

# MAGNOLIA PLANTATION ARCHITECTURAL REVIEW COMMITTEE

## Architectural Planning Criteria

**1. Application.** These Criteria apply as stated in the Magnolia Plantation Declarations, including construction of a new house; replacement of a house; modification, expansion, or addition to a house; and any alteration to exterior appearance of a house, including repair or maintenance work.

**2. General Criteria.** These regulations apply to all lots.

**a. Setbacks.** Setbacks are defined in the “Declaration of Covenants and Restrictions” for each subdivision and are specifically identified there for each lot. No above ground structures will be accepted within the setbacks without concurrence from neighboring homes.

**b. Exterior Materials.** The house exterior must be stucco, stone, or brick. Vinyl may be used only for soffit or minor trim. Vinyl siding is allowed only as a replacement for preexisting vinyl siding (the area covered by exterior vinyl siding cannot be increased).

**c. Roof.** The roof must be asphalt shingles, clay or cementitious tile, or metal. Roof overhang must be minimum of 12 inches and a maximum of 24 inches. Roof vents, fixtures, or accessories must have the same color as the roof and must be located away from the road (front) elevations.

**d. Exterior colors.** Must be compatible with existing houses. Any changes in exterior colors must be approved by ARC. Applicant must provide exact colors for all exterior items, including manufacturer, color name, and color number.

**e. Height.** Height of house must not exceed height of the tallest adjacent house (measured at highest point of roof, excluding chimney).

**f. Drainage.** Rain and stormwater drainage must be contained within each lot (at least the first inch of rain from a 25-year storm, or applicable government guidelines, whichever is greater). A homeowner shall not cause surface water to flow onto adjoining property.

**g. Fences.** Must be made of wood, stone, stucco, brick, rod iron, or PVC. Chain link fences are prohibited. Fence height must not exceed six feet. Fences must be located rearward of the front plane of the house. Fences are not permitted in front yards.

**h. Driveways.** Must be made of concrete or brick pavers. Asphalt driveways are prohibited. Any color other than natural concrete must be approved by ARC.

**i. Exterior Lighting.** Must be appropriate brightness and directed away from adjacent houses.

**j. Air Conditioning.** Exterior units must be screened from view of the street.

**k. Utilities.** No above-ground electric, telephone, cable television, radio, or any other such wiring or utility services is permitted.

**l. Landscaping.** At the time of initial construction and upon completion, all yards must be landscaped or sodded and must be properly maintained.

**3. Waterfront Lots.** For the waterfront lots, the following items replace the corresponding General Criteria.

**a. Exterior Materials.** The house exterior must be stucco, stone, cementitious siding, or brick. Vinyl may be used only for soffit or minor trim. Vinyl siding is not permitted.

**b. Setbacks.** Setbacks are defined in the “Declaration of Covenants and Restrictions” for each subdivision and are specifically identified there for each lot.

**c. Air Conditioning.** Exterior units must be screened from view of the street and adjacent houses.

**MEETINGS ARE SCHEDULED AND HELD AS NEEDED**

**MAGNOLIA PLANTATION  
ARCHITECTURAL REVIEW APPLICATION**

Single Family Dwelling

**(FOR NEW CONSTRUCTION, RENOVATION, ADDITIONS, SWIMMING POOLS, ETC)**

Date Received: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Applicant: \_\_\_\_\_  
(Must be lot owner)

Address: \_\_\_\_\_

Applicant Telephone #: \_\_\_\_\_

Builder: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone #: \_\_\_\_\_

(may either be applicant or builder)

**SITE PLAN - YOU MUST ATTACH PROPOSED SITE PLAN SHOWING LOCATION OF IMPROVEMENTS ON LOT AND ALL SETBACKS.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<u>Setbacks</u>	<u>Required</u>	<u>Proposed to Stemwall</u>	<u>Overhang</u>	<u>Encroachment</u>
<b>Front Yard</b>				
<b>Rear Yard</b>				
<b>Left Side</b>				
<b>Right Side</b>				

**NOTE: You are responsible for the accuracy of all measurements submitted. Actual construction must conform to the approved measurement. Please be accurate. Facing material on house are assumed to go to actual grade level unless you specify otherwise.**

**This approval is valid for sixty (60) days from date hereof. If construction is not commenced within sixty (60) days of date of approval of this application, applicant must re-submit for a new approval before commencing construction.**

Are you requesting a variance? \_\_\_\_\_ If yes, describe: \_\_\_\_\_  
Does house comply with minimum sq. ft. & maximum height restriction? \_\_\_\_\_ Has this plan previously been built in Bluewater Bay by your builder or, to your knowledge, any other builder? \_\_\_\_\_  
If so, where? \_\_\_\_\_

Have you closed on this lot? \_\_\_\_\_ Date: \_\_\_\_\_

Is the house "Pre-Sold" or "Spec" home? \_\_\_\_\_

DWELLINGS — You must attach drawing of front, rear, side elevations and floor plans as well as 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 application will NOT be considered.

Brick: \_\_\_\_\_ Roof: \_\_\_\_\_ Trim: \_\_\_\_\_

Stucco\*: \_\_\_\_\_ Entrance Doors: \_\_\_\_\_ Shutters: \_\_\_\_\_

Stone: \_\_\_\_\_ Garage Doors: \_\_\_\_\_ Other: \_\_\_\_\_

Siding  
Color: \_\_\_\_\_ Style: \_\_\_\_\_ Mortar Color: \_\_\_\_\_

\* In the event stucco color is applied to home when it does not match the color submitted, the Committee has the right to require you to paint the stucco. Please exercise care in the application of stucco color!

1. No changes are to be made in approved application without prior approval of the Board.
2. The house must be sited and staked on the lot in conformity with the approved site plan by a professional contractor or professional land surveyor registered in the State of Florida.
3. Driveway and landscaping especially in the front yard must not impede designed flow of stormwater runoff. Drainage swale design must not be altered. This is your responsibility!
4. Applicant must deliver a copy of "As Built" (final) survey as soon as it is available.
5. Applicant and Builder acknowledge receipt of a copy of applicable covenants and restrictions for subdivision and agree to deliver a copy to subsequent buyer of home.
6. During construction contractor 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, contractor further agrees to remove all remaining debris from the lot and from Bluewater Bay. During construction, sufficient trash receptacles must be placed on lot and refuse deposited in the receptacle by end of each workday.
7. **APPROVAL NOT EFFECTIVE UNLESS APPLICATION PICKED UP AND SIGNED IN APPROPRIATE PLACE AFTER REVIEW.**

During construction period, Applicant and Builder are responsible jointly and severally for fulfilling the requirements set forth herein.

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.

I have read and agree to abide by the above requirements and the recorded Covenants and Restrictions of this subdivision.

\_\_\_\_\_  
Date Submitted

\_\_\_\_\_  
**Signature: Applicant**

\_\_\_\_\_  
Date Picked Up

\_\_\_\_\_  
**Signature: Builder**

Approval does not relieve the Applicant or 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 subdivision restrictions and covenants unless specifically waived by the Board in writing.

This application has been approved/not approved, this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_

Association Architectural Review Committee

By: \_\_\_\_\_

Committee Comments:

---

---

---