

# The Ridge at the Bluffs Homeowners Association, Inc.

Date Received: \_\_\_\_\_ Application # \_\_\_\_\_ Approval Expires: \_\_\_\_\_

**APPLICATION MUST BE RECEIVED BY FRIDAY NOON THE WEEK BEFORE THE ACC MEETING FOR CONSIDERATION**

**Lot Address:** \_\_\_\_\_ **Owner Name:** \_\_\_\_\_

**Owner Phone:** \_\_\_\_\_ **Owner Email:** \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

Contractor Name(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Check off requested modification(s) and provide supporting information:

- Sliding Patio Doors/Windows/Skylights: Show proposed modification(s) on Diagrams 1 or 4, provide detailed proposal/specs/brochure (photo of page is fine)/color
- Front Entry Door/Garage Side Entry Door: provide detailed proposal/specs/brochure
- Garage Overhead Door: Provide detailed proposal/specs/brochure
- Driveway/Walkway: Show proposed layout on application Diagram 5, (Examples on Diagram 6)  
Provide paver brochure with color images of an area large enough to clearly show variations
- Driveway/Walkway Stain Only
- Gate: Submit drawing(s) showing all dimensions (See Diagram 7 for examples) Add color choice
- Fence/Gate adjacent to common areas: Submit drawing showing all dimensions/see Diagram 8
- Roof: Submit manufacturer's brochure showing that all Architectural Standards are met. Include roofer's proposal, contract showing same, color choice **Must Include signed Metal Roof Contractor's Requirement Page**
- Gutters: Show proposed modifications on application Diagram 3, include color, no mill finish metal
- Hurricane Shutters: Show locations on Diagram 1, provide detailed proposal/specs/brochure/color
- Exterior Security Lighting and Equipment: provide detailed proposal/specs/brochure/location/color
- Garage/Entry Lighting: provide detailed proposal/specs/brochure/color
- Paint:  Existing Color Scheme # \_\_\_\_\_  New Color Scheme # \_\_\_\_\_  Trim only, color: # \_\_\_\_\_  
*Colors checked by: \_\_\_\_\_ on \_\_\_\_\_ Left: \_\_\_\_\_ Applicant: \_\_\_\_\_ Right: \_\_\_\_\_*
- Other: \_\_\_\_\_

**Please review current Architectural Standards, then provide sufficient information for the ACC to understand what you are requesting.**

**For example: Manufacturer's brochures, Photographs of existing area to be modified, Survey showing location of modifications, Architectural or vendor diagrams/drawings/images of requested modification. Indicate your request on one of the application diagrams.**

**Please be sure your contractor has read and understands the current standards**

**I have read and will comply with current Architectural Standards.** \_\_\_\_\_  
(Owner Initials)

ACC Decision:  Approved  Approved with Modifications  Disapproved

Date of ACC decision: \_\_\_\_\_ Verified by: \_\_\_\_\_

ACC Modifications:

\_\_\_\_\_

\_\_\_\_\_

# The Ridge at the Bluffs Homeowners Association, Inc.

Application #: \_\_\_\_\_ Lot Address: \_\_\_\_\_

## **ACC Application Terms and Conditions:**

1. Owner represents to the Ridge at the Bluffs Homeowners Association, Inc. ("Association") that he/she is not a tenant but the lawful owner of the property that is the subject of this Application and has full authority to make this request for the modifications.
2. In accordance with the Declarations Article VIII, Owner must provide "...proposed plans, specifications, exterior colors and/or finishes, landscaping plan, and plot plan..." sufficient for the ACC to evaluate the request.
3. Owner hereby represents and warrants to the Association that the modification(s) requested herein shall be completed exactly as described and identified in the approved version of this Application. Owner shall not make any changes, alterations, modifications, substitutions and/or deviations from the approved application without further written approval by the Association. In the event that completed alteration(s) deviate from this Application in any manner or are not compliant with Architectural Standards, Owner agrees to rectify all deviations, at Owner's sole expense, within 30 days of written notice from Association. If Owner fails to promptly correct any deviation(s), no matter how small the deviation, after receiving written notice from the Association, Owner agrees to be responsible for all of the Association's expenses associated with compelling Owner's compliance with the original approved Application, including reimbursement of all attorneys' fees, and court costs if suit is filed. Owner waives the defense of economic waste that might be related to any request by the Association for Owner to strictly comply with his/her Application that was approved. Also, it is no defense that the Owner's contractor failed to perform as requested or substituted similar or like materials that were approved in the Application. Owner is responsible to ensure that all work performed by any contractor complies with the approved Application.
4. Owner shall obtain all permits required by law.
5. Owner shall defend, indemnify and hold harmless the Association for any and all claims resulting from the construction, operation or maintenance of the proposed modification.
6. Owner shall restore all damage to common areas and/or other individual lots, caused by the construction, maintenance or operation of the requested modification(s). This includes, but is not limited to: landscaping, irrigation system, storm water control, utilities, driveways, walkways, patios, fences, walls, gates and personal property.
7. Access to the areas of construction is permitted only through Owner's property.
8. Modifications shall be completed within 6 months (painting 2 months) of the approval date below.
9. The ACC does not pass upon the structural integrity, engineering feasibility or safety of the proposed activity or its compliance with municipal rules and regulations. ACC review is solely for the purpose of aesthetic appearance and ensuring that said activity does not increase the maintenance costs of the Association. Nor does the ACC or the Association guarantee that applicant is not in violation of any easements on the said property.
10. **Irrigation/Sprinklers:** Homeowner is responsible for reconfiguration of irrigation if necessary and removal and replacement of pavers or any other modifications should future repairs be necessary

**Lot Owner Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Closed**, no work started, by \_\_\_\_\_ Date: \_\_\_\_\_ Property Mgr./ACC

### **Landscape inspection required: Approved by**

**Completion inspected** on \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_  **Approved**  **Not Approved**  
**Re-inspected** on \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_  **Approved**  **Not Approved**  
**Re-inspected** on \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_  **Approved**  **Not Approved**

### **Comments:**

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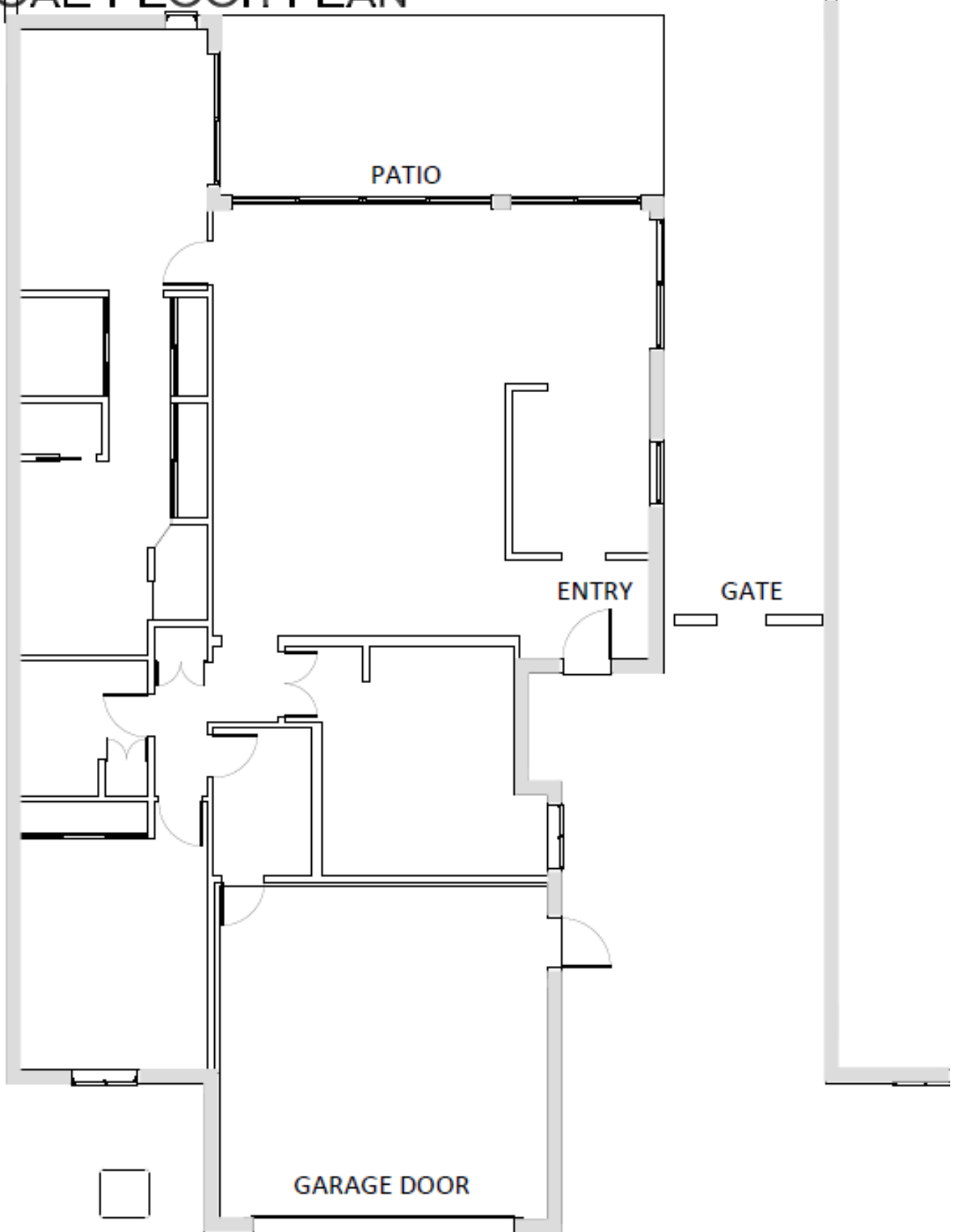
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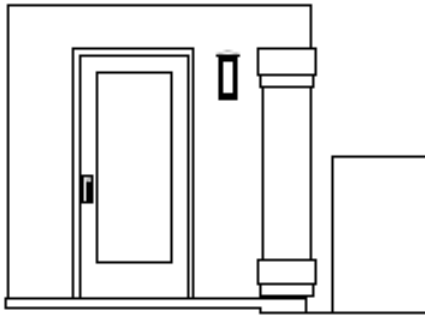
DIAGRAM 1

APPLICATION #

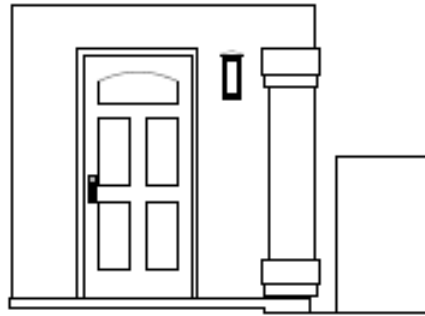
TYPICAL FLOOR PLAN



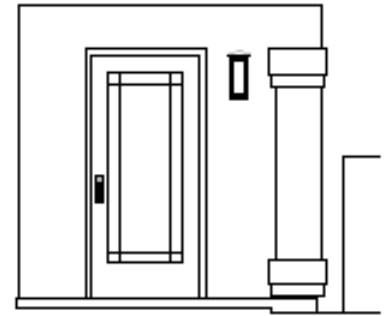
ENTRY DOOR EXAMPLES



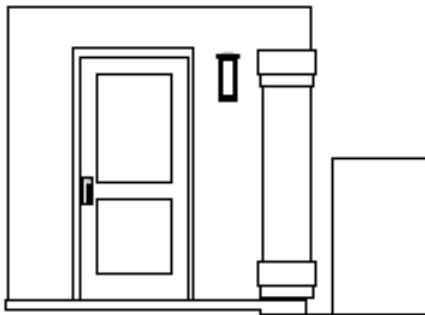
STYLE A



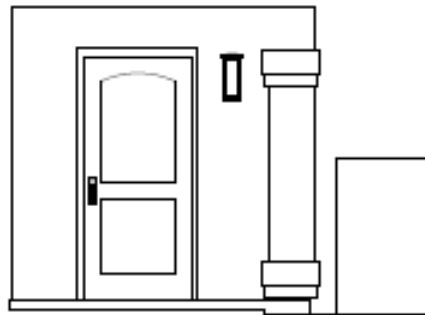
STYLE B



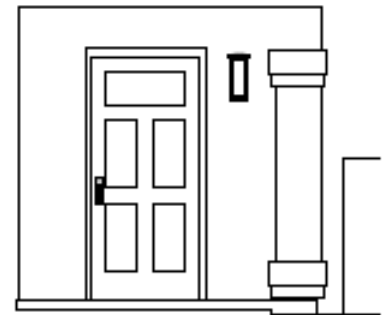
STYLE C



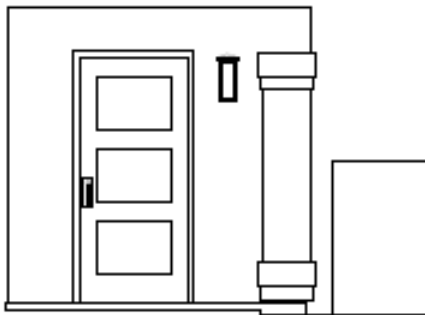
STYLE D



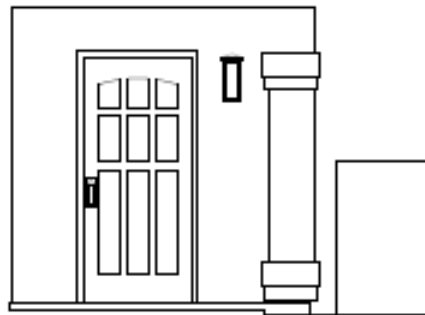
STYLE E



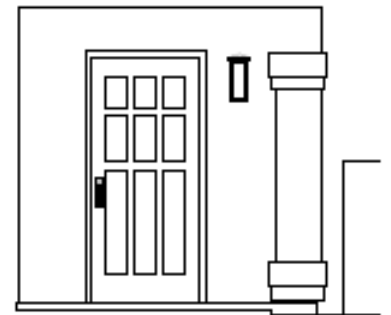
STYLE F



STYLE G

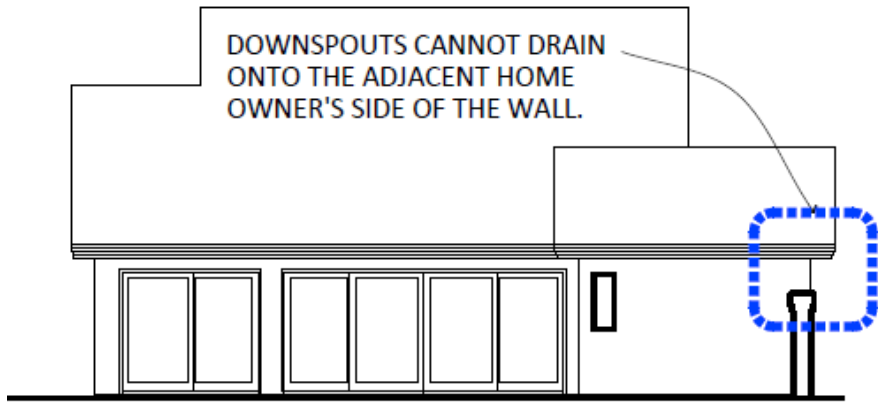


STYLE H

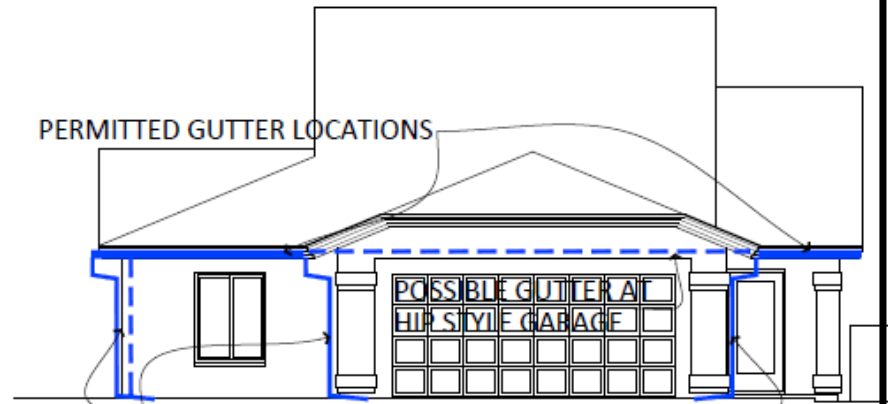


STYLE I

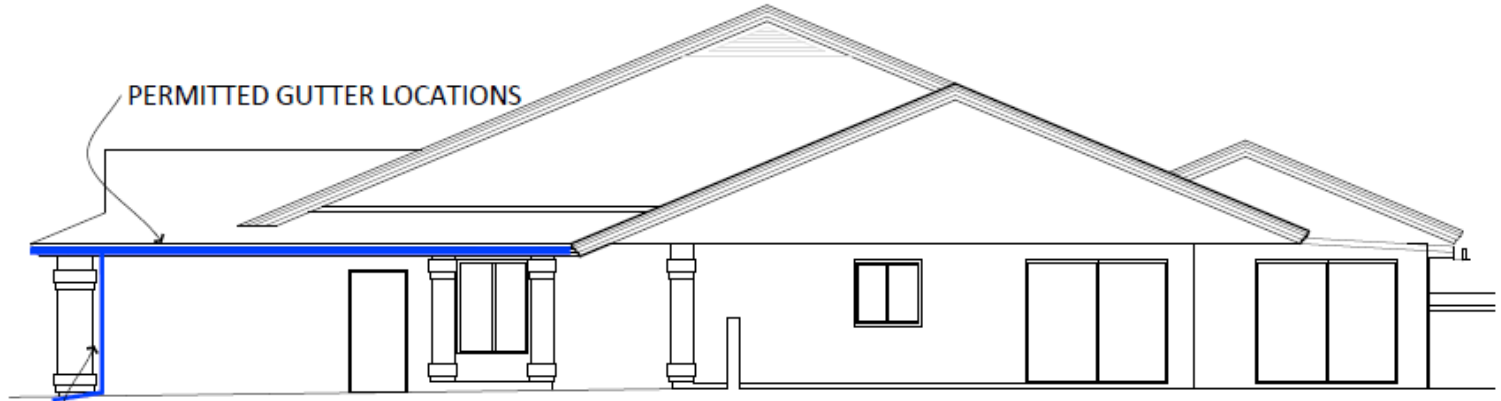
THE EXAMPLES PROVIDED INDICATE TYPICAL DOOR STYLES. ANY STYLE MAY BE SUBMITTED FOR REVIEW. CLEAR GLASS OR DECORATIVE GLASS PANELS ARE TO BE SUBMITTED FOR REVIEW. IN GENERAL STAINED OR PAINTED GLASS WILL NOT BE APPROVED. MULLIONS, IF PLANNED ARE TO BE ON THE SUBMITTED DOCUMENTS.



REAR ELEVATION

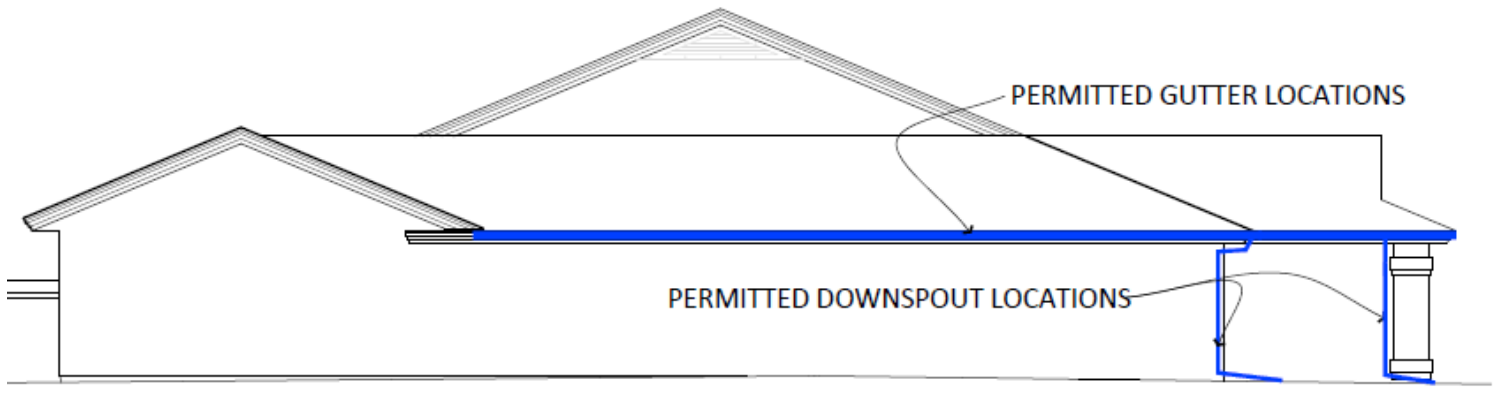


PERMITTED GUTTER LOCATIONS  
 PERMITTED DOWNSPOUT LOCATIONS  
 FRONT ELEVATION



PERMITTED GUTTER LOCATIONS  
 PERMITTED DOWNSPOUT LOCATION

KITCHEN SIDE ELEVATION

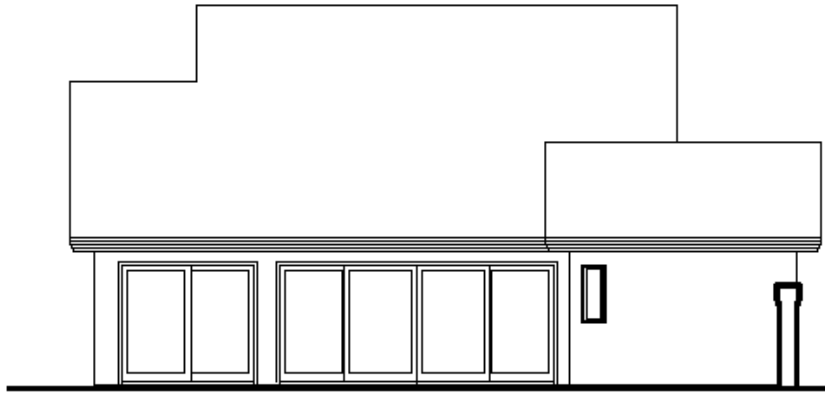


PERMITTED GUTTER LOCATIONS  
 PERMITTED DOWNSPOUT LOCATIONS

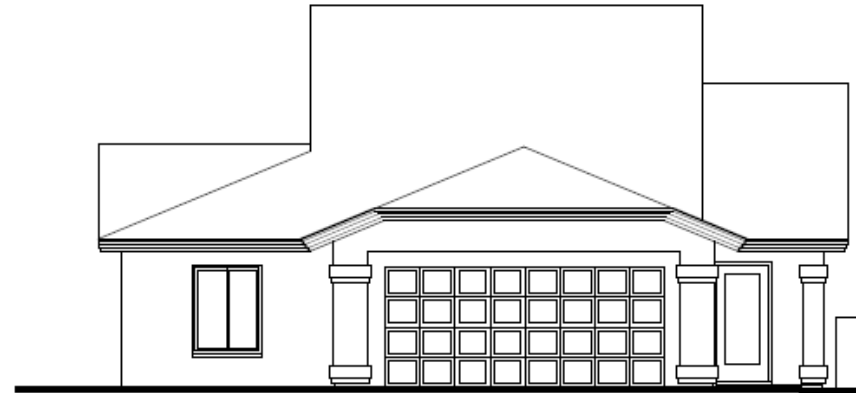
BEDROOM SIDE ELEVATION

**GUTTER AND DOWNSPOUT APPLICATION # 3**

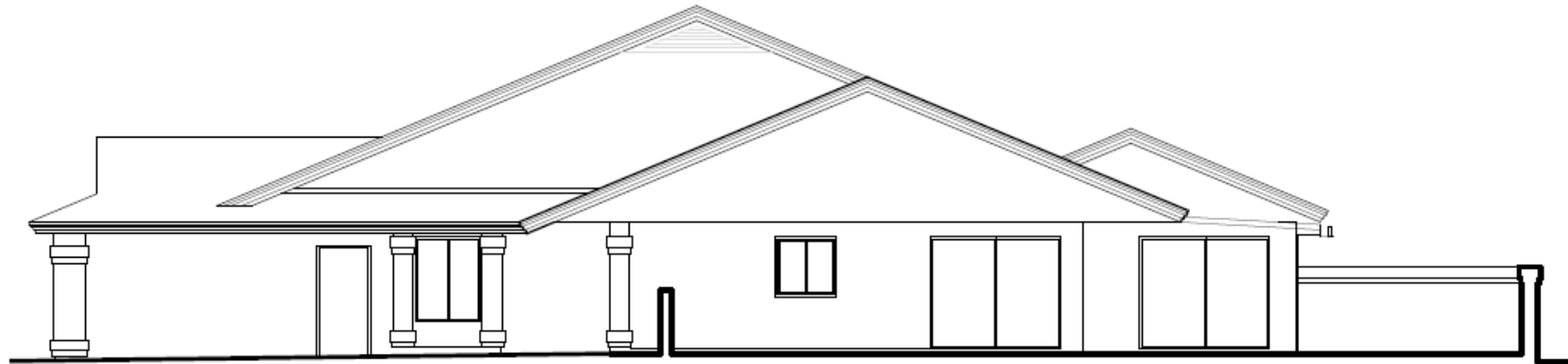
RIDGE ELEVATIONS (GENERIC MAY NOT APPLY TO ALL)



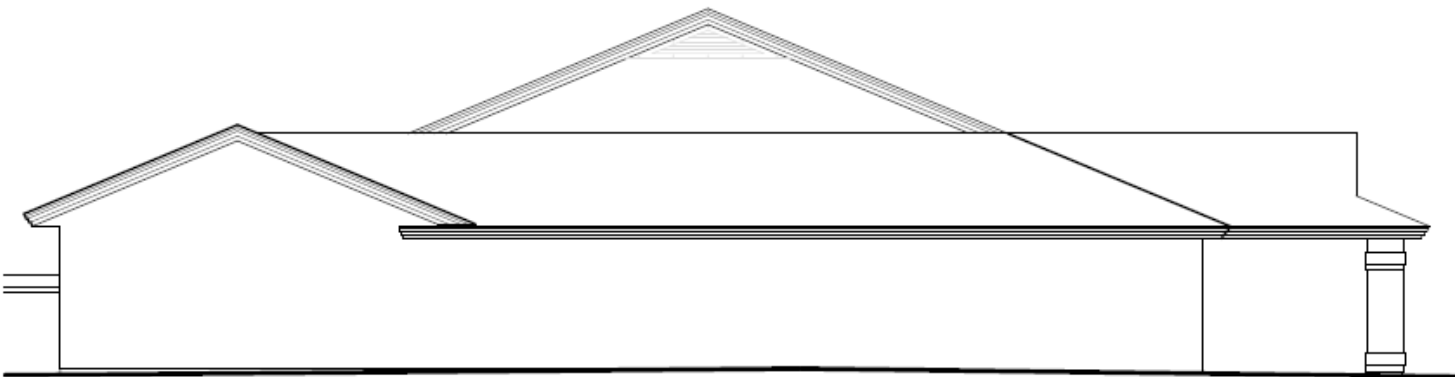
REAR ELEVATION



FRONT ELEVATION



KITCHEN SIDE ELEVATION

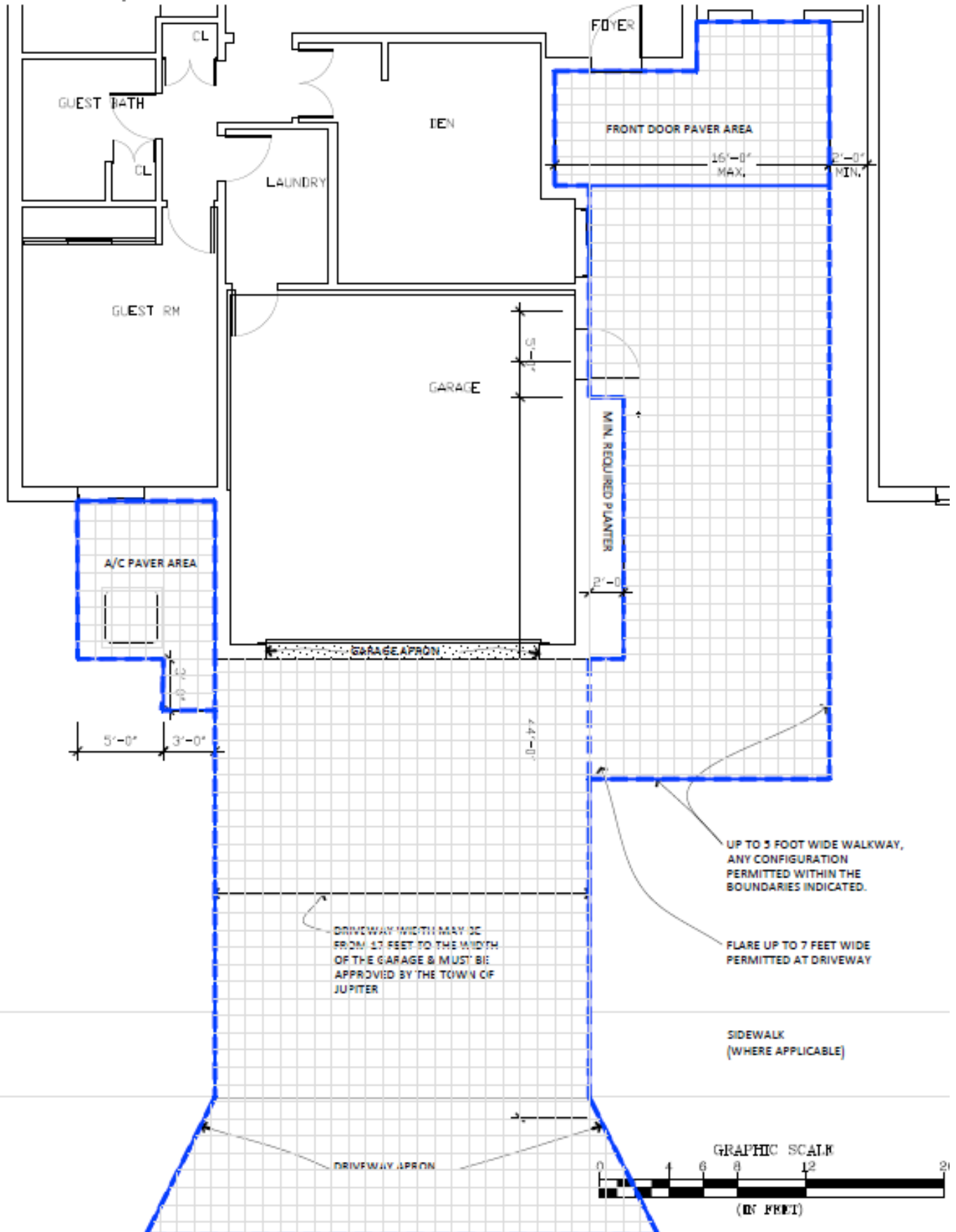


BEDROOM SIDE ELEVATION

DIAGRAM 4  
APPLICATION #

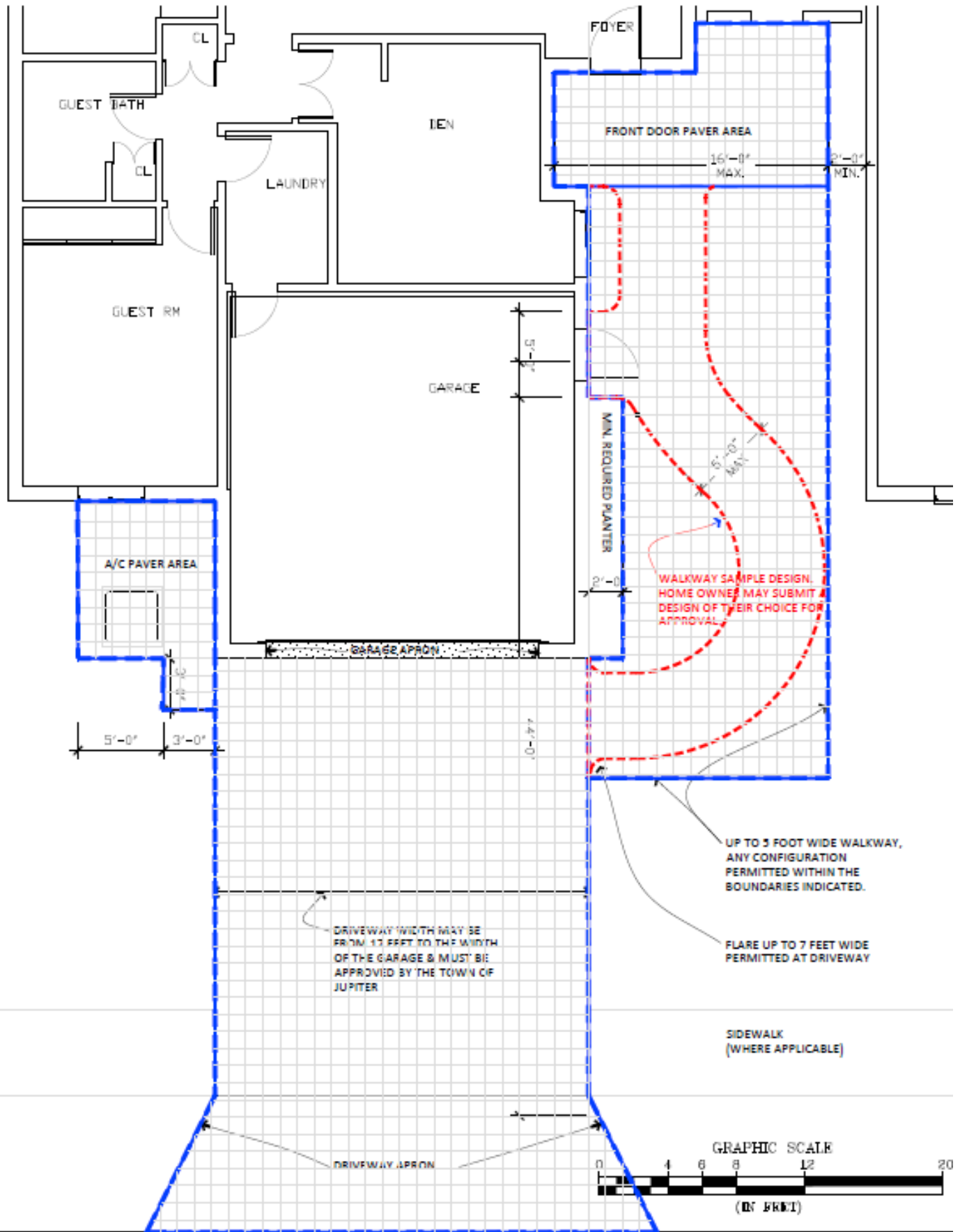
# DIAGRAM 5 APPLICATION #

## DRIVEWAY / WALKWAY DESIGN PAGE



# DIAGRAM 6

## DRIVEWAY / WALKWAY PLAN - BOUNDARIES & SAMPLE WALKWAY

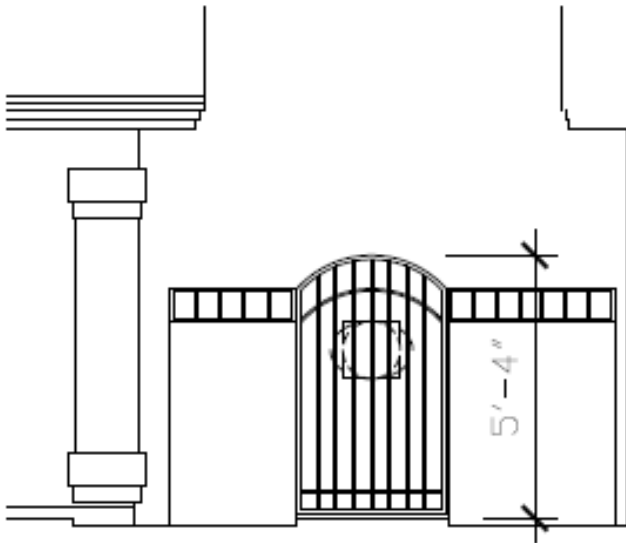




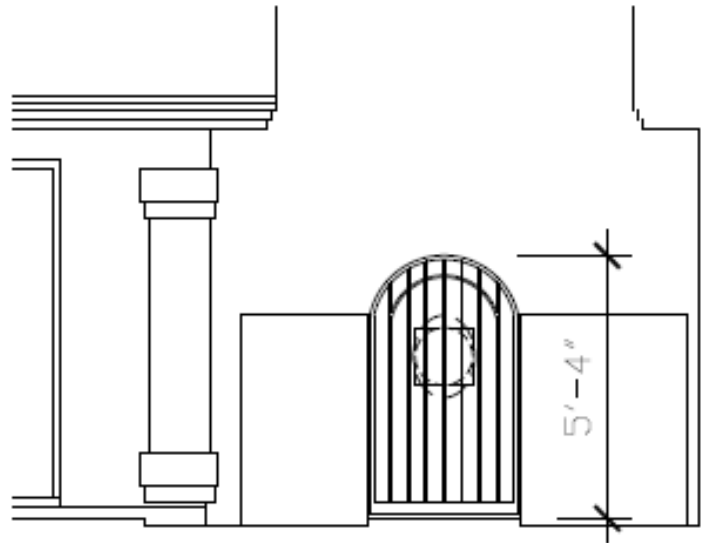
# DIAGRAM 7

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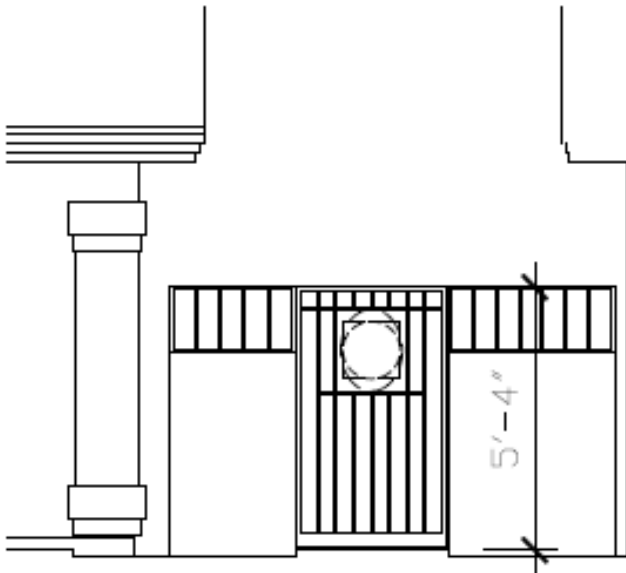
## GATE EXAMPLES



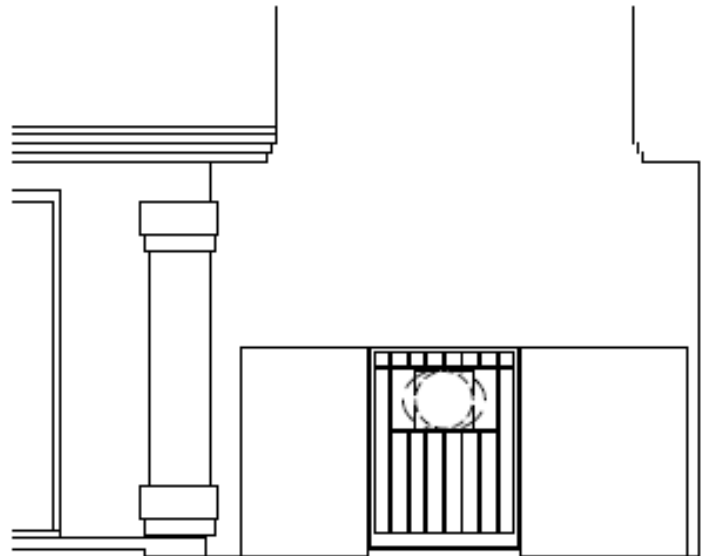
EXAMPLE A



EXAMPLE B



EXAMPLE C



EXAMPLE D

# DIAGRAM 8

## FENCE AT COMMON AREA

THE HEIGHT OF THE FENCE MUST BE 4'-0" FROM THE GRADE.

THE BALUSTERS (PICKETS) MUST BE VERTICAL 1/2" SQUARE.

THERE CANNOT BE A GAP BETWEEN THE BALUSTERS AND/OR POSTS BIG ENOUGH TO ALLOW A 4" DIAMETER BALL TO PASS THRU.

THE FENCE/GATE CANNOT HAVE A GRAPHIC PANEL

THE FENCE AND ANY GATE MUST BE DARK BRONZE

THE TOP RAIL MUST BE 6" HIGH, 2" DEEP AND SLIGHTLY DOMED.

THE POSTS MUST BE 2"x2" AND ARE TO END AT THE BOTTOM OF THE TOP RAIL.

THE BOTTOM RAIL IS TO BE 2" DEEP AND 1.25" HIGH.

