

Weston Ranch Homeowners Association

Architectural Control Committee Review Application

To: Weston Ranch HOA, PO Box 600033 Jacksonville, FL 32260 Ph (904) 460-2785 x19
Please email completed application to jo@pmpstjohns.com

Property Owner: _____ Lot: _____ Date: _____

Property Address: _____

Phone Number: _____

Mailing address (if different than property address): _____

- _____ Fence Plan and Detail (Submit copies of survey with fence location sketched onto it; submit color, type and height.)
- _____ Home Exterior Changes (Attached color paint samples, denote body, trim and roof colors if applies. All details of any proposed changes must be included)
- _____ Pool Plan and Detail (Attach copies of survey with pool location sketched on it, screened or fence information and landscape plans if applicable)
- _____ Home Additions (Attached copies of survey showing foot print, color and materials, all elevation drawings and landscape plan.)
- _____ Driveway/Front Porch/Sidewalk Changes (Attach copy of survey with details of proposed changes.)
- _____ Play Sets (Attach copy of survey showing location of equipment indicating details of play equipment.)
- _____ Satellite/Antennas (Attach a copy of survey with location of dish.)
- _____ Landscape Changes (Attach copy of survey with details of proposed changes.)
- _____ Screen/Glass-in Existing Porches (Attach copy of survey with location of area to be screened and details of materials to be used.)
- _____ Other: _____

Signature: _____ Date: _____

Do Not Write Below This Line

Date Received: _____ Date Submitted to ACC _____ Decline/Approval Sent: _____

FROM: Architectural Control Committee

Your application is approved/disapproved subject to the following conditions, if any:

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

THE FOLLOWING APPLIES TO THE CONSTRUCTION OF POOLS, SCREENS AND ROOM ADDITIONS:

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Control Committee or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner.

In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans.

Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Control Review Committee or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor.** Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Control Committee approval subjects these changes to disapproval and enforced compliance to the approved plans may result.