

Major Landscaping Checklist

SUBMITTAL FOR LOT _____VILLAGE_____OWNER _____

At least 19 days prior to next scheduled ARC meeting, please submit the following to the ARC staff. Please refer to the Design Guide and Covenants for more details. Surveys and plans should be submitted in both electronic AutoCAD compatible format and 11" X 17" sheets (minimum size):

- 1. SGPOA Application for ARC Approval: Completed and signed by owner(s) and contractor
- 2. SGPOA Performance Deposit Agreement: Completed and signed by Owner(s)
- 3. Performance Deposit: Payable to SGPOA
- 4. Major Landscaping Checklist: Completed and initialed by owner
- 5. Photographs: Multiple photographs of the lot and house including views from all exterior sides of the area(s) affected by the addition of the landscaping; adjacent existing homes or structures; and existing landscaping. Include a key to location and direction
- 6. Boundary & Topographical Survey: Survey by surveyor licensed to practice in the State of FL identifying current structure(s), easements, waste treatment system and all setbacks, major vegetation/plant massing, plus all trees three inches or greater in diameter (topographical survey requirement could by waived by FM based on project)
- Site Plan (min. scale 1"=20'): Proposed site and footprint of planned landscaping on Boundary & Topographical Survey. Location within setbacks of proposed changes plus major existing vegetation and any planned disturbances to same
- 8. Clearing and Coverage: Calculation by licensed professional of percentage of lot to be cleared if proposing additional clearing of lot ("Clearing shall be limited to 25% of any given lot within the Plantation"); outline of proposed impact zone; grading plan for proposed changes to existing grade and current hardscape
- 9. When applicable: Location of wetland buffers and the Critical Habitat Zone; calculation of Critical Shoreline District Zone coverage
- 10. Exterior Materials and Finishes Data Sheet: Include color and material samples of any materials being used, including pavers, pool decking/fencing, lighting
- 11. Other materials that owner or architect wish to submit (optional)

ARC will review design for compliance with SGPOA Covenants and Design Guide. Once the ARC approves the Application an Approval Letter will be sent to the Owner.



EMERGENCY YES/NO

Owner Contact Information

Owner(s) name	Project Address		
Owner(s) name	Lot/Village		
Mailing address	City		State/Zip
Email	Phone		Mobile

Contractor Contact Information*

Company Name	Contact	
Mailing address	Email	
City/State/Zip	Phone	Mobile

*Required

Type of Work - Check all that apply

New Home Construction				
Ancillary Garage/Carport (anc.)		Mechanical Enclosure		
Gazebo/Pergola		Dune walkover/boardwalk		
Dock/Pier		Trash Receptacle Enclosure		
Pool/Pool Fence		Underhouse Screening		
Major Remodel – addition of 300ft ² or greater o	f condition space of	or cargo lift		
House $(300 \text{ft}^2 +)$		Other (List)		
Minor Remodel (Step 1 A, B and 2, if required)				
Conditioned space less than 300 ft ²				
Minor Remodel				
Non-conditioned walled space (enclose porch, storag	ge)	Exterior addition of screen enclose	sure(s)	
Roof change (material/color)		Exterior addition of mechanical e	enclosures	
Siding change (material/color)		Hot Tub		
Exterior addition of porch, deck, railing, stairs		Enclose garbage receptacle		
Other Painting (new color)				
Ancillary Structure(s)				
Gazebo/Pergola		Other]
Detached Garage				
Detached Carport				



EMERGENCY YES/NO

Demolition of Existing Structure

Fill – if more than 45 cubic yards

Fill	Sand	Lime rock	#57 Rock	Oyster Shells	Other	Total
Number of cubic yards						

Landscaping

Please see the following websites for additional information: <u>http://www.swfwmd.state.fl.us/publications/files/FFL_Plant_Selection_Guide.pdf</u> and <u>http://fyn.ifas.ufl.edu</u> Please note: Plants listed in the most current edition of The Exotic Pest Plant Council's List of Florida's Most Invasive Species and the List of Florida Prohibited Aquatic Plants (F.S. 369.25) are prohibited in the Plantation.

Major			
Pool, Spa, Pool Fencing		Terrace(s)	
Driveway: aprons/pavers/changes		Elevated Deck	
Retaining wall(s)		Walk(s)	
Lighting		\$1000 in total project	
Minor			
Irrigation Well		Less than \$1000 total project	
Removing fewer than 5 trees		Adding low ground cover	
Adding small shrubs		ROW revitalization	
Limited Clearing/Bush Hogging			
Storm Shutter(s) – Solar Panel(s) Storm Shutter(s)		Solar Panel(s)	
Waste Treatment System			
Replacing Waste Treatment System		Replacing Drain field	
		(complete Fill section above)	_
Water Front Structure			
Dock		Breakwater/Revetment	
Pier	\square	Boardwalk	
Boatlift		Dune Walkover	



Pursuant to the Amendment and Restatement of the St. George Plantation Owners' Association, Inc. Protective Covenants ("Covenants") and Design Guide of St. George Plantation Owners' Association, Inc. ("Design Guide"), the Owner and Contractor acknowledge that all construction, alteration or addition of any kind, other than interior alterations not affecting the external appearance of a structure, on the Property requires prior written approval. We hereby request the approval of the preceding.

Contractor acknowledges that he/she is responsible for the acts of all employees, subcontractors, and their agents and employees, and other persons performing work on the Property while they are on St. George Plantation.

Owner and Contractor acknowledge they have received copies of and agree to comply with the restrictions and conditions of the Covenants and Design Guide regarding rules and regulations governing construction on the Property. Construction shall be completed in accordance with the final approved plans, which are incorporated by reference and will be made a part of this application.

Owner(s)*		Contractor	
Signature	Date	Signature	Date
Print Name		Print Name	

*All persons or entities shown as owners on the recorded deed must execute this document. Use another sheet if more lines are needed. Alternatively, this document shall be executed by the person authorized to act on the behalf of the record owners pursuant to the "Assignment of Agent", as submitted to the Association.

In accordance with St. George Plantation Design Guide, "Construction must be commenced within twelve (12) months after final written approval of the application and must be completed within eighteen (18) months after commencement of the project."

For Office Use Only	Date		Date
Application Fee	\$	Approval By ARC	
Performance Deposit Fee	\$	P.D. Return	
		Final inspection accepted by ARC	



ST. GEORGE PLANTATION OWNERS' ASSOCIATION, INC. PERFORMANCE DEPOSIT AGREEMENT

This Performance Deposit Agreement ("Agreement") is made this ___ day of _____, 202__, by and between St. George Plantation Owners' Association, Inc. ("Association") and _____ ("Owner").

WHEREAS, the Association has the duty to maintain development standards and protect property values in St. George Plantation and has the authority pursuant to Amendment and Restatement of the St. George Plantation Owners' Association, Inc. Protective Covenants ("Covenants") and Design Guide of St. George Plantation Owners' Association, Inc. ("Design Guide"), as amended from time to time, to require financial assurance for construction projects in order to carry out this duty; and

WHEREAS, Owner is the owner of property described as:

Lot # Village

House # and Street Name

WHEREAS, this Agreement is required in order to assure the Association and the owners within the St. George Plantation that violations of Covenants and Design Guide by owners and contractors, and the construction and development of properties in ways that deviate from plans approved by the Association will not occur, or in the alternative, provide a remedy for same which may occur; and

WHEREAS, the Association will incur Consulting Review Architect (CRA) fees for the project, which fees may be paid in whole or in part from the Performance Deposit referenced herein; and

WHEREAS, the execution of this Agreement is a condition of application for approval of construction on the property described above, as provided by the Covenants and Design Guide.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

- 1. Owner shall provide and deliver to the Association the sum of ______ Dollars (\$_____) as a Performance Deposit for the [_____] dated ______. The Performance Deposit shall be held in a non-interest-bearing account in the name of the Association for the term of this Agreement.
- 2. The term of this Agreement shall expire on the earlier of three years from the date hereof or issuance of Written Notification of Compliance to the Owner in accordance with the Covenants. Construction must be commenced within twelve (12) months after final written ARC approval of the application and must be completed within eighteen (18) months after commencement of the project.
- 3. Owner shall comply with all provisions of the Covenants, Design Guide, other restrictions and rules, and approved plans for his or her lot. Owner shall complete the construction work in accordance with the final approved plans. All changes to the approved plans must be submitted for approval, along with revised plans and must be approved prior to site changes. Owner shall be responsible for violations of same by himself or herself and all of his or her contractors, sub-contractors, employees and associates. Failure of the Owner to comply with said provisions shall, after notice and an opportunity for hearing, within the time designated by the ARC, cause a forfeiture of all or part of the Performance Deposit in the amount required by the Association to remedy the violation(s).



ST. GEORGE PLANTATION OWNERS' ASSOCIATION, INC. PERFORMANCE DEPOSIT AGREEMENT

- 4. Additional funds shall be required by the ARC to supplement the initial Performance Deposit upon the occurrence of a violation or violations by an Owner or those for whom he or she is responsible which may require that all or part of the initial Performance Deposit be withdrawn to remedy the violation(s) or when the payment of CRA fees or any other expenses of the Association related to the project causes the amount of the Performance Deposit to be less than the full amount set out in Paragraph 1 hereof. The full amount of the required Performance Deposit must be maintained with the Association at all times during the term of this Agreement. Failure of the Owner to deposit the required additional funds within ten (10) days after the request for same is made by the ARC will justify issuance by the ARC of a stop work order on the construction project.
- 5. Owner shall notify the ARC, in writing, when the construction project is complete and request an inspection of the property. Any amount of the Performance Deposit which is not used shall be returned to the Owner depositing same; provided, however, the Association shall deduct from said Performance Deposit prior to its return all monetary obligations due to the Association which remain unpaid at the time of such return.
- 6. The Performance Deposit, less deductions, if any, shall be returned to the Owner within thirty (30) days after the issuance of the Written Notification of Compliance by the ARC and presentation to the ARC of a copy of the Franklin County Certificate of Occupancy in the event of new construction, major addition or major renovation. Return of the Performance Deposit shall be made payable to the Owner depositing same. If, after a period of two years, reasonable efforts to contact the appropriate owner thereof having failed, the Performance Deposit shall be declared unreturnable by the ARC and such determination shall be immediately reported to the Board of Directors of the Association. Upon concurring determination by the Board of Directors that the Performance Deposit is unreturnable, it shall be transferred to the General Operating Funds of the St. George Plantation Owners' Association, Inc.
- 7. The remedies, penalties and/or fines provided for in this agreement are in addition to any other remedies, penalties and/or fines provided to the ARC and Association under Covenants and Florida law.

Executed by the parties hereto effective on the date first written above.

Witnesses:	Owner(s)*
Witnesses:	St. George Plantation Owners' Association, Inc.
	By: Title:

*All persons or entities shown as owners on the recorded deed must execute this document. Use another sheet if more lines are needed. Alternatively, this document shall be executed by the person authorized to act on the behalf of the record owners pursuant to the "Assignment of Agent", as submitted to the Association.

ACTIVE: 7461190_1