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

Pine Ridge Property Owners Association, Inc. Application #_____
5690 W Pine Ridge Blvd. Beverly Hills, FL 34465
Phone: 352-746-0899 Date Received:_____

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

Property Owners Mailing Address (please print)	Contractor's Mailing Address
Name:_____	Name:_____
Address:_____	Address:_____
City,St.,Zip_____	City,St.,Zip_____
Email:_____	Email:_____
Phone:_____	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 new construction

- ☐ New Home
- ☐ Model Home (NOTE For Model Home Sign – There is a separate Application for Model Home Signs)

Documentation Required

1. Scaled Boundary Survey showing all structures with setback dimensions.
2. Floor Plan (1 Set)
3. Exterior Elevations (4 views) showing roof pitch, fascia size and overhang size.
4. Exterior Finish Materials (stucco, vinyl, etc)
5. Exterior main body,, trim, accent, main entrance door, and garage door colors with samples as well as soffit, fascia and gutter colors Roof Color/Material – Manufacturer's name and color.

County Permit Needed

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 as Noted Below)

Remarks:	Signed by:
_____	ADC_____ADC _____
_____	ADC_____ADC _____
_____	ADC_____ADC _____
_____	ADC Chair _____
_____	

ADC Checklist - New Homes

For Application # _____

For each numbered item a document(s) should be included.

Please highlight requested information on submitted documents in Yellow to make it easier to find.

For each italicized question an answer is needed in the blank space.

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

What is the SQ Footage of the Main Structure under conditioned air excluding garage? _____

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 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?

_____

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

What is the roof Pitch? _____

E. Overhang size (3.01D) 12" or greater

What is the Overhang Size? _____

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

What is the size of the Fascia? _____

G. Height of the Main Structure (1.01) Not to exceed 35 feet

What is the height of the Main Structure? _____

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

Does the Main Structure 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. Boundary Survey including the following information:
    A. Placement of the Main Structure on the property. (1.01D)
        - Non-Corner Lot
            - 40 Feet fromfront
            - 25 Feet from sides
            - 25 Feet from rear
        - Corner Lot
            - 40 feet from both street fronts
            - 25 Feet from Side (Not on Street)
            - 25 Feet from Rear

Distances that the new Main Structure from all sides of the boundary lines. (1.01D)

What is the distance of the Main Structure

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? _____

B. Plans for the Driveway including what material it will be made of. (3.01A).
The Main Structure must have a driveway._A hard surface or gravel driveway will extend from the attached garage toward the street a minimum of 50 feet or until contact with the property line adjacent to a street.
What is the material the driveway is made of? _____

4. 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?

_____

Is it a Metal Roof? If so what type and color.

_____

5. Are you installing a Silt Fence? _____

6. Main Structure Colors (Make sure to include actual paint numbers Ex. SW12345 (3.01B))
   - Main Color,
   - Trim,
   - Accent,
   - Front Door,
   - Garage Door,
   - Gutter Color
   - Soffit and Fascia Color

What is the Main Color of the Main Structure? _____

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 Soffit and Fascia? _____