

Plantation Homeowners, Inc.
11480 Plantation Blvd., Tampa, Florida 33624
(813) 969-3991/ (813) 962-6648 Fax
acc@plantationhoa.com

ed 12.20.21

ARCHITECTURAL CONTROL COMMITTEE (ACC) APPLICATION

THIS APPLICATION WILL NOT BE DEEMED RECEIVED BY THE ACC UNTIL SUCH TIME AS ALL INFORMATION THAT IS REQUIRED TO ACCOMPANY THE APPLICATION HAS BEEN SUBMITTED BY THE UNIT OWNER WITH THIS APPLICATION. INCOMPLETE OR UNSIGNED APPLICATIONS FOR ANY ALTERATIONS OR IMPROVEMENTS WILL RESULT IN AUTOMATIC DISAPPROVAL OF THE REQUEST.

Date: _____

PLANTATION STREET ADDRESS _____ Unit No _____

The undersigned property owners propose to make the following alterations or improvements on the property and hereby request that the Architectural Control Committee review our plans, specifications and/or color selection(s) for compliance with the Declaration of Covenants and Restrictions pertaining to our Village and the Plantation Subdivision.

Circle Improvement: ROOF REPAINT FENCE/WALL POOL STRUCTURE SHED ADDITION OTHER

Description of Additions/Alterations _____

(If more space is required, please attach page to this form.)

MINIMUM REQUIRED INFORMATION/ATTACHMENTS TO PROCESS THIS APPLICATION:

ROOF: Manufacturer/Style/Color – Indicate such in above narrative description [Note: Black, Green, or Red Shingles not permitted]

REPAINT: Attach Painting Supplement Form. Indicate paint manufacturer/color/color code. Color(s) selection must be from HOA standard color palette and color scheme. See HOA color palette at office show room.

FENCE/WALL: Location on boundary survey showing height/length, setbacks, material/style [Note: **Stockade fence not permitted**, 4 foot picket fence considered only along waterfront or open common areas]. Good side of fence must face outward/Posts inside.

POOL/SCREEN CAGE: Location on boundary survey showing dimensions, setbacks, material- screen enclosure info if applicable

STRUCTURE/SHED/ADDITION/ROOM: Location/Site plan on boundary survey. Dimensions, materials. Enclose plans suitable for County permitting including: Construction Drawings, Site Plan, Landscaping plan and Exterior Materials/Colors/Samples

Anticipated start date _____ Anticipated completion date _____

THE UNDERSIGNED ACCEPTS AND UNDERSTANDS THE NOTICES AND CONDITIONS ON THE REAR OF THIS FORM.

Signature of Owner(s): _____

Print Name(s): _____

Mailing Address if Different from Property Address: _____

Phone: Home _____ Cell _____ Work _____

E-mail Address: _____

ACTION OF THE ACC

_____ Approval Granted _____ Approval Denied Date: _____

Comments: _____

Date: _____

Chairperson, ACC

NOTICES AND CONDITIONS

In submitting this application along with any attachments, the Homeowner(s) understand and agree to the following:

Review and approval of plans and specifications submitted on this application and any attachment is made only on the basis of aesthetic considerations and compliance to HOA Governing Documents including ACC Guidelines and Rules and Regulations and not for ensuring compliance with building codes and other governmental requirements.

The Association, Board of Directors, the ACC or its members, shall not be held liable for any injury, damage or loss arising out of the manner or quality of approved construction or modifications, nor shall the Association, Board of Directors, the ACC or its members bear any responsibility or liability for ensuring the structural integrity or soundness of approved construction or modifications. The property owner(s) hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements, alterations, or additions described herein comply with all applicable laws, rules, regulations, codes, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes, as well as for ensuring proper grading and drainage.

The ACC has fifteen work days in which to consider a completed, accepted application. The Homeowners agree not to begin property improvement(s) until the ACC provides written notification of its approval. If any change is made that has not been approved, Owners understand and agree that the ACC has the right to require removal of the improvement from Owners property.

UNLESS GRANTED WRITTEN EXTENSION BY THE ACC OR SUCH APPROVED APPLICATION WITHDRAWN IN WRITING BY THE OWNER, IMPROVEMENTS AND MODIFICATIONS FOR WHICH PLAN APPROVAL IS GRANTED BY THE ACC MUST COMMENCE WITHIN 90 DAYS FROM THE ACC APPROVAL DATE. IF IMPROVEMENTS AND MODIFICATIONS HAVE NOT COMMENCED WITHIN SAID 3 MONTH PERIOD OR IN THE EVENT OF A CHANGE OF OWNERSHIP, THIS APPROVAL SHALL BE NULL AND VOID AND A NEW ACC APPLICATION MUST BE SUBMITTED.

WITH THE EXCEPTION OF APPROVED ADDITIONS SUCH AS NEW CONSTRUCTION OR NEW POOLS, IMPROVEMENTS AND MODIFICATIONS SUCH AS RE-ROOFING, REPAINTING, LANDSCAPING, FENCING, ENCLOSURES, AND THE LIKE, SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF WORK UNLESS WRITTEN EXTENSION BY THE ACC IS GRANTED.

Owners and Owner's contractors and workers are responsible for prudent care of HOA common, County, and utility property including all streets, curbs, sidewalks, sod, and easements bordering the Owner's property. Work by Owner, Owner's workmen, and contractors must not create a nuisance to the community. **Owners are responsible for replacing or providing reimbursement for any HOA property that may be damaged during completion of this project. Other than typical permit display boxes as required, Contractor signs may not be displayed upon the Lot.**

Owner is responsible to obtain any and all required permits and choosing responsible, licensed, and insured contractors and workmen. Owners should obtain proof of licenses and insurance for Owner's protection as well as for the welfare of the community.

If this ACC application has been disapproved, or otherwise denied, Homeowners may appeal the decision of the ACC in writing. the ACC will notice a meeting and at such meeting, Owner may present additional information or provide reasons why the ACC should reconsider and approve the denied request. Such meeting will be held within 30 days of receipt by the ACC of Owner's written appeal.