

Include all answers on Application and Checklist as well as all required documentation as part of your submittal.

Pine Ridge Property Owners Association, Inc.
5690 W Pine Ridge Blvd. Beverly Hills, FL 34465-2876
Phone: 352-746-0899 Fax: 352-746-0875

Application # _____
Date Received: _____

*****Builder/Owner Builder Application*****

Property Owners Mailing Address (please print)

Name: _____
Address: _____
City, ST., Zip _____
Email: _____
Phone: _____

Contractor's Mailing Address

Name: _____
Address: _____
City, ST., Zip _____
Email: _____
Phone: _____

Construction Address: *The Street number and name is required for processing and will not be accepted without it.

Unit _____ Block _____ Lot _____ Acres _____ Street Address _____

Proposed Construction, Modification and/or Addition (Use one form per Structure *Except if there is a home/pool)

- ☐ New Home
☐ Model Home
☐ Detached with new build (over 420 sq feet) – circle one (Garage, Barn, Other _____) Size (____ x ____)
☐ Addition, Remodel (sq. Ft. _____)
☐ Model Home Sign – Please include: *Site plan showing location and elevation with lettering, colors, dimensions, height & all existing structures.

Documentation Required

1. Scaled Site plan showing location(s) and setbacks
2. Floor Plan (1 Set)
3. Exterior Elevations (4 views) showing roof pitch, fascia and overhang.
4. Exterior Finish Materials (stucco, vinyl, etc)
5. Exterior main body and trim colors with samples
6. Roof Color – Manufacturer's name and color.
7. Environmental review of property by Licensed professional.

Attach Color Samples Here

DECLARATIONS:

1. I assure the project completion date not to exceed 12 months following the initial date of the county building permit.
2. I have received and read a copy of the Pine Ridge Estates Declaration of Restrictions
3. I grant permission for a PRPOA Agent to enter the property while under construction for verification of application
4. I will submit a \$100 non-refundable application for a new home build only.

Property Owners signature _____ Date: _____

FOR PINE RIDGE ARCHITECTURAL DESIGN COMMITTEE USE ONLY

- ☐ APPROVED: (In compliance with Deed Restrictions and ADC Rules/Criteria)
☐ DISAPPROVED: (Not In compliance with Deed Restrictions and ADC Rules/Criteria)
☐ Temporary: (Pending copy of county permit)
☐ On Hold: (See Remarks below)

Remarks: _____

Signed by: _____ : Date _____
Resubmit: ☐ Approved ☐ Disapproved Date: _____ Initial: _____

ADC Checklist - New Homes

For Application # _____

For each application turned into the Pine Ridge ADC the following items are needed.

For each numbered item a document(s) should be included. On each of the plans provided please highlighted requested information in Yellow to make it easier to find.

For all questions in Italics an answer should be given.

1. Builder application form completely filled out
2. Full plans for the Home including the following information:
 - A. SQ Footage of the New Home - Minimum 1800 SQFT

What is the SQ Footage of the Home? _____

- B. If 2 Story SQ Foot on Ground and on Second Floor - No Less than 1200 SQ Feet on Ground Floor

Does the Main Structure have a 2nd Story (Yes/No)? _____

If it does:

What is the SQ Footage on the 1st Story? _____

What is the SQ Footage on the 2nd Story? _____

- C. SQ Footage of any other structures currently on the property or being submitted for approval for this build (3.02)

Document SQ Footage and purpose of other structures on property

- D. SQ Footage of the Garage and information about how many cars it is designed for (3.01)

How many Cars is the Garage designed to hold and what is the SQ Footage?

- E. Pitch of the Roof (ex 5/12) (3.01D) Min 5/12

What is the roof Pitch? _____

- F. Overhang size (3.01D) 12" or greater

What is the Overhang Size? _____

- G. Size of the Fascia (3.01) 5 1/2 or greater

What is the size of the Fascia? _____

- H. Height of the house (1.01) Not to exceed 35 feet

What is the height of the house? _____

- I. If there is a porch, size of the Pitch of the Porch Roof. (3.01D) Roof pitch min 3/12

Does the house have a Porch(Yes/No)? _____

If there is a porch, what is the Roof Pitch of the Porch? _____

(Answer can be same as main roof)

3. Site Plan including the following information on it:

- A. Placement of the home on the property. (1.01D)

- Non-Corner Lot o 40 Feet of front o 25 Feet from sides o 25 Feet from rear
- Corner o 40 feet from both street fronts o 25 Feet from Side (Not on Street) o 25 Feet from Rear

Distances that the new house as well as any accessory structure is from all sides of the plot lines.(1.01D)

What is the Distance of the House

From the Front line of the Property? _____

From the Left side of the Property? _____

From the Right side of the Property? _____

From the Back side of the Property? _____

Information Distances of any accessory structures, amount and locations

-
- B. Plans for the Driveway including what material it will be made out of.(3.01A). Gravel at least 50 feet toward street or until contact with the property line adjacent to a street

Does the House have a driveway (Yes/No)

What is the material the driveway is made of?

- C. If you have a Pool, Tennis Court or any other Accessory Structures make sure it is included on the site survey (3.02)

Did you include Accessory Structures on the Site Survey? (Yes/No/Did Not have any)

4. Environmental Survey (Gopher Tortoise survey) (1.01A1C)

Did you include a Gopher Tortoise Survey? (Yes/No)

5. Roof Color and Type (Color Picture of shingles, or brand/type of shingles (3.01D)

Did you include a Roof Shingle or if not what brand/Type Shingle is being installed?

6. House Colors

- Main Color,
- Trim,
- Door,
- Garage,
- Gutter Color (3.01B)
- Fascia Color

What is the Main Color of the house?

What is the color of the Trim?

What is the color of the Front Door

What is the Color of the Garage Door

What is the Color of the Gutters?

What is the Color of the Fascia?

7. Tree Plan (1.01B)

Is a Tree Plan Included (Yes/No) ?

8. \$100 Application Fee

Is the Application Fee Included (Yes/No)
