

Magnolia Plantation POA

Architectural Review Committee Guidelines

This document is provided to contractors who are building new homes and who are making major changes to an existing structure in Magnolia Plantation Community of Bluewater Bay.

Purpose and Objective

The property owners of Magnolia Plantation desire that the beauty and architectural consistency is maintained as outlined in the Covenants of Magnolia Plantation. The declared and recorded Covenants, Conditions, Restrictions, and Easements for improvements are for the benefit of all current and future homeowners in our community. The Architectural Review Committee was formed to provide a method for maintaining consistency within our community. Magnolia Plantation was opened in 1994 and has maintained a premier community status since that time.

The development philosophy for Magnolia Plantation is rooted in a commitment to design quality, ensuring that materials are best used to enhance the natural beauty of the Community. In all instances, Magnolia Plantation POA has a strong desire to create a superior living environment for generations to come through the preservation of the character of the community.

Architectural Review Committee

The Architectural Review Committee review process is established in the “Declarations of Covenants and Restrictions” of each subdivision and has been working for numerous years in Magnolia Plantation. Its purpose is to assist in the definition of aesthetic standards for construction in the community, for examining, approving or disapproving any and all proposed or modified improvements to construction and home sites. Information and forms may be found at the Magnolia Plantation Property Owners Association office or Magnolia Plantation website.

The following procedures must be completed and approval received before commencement of any construction, landscape or other project under the Magnolia Plantation Covenants:

1. Application for project by owner or owner’s representative.
2. All information required for the project must be included: any contract work must include the name of the contractor and license number.
3. The ARC may request an on-site meeting with the applicant.
4. The Committee will approve, disapprove, or request additional information in order to review the application.

5. The Committee may review the application with the neighbors on project.
6. If the project requires permits from the county, the homeowner will provide a copy to the Magnolia Plantation Property Manager prior to the commencement of any construction or remodeling.
7. The Committee will periodically review the project to ensure the project is following the application submission.
8. Construction hours have been established for Magnolia Plantation, which are 7AM to 6PM Monday through Friday and Saturday 8AM to 4PM. No outside contractor work may be performed on Sunday or legal holidays.
9. Owners are responsible for notifying the gate guard prior to date of construction.

Building or Major Construction Rules

The Magnolia Plantation Review Committee has established the following rules. Please review and provide these rules to your contractors and their sub-contractors.

1. Only bona fide workers are allowed on the construction site and must exit Magnolia Plantation immediately upon completion of work.
2. Loud radios, music, or shouting is prohibited at all times. Outdoor speakers are not permitted. If the noise can be heard 2 houses away, it is too loud.
3. All construction workers are required to wear clothing compatible with their respective job. Shirts must be worn at all times on the job site and must completely cover the torso.
4. Speed limits within Magnolia Plantation must be observed at all times.
5. No construction vehicles (trucks, trailers, vans, cars, equipment, etc.) to be left on the community street overnight. Contractor parking is allowed only on or in front of the lot under construction. Vehicles will not block driveways of property owners. Vehicles may park on the construction lot as approved by the owner.
6. No illegal drugs or alcoholic beverages are permitted on or near the job site.
7. Firearms are not permitted on the job site.
8. No fires are permitted on the construction site.
9. No loitering.

10. The job site and surrounding areas must be always kept clean and orderly. Each project that generates debris must always provide a commercial dumpster that is located within the property lines and not on the road or adjacent community property. It must be emptied before debris becomes visible over the top of the container. Once debris is visible, a tarp must be placed over the dumpster until emptied, and no additional work can be done at the site until the dumpster is emptied. Contractors can use only the utilities provided on the site on which they are working.
11. No pets.
12. Non-employed individual is not permitted.
13. Portable toilets must be placed at a lot under construction and inside the property line. It should be placed as far from the street as possible.
14. Damage to property or utility lines, such as drainage inlets, sidewalks, street markers, mailboxes, landscaping, etc., shall be reported immediately by the contractor or owner. It is the builder's responsibility to notify Magnolia Plantation POA of any telephone, cable, electrical, gas, or waterlines which have been cut.
15. The builder must have a hurricane plan and checklist and a safety plan for the site. All loose construction debris and material must be secured at least 12 hours before predicted tropical storm force winds.
16. Magnolia Plantation reminds builders that tree removal, maintaining swales in the yard and driveways are of special interest in our community. Silt fencing should be installed around the perimeter of the sites.
17. The project should be completed within 7 months or an extension to this initial time period would require a new application be completed and approved by the ARC. This new application would have a \$200 fee for the extension application. Any project should progress continuously without any long periods of inactivity. A project will be considered abandoned after an inactive period of 20 days and then the contractor will be required to re-submit the project for ARC approval before re-commencement of work. The POA has the right to secure and clean up an abandoned project using the deposit dollars to undertake the work and then bill the contractor for the completed actions by the POA. The contractor has the overall responsibility for the site on construction matters.
18. Long-term project will require a \$2000 deposit by the contractor to cover any damages to Magnolia Plantation Property or failure to follow the building rules. Any deposit remaining after closing will be returned to the contractor.
19. Outdoor sheds are not permitted in Magnolia Plantation.