

MAGNOLIA PLANTATION ARC APPLICATION

ARC MEETINGS ARE THE 4TH MONDAY OF EACH MONTH AT 5:30 PM AT
BLUEWATER ASSOCIATION MANAGEMENT AND VIA ZOOM
4400 Highway 20 East, Suite 311 Niceville, Florida 32578
Phone: 850-279-6050 E-mail: manager@bam.gccoxmail.com

Please attach the requested documents for new construction, renovations, additions, painting, roofing, sheds, fences, swimming pools, landscaping modifications and tree removal. The applicant refers to the lot owner and ARB refers to the Architectural Review Board.

Important requirements, read carefully!

No work, improvements or tree removal may commence on the designated lot, until this application has been signed, approved and picked up. Any changes to approved applications must be made in writing, signed and approved by the Board. This application is valid for sixty (60) days from the approval date. Applicant must resubmit the application, if construction has not commenced within the sixty (60) days. **The new approval process must be completed prior to commencement of the project. If this is a roof replacement and both the color and material are not changing, please fill out this page only. No ARC approval is required. Include the color and material type of the roof and return to management.**

During the construction period, Applicant and Builder are jointly responsible for fulfilling the requirements set forth herein. However, Applicant acknowledges and agrees that he is solely responsible for repairing any damage to the edges of the roadway abutting the lot and repairing any damage to any roads or landscaping caused by their contractor or subcontractor during the period of construction on the lot. Therefore, it is essential that your builder or contractor acknowledge responsibility by signing in the designated space.

I have read and agree to abide by the requirements set forth in this application and the recorded Covenants and Restrictions of Magnolia Plantation. Complete and sign in the appropriate space. Please print or type.

Applicant: _____ Home Phone: _____ Cell Phone: _____

Signature: _____ Date: _____

Street Address: _____ Lot: ___ Block: _____

Roof Color _____

Builder/Contractor: _____ Office Phone: _____ Cell Phone: _____

Business Address: _____ City: _____ State: _____ Zip Code: _____

Signature: _____ Date: _____

Date Received: _____ Received By: _____

Date Reviewed: _____ Approved: _____ Not Approved: _____

By: _____ Signature: _____ Date: _____

Approval does not relieve the Applicant or the Builder from compliance with all applicable building codes and any County, State and Federal requirements.

Applicant or builder must also be in full compliance with Magnolia Plantation restrictions and covenants unless specifically waived by the Board in writing.

Please check the applicable box, answer all questions pertaining to your particular type of request and follow instructions, carefully.

- Tree Removal:** Provide a site map with the location of tree and physically mark the tree for Board inspection.
- Fence Construction:** Provide a site plan with the location of the fence, gates, height, color and style. Picks must be placed on the outside of the support posts. Picks must face outward.
- Swimming Pool:** Provide a site map with the location of the pool with all setbacks, contractor site plan, and fencing and acquire the County and State statues regarding safety requirements. Pools are required, by law, to be fenced.
- Addition:** Provide site map with the location of the improvements with all setbacks, architectural drawings and exterior material list with samples. Permits must be posted on the property during construction.
- Renovation:** Provide a list of improvements, exterior material list with samples, site drawings, and contractor information. This includes changing exterior elements such as paint. Permits must be posted on the property during construction.
- New Construction:** Provide architectural drawings with front, rear, side elevations floor plans, as well as the site plan. Describe type of all exterior materials and exterior color of finishes. *Samples of paint color, brick and other exterior building materials must accompany application or it will not be considered.* The house must be sited and staked on the lot in conformity with the approved site plan by a professional land surveyor registered in the State of Florida. Driveway and landscaping especially in the front yard must not impede designed flow of storm water runoff. The drainage swale design must not be altered. *This is your responsibility!* Applicant must deliver a copy of As Built@ (final) survey as soon as it is available. During construction Applicant agrees to keep lot and surrounding areas clean of all debris (construction materials, trash, brush, trees, etc.) related to this project. Prior to vacating the site, Applicant further agrees to remove all remaining debris from the lot. During construction, sufficient trash receptacles must be placed on the lot and refuse deposited in the receptacle by end of each workday. *All measurements should be in feet* from property lines. You are responsible for the accuracy of all measurements submitted. Actual construction must conform to the approved measurement. *Please be accurate.*

Note: Facing materials on the house are assumed to go to actual grade level unless you specify otherwise. The proposed site plan must be attached showing the location of improvements on the lot and all setbacks.

Please complete the following information, only if applicable.

Will you require a variance? Yes ___ No ___
Please provide a brief description if answered yes. _____

Does the house comply with minimum square footage requirements? Yes ___ No ___
Does the house comply with maximum height restrictions? Yes ___ No ___
To your knowledge, has this plan previously been built in Magnolia? Yes ___ No ___

Please provide a location if known and answered yes. _____
Is this dwelling a pre-sold or a spec house? Circle one.
Have you closed on this lot? Yes ___ No ___

Setbacks	Required	Proposed to Stem Wall	Overhang	Encroachment
Front Yard				
Rear Yard				
Left Side				
Right Side				

Material	Roof	Brick	Mortar	Stone	*Stucco	Siding	Trim	Entrance Doors	Shutters	Garage Doors
Color										
Type										

***Please exercise care in the application of stucco color. In the event the applied stucco color does not match the color submitted, the ARB has the right to require stucco to be painted.**