall be submitted to the ACB for review and approval (“Final Plan Approval”). If all recommended changes to the Preliminary Plans are not included on the Final Plans, the Final Plans will be rejected by the ACB. The Final Plans shall be certified by an Architect and Engineer, as is necessary, and include one (1) printed set, plus an electronic copy in PDF format of the following.

_____ Final Construction Documents. All engineering should be completed, and the plans should have all the information required by the City Building Department

_____ Final Site Drainage and Grading Plan, including gutter and downspouts design plans. The Final Site Drainage and Grading Plan Shall be prepared and certified by an Architect, Engineer, or Landscape Architect. Drainage plans shall provide for the retention of drainage created by the Home Lot’s development both during and after completion of Home construction and prevent negative drainage impacts on adjacent Home Lots or other real property. The Final Site Drainage and Grading Plan Shall, at a minimum, set forth the following

- Survey elevations of the four corners of the Home Lot and applicable setbacks
- Survey elevations of the road fronting the Home Lot and adjacent Home Lots
- Spot Elevations at locations around the Home Lot and adjacent Home Lots
- Overland drainage flow patterns and swale locations with spot elevations
- A cross section from center line of the frontal street to the rear property boundary to demonstrate relation between finish floor elevation at the front, rear, and sides of Lot.
- Sub surface drainage system
- Roof gutter downspout’s locations and flow patterns

_____ Certified Survey and Site Plan shall, at a minimum, be certified by a Florida Licensed land Surveyor, in form satisfactory to the ACB, and set forth the following.

- Legal description and street address
- All home Lot Boundaries, setbacks, and easements
- Location and square footage of Home and other improvements on Home Lot, including without limitation any swimming pools, decks, and front post lighting locations
- Utility (including service entry locations) and other mechanical equipment locations
- Driveways, walks, sidewalks, cart paths, service courts, screening walls, fences and associated “hardscape”
- Elevations, including without limitation existing Home Lot elevations, finish floor elevations for the Home and any homes on adjacent Home Lots, spot elevations at each of the four corners of the Home Lot and the center line elevation of adjacent streets
- Any Home Lot special features (including without limitation any lakes, ponds, marsh, existing trees, adjacent structures, and golf course fairways)
- Proposed location of all lighting
- Proposed location of all irrigation
- Exterior colors and materials

_____ Form Board Survey

_____ Final Landscape Plan

- Landscape site plan
- Plant List
- Hardscape Plan
- Irrigation Plan
- Drainage Plan
- Lighting Plan

_____ Exterior Lighting Fixtures (must include cut sheets)

CONSTRUCTION START: (All items required for construction start)

_____ ACB Construction Agreement

_____ Pre-Construction Meeting

_____ Copy of Building Permit.

- A copy of the building permit shall be submitted to the ACB within two (2) days of the builders/owner receipt. Within thirty (30) days of the City’s issuance of a building permit for the construction of a Home, the builder/owner shall commence construction in accordance with such permit. If construction does not commence within the above-mentioned time period, the approval of the ACB shall be deemed withdrawn and it shall be necessary for the builder/owner to resubmit the ACB application and start the review process over.

FINAL INSPECTION AND ACCEPTANCE: (All items required for New Home Construction Final Inspection and Acceptance)

- _____ Final Survey
- _____ Final Site Plan
- _____ Certificate of Occupancy
- _____ Valve Decoder for each Zone supplied to the Conservatory POA Landscape Contractor

I have received and reviewed a copy of the Association Design Guidelines, Rules and Regulations. I understand the documents and agree to abide by the rules and regulations set forth and will ensure all persons using the premises under my permission will abide by these rules.

Builder (Print Name)

Owner (Print Name)

PROPERTY OWNERS SIGNATURE: _____ **DATE:** _____

BUILDERS SIGNATURE: _____ **DATE:** _____