

**The Forest at Panther Ridge Homeowner's Association, Inc.
Building Review Board**

**APPLICATION FOR MINOR IMPROVEMENTS
SHORT FORM**

Please return completed forms to:

brb@forestpantherridge.com

THIS REVIEW IS MANDATORY AND LEGALLY BINDING

The Forest at Panther Ridge Homeowners' Association, Inc. (Association), through the Building Review Board (BRB), requires the review of all proposed improvements to any tracts. This process helps fulfill the requirement that the Association ensures compliance with the Protective Covenants and Bylaws, as well as maintaining the value and beauty of all homes and properties within The Forest. When a tract is purchased in The Forest, the purchaser signs a legal agreement to follow certain binding provisions, including the requirement to submit plans and specifications of all proposed improvements for review by the Association and to be bound by the Association's decision. It is mandatory that homeowners receive written approval of any planned improvements prior to any site preparation and/or construction, unless the construction is specifically pre-approved in the Land Planning Guidebook. If in doubt, please contact the BRB chairperson. The Association must take action against any Owner and/or Contractor who violates the Association's Protective Covenants and/or Bylaws.

As part of fulfilling required duties under the Protective Covenants and By-Laws, the Association:

- 1) may enter tracts in the Forest to review any improvements for compliance with the BRB's written approvals (Declaration of Protective Covenants 1996, Article 6, Section 6.01(c));
- 2) will require the removal of all improvements wherein: (a) there is no BRB written approval of those improvements requiring approval; and/or (b) the approved improvements are not completed in compliance with the underlying plans and/or specifications of that approval.

APPLICATION FORM AND FEES

Declaration of Protective Covenants 1996, (Article 8 (Use and Building Restrictions) Section 8.13(g)), the Association acting as the Building Review Board may establish reasonable fees for review of applications. As of this revision (Version 22.1), there is no charge for a short form application for minor improvements.

Do NOT use this form for the following changes (use the Long Form):

Outbuildings, barns, other detached structures and major modifications to same:

Additions and/or major modifications to primary residence:

New homes (includes associated improvements if part of original submittal):

DO use this Short Form form for:

All other applications for "minor" improvements and changes:

No Charge

APPROVALS AND OTHER PERMITS

Owners/Contractors are hereby informed that Building Permits issued by Manatee County without the written review and approval of the BRB does not permit you to build in The Forest. Likewise, a written approval by the BRB without a Building Permit issued by Manatee County does not permit you to build in The Forest. **BOTH** approvals are **REQUIRED** and are legally binding. The absence of one means **you cannot build until you have BOTH written approvals**. Immediate action will be taken against those who do not comply or who build and/or vary their construction from the approved plans and/or specifications.

INSTRUCTIONS

1. All owners wishing to build any type of structure or improvement in The Forest must receive written approval from the BRB **prior to any site preparation and/or commencement of any type of construction.**
2. Complete this application fully and accurately. The Forest at Panther Ridge Homeowners' Association, Inc. and the BRB will require the removal of all construction that has not been approved or construction that deviates in any way from prior written approvals of the BRB.
3. Your application is unique and cannot be compared to other applications either denied or approved.
4. Please answer all questions and provide all documents requested.
5. Please do not submit an application that is incomplete or has any blank spaces. It will be immediately rejected and sent back to you for completion. Submitting a complete package will greatly speed your approval process.

GENERAL INFORMATION

Date of Application: _____

Name of Owner(s): _____

Current Address: _____

City, State, Zip: _____

Home Telephone: _____

Business Telephone: _____

Email: _____

Tract number where improvement(s) will be located: _____

Street address of above tract if known: _____

Desired Commencement Date: _____

Estimated Completion Date: _____

REQUEST FOR APPROVAL IS BEING MADE FOR THE FOLLOWING CHANGE(S)

Please make certain that your submittal clearly conveys **all** aspects of the proposed change(s). The BRB has the right to require additional documents, clarification, and/or professional/professional equivalent drawings. The request for such clarifying items will prolong the approval process, so please provide as much information as possible. Please attach additional pages as necessary.

Describe the proposed change(s):

Specifications – as appropriate, provide dimensions, colors and materials:

Identify the exact location of the proposed change(s) and include a plot plan or survey.

I understand that any deviations from the approvals granted by the BRB will require additional approval. I further understand that the homeowners' association has the right to require modifications to meet the approved specifications and assess all applicable penalties, fines, liens and is indemnified by such actions, as set forth by the governing documents. Notwithstanding the foregoing, this application does not replace nor supersede the Protective Covenants and/or the bylaws of The Forest at Panther Ridge Homeowners' Association, Inc.

Owners Signature

Date

***** **Please do not write below this line** *****

Date received by HOA / BRB

Initials of HOA / BRB recipient