

DATE RECIEVED

Ranch Colony Property Owner's Association, Inc.
(RCPOA)
Architectural Review Board (ARB) Application
New Construction *Alterations* Additions

To be completed by the property owner:

Lot No: _____ Date Submitted: _____

No of Acres: _____ New Construction ()
Alteration and/or Addition ()

Property Owner: _____

Present Address: _____

Property Owner Phone: _____

Contractor's Name: _____

Contractor's Address: _____

Contractor's Phone: _____ Contractor's License # _____

Description of Project: _____

Cooled/Heated Sq. Footage: _____
1st Floor 2nd Floor

**SUBMITTED WITH THIS APPLICATION ARE THE FOLLOWING:
(AS REQUIRED BY RCPOA RECORDED DOCUMENTS)**

3 Sets of Architectural Plans () 3 Sets of Site Plans () 3 Sets of Landscape Plans ()

****Please supply one set of all submitted plans on a CD ()****

Deliver To:

Ranch Colony Property Owners Assn.
c/o MMI of the Palm Beaches, Inc.
1201 US Highway One Suite 330
North Palm Beach, FL 33408

EXTERIOR BUILDING MATERIALS AND COLORS

ITEM	MATERIAL	COLOR	COMMENTS
Siding			
Roofing			
Trim			
Chimney			
Deck/Patio			
Driveway			
Fencing			
Other			

THIS APPLICATION IS SUBMITTED WITH FULL KNOWLEDGE AND UNDERSTANDING OF THE APPLICABLE RANCH COLONY RECORDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ARB GUIDELINES. I/WE UNDERSTAND THAT ALL OF THE REQUIRED DOCUMENTS SHALL BE SUPPLIED TO THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY REVIEW. IT IS FURTHER UNDERSTOOD, THE ARB HAS 30 DAYS IN WHICH TO REVIEW THE PLANS, DURING WHICH TIME, NO EXCAVATION AND/OR CONSTRUCTION OF ANY KIND MAY BEGIN.

BE IT KNOWN, IF THE ABOVE IS NOT ADHERED TO, ANY AND ALL EXPENSES INCURRED BY THE ASSOCIATION TO ENFORCE THE RECORDED DOCUMENTS, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES AND COURT COSTS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, ANY SUCH UNPAID FEES CAN, AND WILL RESULT IN A LIEN BEING PLACED ON SAID PROPERTY.

RANCH COLONY PROPERTY OWNERS' SIGNATURE

DATE

Date acted upon by ARB: _____ Permission Granted: _____

Permission Granted with Requirements: _____ Remarks: _____

Permission Denied: _____ Remarks: _____

Variance(s) Applied for: No () Yes () See Attached Request for Variance.

Signature: ARB Chairperson

Date

RANCH COLONY PROPERTY OWNERS' ASSOCIATION, INC.

Request For Variance

To be completed by the property owner:

Date: _____

To: Ranch Colony Property Owners' Association, Inc.

Property Owner: _____

Lot No.: _____

No. of Acres: _____

I/We, the undersigned, hereby apply for a variance from the following RCPOA recorded restriction(s):

in conjunction with the proposed construction of the following improvements: _____

for the following reasons: _____

I/We understand that it is incumbent upon us to obtain the approval of all property owners in Ranch Colony who will be visually or materially affected by the granting of such variance.

Property Owner's Signature

Property Owner's Signature

I/We, the undersigned property owners, declare by our signatures that I/we find no objections to the granting of a variance to the above property owner(s) as defined herein. (attach additional sheet if needed).

Please print name, phone number must be included:

Lot No.: _____

Lot No.: _____

Lot No.: _____

Lot No.: _____

Lot No.: _____

Date acted upon by RCPOA: _____

Variance(s) Granted: _____

Remarks: _____

Variance(s) Denied: _____

Remarks: _____

Signature: ARB Chairperson

Date

Signature: RCPOA President

Date



RANCH COLONY PROPERTY OWNERS ASSOCIATION, INC.

CONSTRUCTION HOURS

- IT IS THE RESPONSIBILITY OF THE OWNERS WITH RESIDENCES UNDER CONSTRUCTION TO NOTIFY THEIR BUILDER AND SUBCONTRACTORS OF THESE TIMES AND MAKE SURE THEY ADHERE TO THEM:

WEEKDAYS - 7:00AM -6:00PM
SATURDAY - 7:00AM -6:00PM
SUNDAY* - 12:00 NOON-6:00PM

***PLEASE NOTE:** *SUNDAYS ARE FOR "QUIET" WORK ONLY, I.E., INTERIOR PAINTING, WIRING, ETC.*

- IN OBSERVANCE OF THE FOLLOWING HOLIDAYS, CONSTRUCTION IS NOT PERMITTED:

NEW YEAR'S DAY
MEMORIAL DAY
INDEPENDENCE DAY
LABOR DAY
THANKSGIVING DAY
CHRISTMAS DAY

- CONSTRUCTION WORKERS, VENDORS, ETC., ARE NOT PERMITTED TO BRING THEIR PERSONAL PETS (DOGS IN THE BACK OF TRUCKS, ETC.) INTO THE COMMUNITY FOR ANY REASON.

RECORD VERIFIED

RECEIVED APR 27 1990

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RANCH COLONY ARCHITECTURAL CONTROL GUIDELINES PAGE 1

1. COMPLETED ARCHITECTURAL REVIEW BOARD APPLICATION, WITH FEE, SUBMITTED TO GBS&H ARCHITECTS.
2. NO FILL SHALL BE REMOVED FROM PROPERTIES IN RANCH COLONY.
3. REFER TO COVENANTS FOR ALLOWABLE USES AND RESTRICTIONS.
4. A LAKE SHALL NOT BE LESS THAN (5%) FIVE PERCENT, NOR GREATER THAN (15%) FIFTEEN PERCENT OF THE LAND AREA OF THE LOT SUBMITTED.
5. FILL STORED ON THE SUBJECT PARCEL, DURING CONSTRUCTION, SHALL BE STORED IN A MANNER IN KEEPING WITH THE NATURAL TERRAIN. HOWEVER, THE HEIGHT OF THE STORED FILL SHALL NOT EXCEED (5') FIVE FEET ABOVE GRADE.
6. ALL EXCAVATION AND PLACEMENT OF FILL SHALL BE ACCOMPLISHED ALONG WITH CONSTRUCTION OF RESIDENTIAL STRUCTURES WITH APPROVAL OF SITE AND BUILDING PLANS, UNLESS SPECIFIC WRITTEN EXEMPTION HAS BEEN OBTAINED FROM THE ARCHITECTURAL REVIEW BOARD.
7. ALL SITE PREPARATION OR EXCAVATION ARE SUBJECT TO APPROVAL OF THE ARCHITECTURAL REVIEW BOARD. THE ONLY EXCAVATION ALLOWED PRIOR TO OBTAINING A BUILDING PERMIT SHALL BE FOR THE ELEVATION OF THE BUILDING SLAB, DRIVEWAY, AND PROPER DRAINAGE. NO PAD SHALL BE PLACED MORE THAN (3) THREE FEET ABOVE HEALTH DEPARTMENT REQUIREMENTS.
8. ANY EXCAVATION, IN ACCORDANCE WITH APPROVED PLANS, NOT COMPLETED WITHIN (6) SIX MONTHS WILL REQUIRE RESUBMITTAL AND REVIEW BY THE ARCHITECTURAL CONTROL BOARD AND SHALL COMPLY WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS.
9. PRIOR TO ANY SITE PREPARATION WHEN HEAVY EQUIPMENT IS USED FOR CONSTRUCTION, A \$5000.00 ROAD AND MAINTENANCE BOND SHALL BE PROVIDED BY THE OWNER OR THE CONTRACTOR.
10. OWNER SHALL PROVIDE A SUITABLE CONSTRUCTION ENTRANCE TO HIS PROPERTY PRIOR TO ANY SITE PREPARATION. THIS IS TO BE SHOWN ON SITE PLAN SUBMITTED FOR APPROVAL. IT MUST NOT CONSTRICT DRAINAGE.

Approved 4/9/90

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ARB GUIDELINE

11. NO REMOVAL OF TREES AND OR VEGETATION WITHOUT APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD. SITE PLAN MUST SHOW TREES AND VEGETATION TO BE PRESERVED, ALONG WITH A LETTER OF EXPLANATION SIGNED BY THE OWNER.
12. CULVERTS SHALL BE A MINIMUM OF 30 INCHES, AND MUST MEET MARTIN COUNTY REQUIREMENTS. CULVERT ARE TO BE KEPT FREE OF ACCUMULATION.
13. ALL BUILDINGS ON A PARCEL SHALL HARMONIZE WITH EACH OTHER.
14. ALL STRUCTURES SHALL BE PAINTED OR STAINED A SOFT NATURAL COLOR. NATURAL COLORS MAY BE DEFINED AS EARTH TONES, LIGHT, OR PALE SHADES OF APPROVED COLORS. THE DECISION TO ALLOW OR NOT ALLOW A COLOR SHALL BE SOLELY THAT OF THE ARCHITECTURAL REVIEW BOARD.
15. ROOFS OF ALL STRUCTURES SHALL BE OF SHAKE, CEMENT OR CLAY TILE MATERIAL.
16. ANY AND ALL FENCING MUST BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD PRIOR TO INSTALLATION.
17. GARAGE DOORS SHALL NOT FACE THE ROAD. CARPORTS WILL NOT BE ALLOWED. OPEN SHELTERS, APPROVED BY THE ARCHITECTURAL REVIEW BOARD FOR VEHICLES AND FARM MACHINERY SHALL BE SCREENED FROM VIEW. BOATS, TRACTORS, TRAILERS, RV'S OR FARM IMPLEMENTS SHALL BE HIDDEN WHEN NOT IN USE.
18. SETBACKS, AS PER COVENANTS:
RANCH ESTATES:
FRONT SETBACKS: MINIMUM 75' FROM EDGE OF EASEMENT OF ROAD.
SIDE/REAR SETBACKS: MINIMUM 30' FROM PROPERTY LINE OR EDGE OF EASEMENT.
RANCH ACRES:
FRONT SETBACKS: MINIMUM 50' FROM EDGE OF EASEMENT OF ROAD.
SIDE/REAR SETBACKS: MINIMUM 25' FROM PROPERTY LINE OR EDGE OF EASEMENT.
19. NO SATELLITE DISH MAY BE ERECTED OR MAINTAINED ANYWHERE ON THE PROPERTY UNLESS CONCEALED AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
20. USE OF LOW MAINTENANCE AND NATIVE MATERIALS IS ENCOURAGED.

Approved 4/9/90

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- 21. ANY CHANGES OR ADDITIONS TO APPROVED PLANS AT A LATTER TIME MUST BE SUBMITTED FOR APPROVAL.
- 22. THE ARCHITECTURAL REVIEW BOARD HAS (30) THIRTY DAYS TO REVIEW PLANS.
- 23. ANY OWNER APPLICANT AGGRIEVED BY A DECISION BY THE ARCHITECTURAL REVIEW BOARD SHALL HAVE THE RIGHT TO APPEAL THAT DECISION TO THE BOARD OF DIRECTORS WITHIN (30) THIRTY DAYS OF SUCH DECISION.
- 24. ANY OWNER WHO WISHES TO MAKE A SUGGESTION OR COMPLAINT MAY DO SO IN WRITING SO THE ENTIRE BOARD MAY RULE ON SUCH COMPLAINT OR SUGGESTION, AND SAME SHOULD BE SIGNED BY THE PROPERTY OWNER.
- 25. SHOULD THE ASSOCIATION BE REQUIRED TO SEEK ENFORCEMENT OF ANY PROVISION OF THE DECLARATION OR THE RULES AND REGULATIONS FOR RANCH COLONY, THEN, AND IN THE EVENT, THE OFFENDING PROPERTY OWNER (FOR HIMSELF OR FOR HIS FAMILY, GUESTS OR LESSEES) SHALL BE LIABLE TO THE ASSOCIATION FOR ALL THE COSTS INCURRED IN THE ENFORCEMENT ACTION, INCLUDING REASONABLE ATTORNEY FEES.

Approved 4/9/90

Kathleen Van Handel, President RPOA

Deborah Langston

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES NOV. 14, 1992,
BONDED THRU NOTARY PUBLIC UNDERWRITERS



FILED FOR RECORD
MARTIN CO. FLA.
90 APR 12 AM 10:49
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY *[Signature]* DC