



A DEED RESTRICTED COMMUNITY

The Forest

Panther Ridge III HOA

www.forestpantherridge.com

Email: brb@forestpantherridge.com

P.O. Box 110572, Bradenton, Florida 34211

BUILDING REVIEW APPLICATION

APPLICATION FOR REVIEW MUST BE SUBMITTED TO BUILDING REVIEW COMMITTEE SIXTY (60) DAYS PRIOR TO ANY IMPROVEMENTS MADE TO PROPERTY.

APPLICATIONS MAY BE REQUESTED FROM ANY PANTHER RIDGE III HOA BOARD OF DIRECTOR BY MAIL, TELEPHONE, OR E-MAIL.

OWNER(S): _____ LOT #: _____ DATE: _____

LOT ADDRESS: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

CONTRACTOR: _____ PHONE: _____

Please provide the FOREST Building Review Committee (BRC) with the following information for construction approval:

Two (2) sets of the site plan on a current certified raised sealed survey by a licensed surveyor showing:

- > Location of home, indicating setbacks, (see LOCATION)
- > Location of driveway, (see ACCESS)
- > Location of fencing, if applicable, indicating design and materials, (see FENCING)
- > Location of outbuildings, if applicable, indicating setbacks, (see LOCATION)
- > Location of lakes/ponds, (see LANDSCAPING)

Two (2) sets of professionally drawn building plans showing four elevations, floor plans (provide the heated/air conditioned square footage). One set with written approval will be returned to you. Building completion may not exceed **the initial Manatee County building permit expiration date without HOA BOARD written approval.**

Two (2) sets of landscaping/irrigation plans - *Please note that all landscaping/irrigation must be completed when Certificate of Occupancy is issued or within one (1) year of building start date whichever occurs first.*

Provide sample materials and colors for exterior design items. Manufacturer's brochures or other items are acceptable.

Completed "Building Review Application," - Refer to LAND PLANNING GUIDE, HOA BY-LAWS and COVENANTS as found at our website: www.forestpantherridge.com

All items must be submitted and approved by the Building Review Committee prior to construction commencement. Commencement of site preparation and/or house construction prior to written Building Review Committee approval is a violation of the Deed Restrictions.

LOCATION

Main residence must be located facing paved neighborhood road. No structure may be located as to inhibit or encroach upon neighboring residences. No structure shall be located within One Hundred (100) feet of a boundary line of a tract, measured from property line or back of swale, whichever is closer to improvements, and includes, but is not limited to: buildings, barns, garages, outbuildings, sheds, pools, screen enclosures, patios, and decorative structures. Indicate ACTUAL setbacks from your plans:

HOUSE	OUTBUILDING 1	OUTBUILDING 2
FRONT	FRONT	FRONT
REAR	REAR	REAR
SIDES	SIDES	SIDES

ACCESS

Driveway shall be paved, at a minimum distance of fifty (50) feet, from the edge of the pavement of the abutting road to the back of the swale. Such pavement shall be of concrete, asphalt, or other materials approved by BRC. Remainder of driveway between road apron and main residence apron may be of shell, asphalt, concrete, stone, brick or other approved materials and shall be completed prior to occupancy. Under no circumstances may driveway remain unfinished dirt or grass.

DRIVEWAY	L	W	MATERIAL
DRIVEWAY APRON	L	W	MATERIAL

Each Owner/Contractor is responsible for ensuring that the proper size of culvert is installed in accordance with Manatee County and Southwest Florida Water Management District (SWFWMD) regulations. Refer to your homeowner documents for correct culvert size for your lot.

FENCING

Fences that border a paved road, or more than one paved road, each must be of a design, materials and location approved by the BRC and as stipulated in the Panther Ridge Land Planning Guide (approved fencing materials include: wood, decorative resin, wrought iron, brick, block. Under no circumstances may barbed wire, or metal mesh-type fencing be used as main materials in fences that border a paved road - these materials may only be used as additional enclosing material on approved fence styles). A fence will be deemed to border a road if it is parallel to the road or substantially parallel, and is the fence on such Tract closest to the road.

LANDSCAPING

Installation of a minimum of three (3) canopy trees within a fifty foot (50') perimeter of the main residence. Trees must consist of one (1) each twelve foot (12') high, 1-2" caliper canopy trees and two (2) each eight foot (8') high, 1-2" caliper canopy trees prior to Certificate of Occupancy. Suggested canopy trees: oak, elms, maples, etc.

Installation of sod is required in the front, rear, and side yards at a minimum of fifty feet (50') perimeter around main residence and balance of yard and all cleared areas must be seeded within sixty (60) days of allowable completion date or be in violation of Deed Restrictions.

Lakes and ponds shall be a minimum of eight (8') feet deep, with a minimum side slope of 4:1. All banks shall be sodded two (2') feet from the top of the bank. The balance of banks may be stabilized with sod and/or suitable ground cover. Sodding is to be complete within 30 days from completion of lake diggings.

No landscaping may be installed as to interfere with county, drainage, or utility easements or equestrian trails.

ADDITIONAL INFORMATION

- > All structures must be built to comply substantially with the plans and specifications as approved by the BRC and before any main residence can be occupied, it must be completely finished. No temporary housing or structures of any kind may be used as living quarters during construction or for any commercial uses. Residing in structures not intended and approved as main residence is strictly prohibited. Deed Restrictions permit only one (1) main residence per lot.
- > Each Owner/Contractor is responsible for the trash and debris from their construction. A sufficient container is required on each lot during construction for this purpose. It is understood that if the Owner/Contractor does not keep debris cleaned, the Association has the right, but not the responsibility, to clean up and charge the Owner/Contractor for any expense incurred.
- > A portable toilet or temporary restroom facility shall be located adjacent to the construction area and not near roadways.
- > One (1) professionally painted contractor's sign - not to exceed 4' x 4' in size - shall be permitted. All others are prohibited, except those allowed by Deed Restrictions. All signs must be removed within thirty (30) days of completion of construction.
- > All enclosed garages must be attached to main residence or connected by breezeway or share a paved drive apron and entrance may not be accessed from front elevation of home.
- > All solar panels must be installed on the rear elevation of roof and may not be visible from front elevation
- > All mechanical, electrical, electronic equipment (including water well equipment) is to be concealed from view with materials to match the house, or screened with sufficient landscaping as to not be visible from paved road.
- > All permanent garbage and refuse containers are to be concealed from view with materials to match the house or screened with landscaping as to not be visible from paved road.
- > All boats, trailers, RVs and other equipment are to be stored in outbuildings or concealed from view with materials to match the house or screened with landscaping as to not be visible from paved road.

Scalping (generated from all clearings) and unused fill dirt shall be disposed of in a timely manner. Approved methods include spreading, berming for landscape purposes (which shall then be sodded or seeded), burying within lake banks. Stockpiled fill dirt generated for house and other improvement purposes, shall not exceed thirty-six inches (36") in height, and shall have sides with a minimum of 4:1 slope. Disposal of all scalplings and stockpiling of unused fill dirt must be completed within sixty (60) days of initial generation.

SQUARE FOOTAGE

INDICATE ACTUAL SQUARE FOOTAGE FROM PLANS	SQUARE FOOTAGE
LIVING AREA (ALL AIR CONDITIONED / HEATED AREAS)	
ENTRIES, LANAIS, PORCHES, ETC.	
ATTACHED TWO-CAR GARAGE (ENCLOSED)	
OUTBUILDING 1 (BARN, GARAGE, STORAGE, ETC.)	
OUTBUILDING 2 (BARN, GARAGE, STORAGE, ETC.)	

HEIGHT

Thirty five foot (35') maximum (not to exceed what is currently approved by Manatee County)

EXTERIOR MATERIALS & COLORS

List of materials (must be in accordance with the surrounding neighborhood and existing structures, accented with either brick, wood, stone, or similar materials). Provide actual color samples to the following list of materials.

EXTERIOR ITEM	MATERIAL	COLOR/FINISH
EXTERIOR WALLS		
ACCENT BANDING / TREATMENT		
ROOFS		
FASCIA		
SOFFIT		
GUTTERS		
CHIMNEY		
WINDOWS & TRIM		
ENTRY DOORS		
PATIO DOORS		
GARAGE DOORS		
SHUTTERS / AWNINGS		
PORCH / PATIO / LANAI FLOORING		
FENCES		
SWIMMING POOL / SPA		
POOL CAGE / SCREENING		
SOLAR PANELS		

NO RESIDENCE, BUILDING, OR OTHER STRUCTURE AND NO LAKES, FENCE, ELECTRICAL SERVICE, WALLED UTILITY AREAS, DRIVEWAY, SWIMMING POOL OR OTHER STRUCTURE OR IMPROVEMENT, REGARDLESS OF SIZE OR PURPOSE, WHETHER ATTACHED TO OR DETACHED FROM THE MAIN RESIDENCE, SHALL BE COMMENCED, PLACED, ERECTED OR ALLOWED TO REMAIN ON ANY LOT IN THE SUBDIVISION, NOR SHALL ANY ADDITION TO OR EXTERIOR CHANGE OR ALTERATION BE MADE TO ANY EXISTING RESIDENCE, BUILDING, OR STRUCTURE UNLESS AND UNTIL BUILDING PLANS AND SPECIFICATIONS COVERING THE SAME, HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BUILDING REVIEW COMMITTEE. FAILURE TO ABIDE BY THESE REQUIREMENTS MAY RESULT IN FINES/ASSESSMENTS AGAINST YOUR PROPERTY AND OTHER LEGAL ACTIONS AS ESTABLISHED IN OUR BY-LAWS AND COVENANTS.

Permission is hereby granted for members of the BRC and the BOARD to enter on my property to make inspections of the proposed construction location and site construction in progress to assure compliance with the approved site layout submittal.

ANY ALTERATION TO THE APPROVED SITE LAYOUT AND/OR HOUSE CONSTRUCTION SUBMITTAL MUST BE RESUBMITTED FOR APPROVAL PRIOR TO SITE PREPARATION AND/OR HOUSE CONSTRUCTION.

No Changes to the approved plan will be allowed without prior written approval by the Building Review Committee or the Board of Directors. Failure to receive prior written consent for the changes will result in a revocation of the Board's original approval.

Notwithstanding the foregoing, this application does not replace nor supersede the Protective Covenants and Homeowner Association By-Laws. Owner is subject to covenants, restrictions, conditions, easements, limitations, terms, obligations, charges and liens contained therein. It is the homeowner's responsibility to comply with the deed restrictions.

OWNER'S SIGNATURE

DATE

CONTRACTOR'S SIGNATURE

DATE