

Beacon Lake Community Association, Inc.

Mail To: 414 Old Hard Road (Suite 502) – Fleming Island, FL 32003

The Architectural Control Committee may take up to 30 days to review any request
Request for Home Improvement – Architectural Review Application

To: Architectural Control Committee

From: Property Owners: _____

Mailing Address: _____

Approval Requested for property address: _____

Contact Phone Number _____ Contact Email Address _____

**Mail checks with Application to Floridian Property Management, 414 Old Hard Road
(Suite #502) Fleming Island, Florida 32003.**

“Checks are made payable to Beacon Lake Community Association”

(ACC Meetings are the 2nd and 4th Wednesday of each month.)

Applications must be received no later than the Friday prior to ACC Hearings

“THIRTY (30) DAYS FOLLOWING APPLICATION RECEIPT IS ALLOWED FOR THE APPROVAL PROCESS”

Applications are not Received until a Complete Application is submitted.

<p>_____ Satellite Dish - \$50 review fee Please include a copy of your survey and note where the dish will be installed; include a picture of the dish you plan to install</p>	<p>_____ Play Equipment - \$100 review fee Attach copy of survey with location of equipment marked and proposed landscape plan.</p>
<p>_____ Fence Plan and Detail - \$100 review fee Attach copy of survey with fence location noted (Denote type, Height & color, provide all information from contractor.)</p>	<p>_____ Exterior Color Selections - \$50 review fee Attach color chip samples, denote body, trim & roof colors.</p>
<p>_____ Pool Plan and Detail - \$250 review fee Attach copy of survey with pool location noted. Provide all construction documents, electrical, plumbing & finish material, estimate from contractor and landscape plan Must be permanent. Show location of all requested items. *No above ground pools are allowed</p>	<p>_____ Basketball Goal - \$50 review fee Must have black pole, orange rim and a clear backboard. Provide survey with location.</p>
<p>_____ Screen Room Addition –\$250 review fee Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents, electrical, plumbing and contractor information.</p>	<p>_____ Screen Enclosure on Existing Porch - \$100 review fee Attach copy of drawings, material, and construction documents.</p>
<p>_____ Major Landscape & Hardscape Alterations, including fountain & water features - \$250 review fee Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p> <p>_____ Minor Landscape & Hardscape Alterations - \$100 review fee Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p>	<p>_____ Exterior Low Voltage Lighting - \$100 review fee Attach copy of all plans</p> <p>_____ Exterior 110 Voltage Lighting - \$100 review fee Attach copy of all plans</p> <p>_____ Gutters - \$100 review fee Attach copy of all plans</p> <p>_____ Entry, Screen, or Garage Door Replacement - \$100 review fee Attach copy of all plans</p>

Beacon Lake Community Association, Inc.

Mail To: 414 Old Hard Road (Suite 502) – Fleming Island, FL 32003

The Architectural Control Committee may take up to 30 days to review any request

<p>_____ Fireplaces 24" or higher - \$100 review fee Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents and contractor information.</p>	<p>_____ Other (Please attach a brief description of proposed Improvement, including pictures, brochures, etc.) Review fee varies.</p>
<p>_____ Master/Preliminary/Final Plan Review-\$250 review fee Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.</p>	<p>_____ Site Specific/Home Additions Plan Review - \$250 review fee Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.</p>

YOUR REQUEST MAY BE DELAYED OR RETURNED IF ALL INFORMATION REQUESTED IS NOT INCLUDED.

All checks must be made payable to Beacon Lake Community Association; All applicable information must be received in full by no later than the Friday before the week of an ACC meeting. A fee in the amount of \$25.00 will be charged for all resubmittals.

The Architectural Control Committee (ACC) will perform the final inspection to determine if the work has been completed per the approved ACC plans and guidelines, all proper clean-up is completed, and there is not any visible property damage to the community or neighboring properties from the completion of this work. I understand that the Board of Directors and/or Architectural Control Committee will act on this request as quickly as possible and will contact me in writing regarding their approval or disapproval of this request. I agree not to begin work on Improvements until I am notified in writing of the approval of the Board of Directors and/or Architectural Review Board.

Signature of homeowner: _____ Date: _____

*****DO NOT WRITE BELOW THIS LINE*****

From: Architectural Control Committee

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

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Note: The cost and/or repair of any damage caused to any lot or common area is the sole responsibility of the owner. These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your 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 no reliance on this approval should be made by any party with respect to such matters. 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:

Beacon Lake Community Association, Inc.

Mail To: 414 Old Hard Road (Suite 502) – Fleming Island, FL 32003

The Architectural Control Committee may take up to 30 days to review any request

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 a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions.

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 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. 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.