

ATTACHMENT A
Forest Cove Subdivision

Initial Review _____
Approval Review _____
Final Review at OC _____

Forest Cove ACC Deed Restriction Check List – New Build

<u>Homeowner:</u>	<u>Builder:</u>
<u>Cell #</u>	<u>Cell #</u>
<u>Lot Address:</u>	<u>Designer/Architect:</u>

The Deed Restrictions can be found at www.forestcovesection2hoa.com. Please note that the ACC in accordance with Section 4.4 of the Covenants and Deed Restrictions, may make updates from time to time to keep ACC Check List aligned with Deed Restrictions, new regulations, codes consistent with the norms of the Forest Cover Subdivision.

<u>Deed Restriction Section</u>	<u>Description</u>	<u>Requirements</u>	<u>Home Owner Review</u>	<u>ACC & or Architect Review</u>	<u>Comments</u>
Site/lot			Yes/ No		
5.3	Front Lot Line plus 15' Utility Easement	35' Lot line minimum- 50' total with easement from street curb			
5.3	Rear Lot Line	10' minimum			
5.3	Interior Lot Line	5' minimum			
5.3	Side Street Lot Line	35' minimum			
5.3	Building Angle	45 degrees maximum from Street			
5.4 C	Concrete sidewalk at front and/or corner of lot, parallel to curb, to be shown on Site Plan	Match with your neighbor; shall be compacted, reinforced and at proper thickness			
5.4 D	Driveway	Concrete, compacted, reinforced and at proper thickness			
5.6 Amended	Fencing	8' Height Maximum, wood or wrought iron (water front lots required)			

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Declined		
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Garage Requirements			Yes/ No		
5.1	Height	Not to exceed Residence Structure			
5.1	Width Maximum	Four Standard Size Autos			
5.1	Minimum	Two Standard Size Autos			
5.1	Other	One Bay Constructed for Motor Home or Utility Vehicle			
Main Residence Square Footage Requirements			Yes/ No		
5.1 A	One Story Structure	2400 SF Living Area Minimum			
5.1 A	Two Story Structure	1800 SF Living Area Minimum 1 st Floor			
5.1 A	Two and One-Half Story Structure	1800 SF Living Area Minimum 1 st Floor			
5.1 A	Two and One-Half Story Structure	1800 SF Living Area Minimum 1 st Floor			
Foundation Design and Exterior Treatment					
ACC Request Section 5:21	Foundation type to comply with FMEA Flood Zone	Specify design type and height of foundation from grade to top of slab			
ACC Request Section 5:21	Foundation type to comply with FMEA Flood Zone	Specify exterior treatment of foundation above grade (<i>i.e., stone, faux, brick</i>)			
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Residence Exterior Materials & Appearance			Yes/ No		
5.1 A	Residential Structural Height	44' Maximum-City Ordinance of 35'			
5.1 A	Front Entry Door Height	8' Minimum Height (excludes to sky light)			
5.1 D	Outbuilding (Larger than 10'x10' - Must have prior approval by ACC)	Must match roof & exterior walls of residence			
5.4 B	Exterior Materials (Must have ACC prior approval)	Brick, Stone or Stucco; <u>Provide sample</u>			
5.4 B	Siding Materials (Must have ACC prior Approval)	25% Maximum of total external surface area – <i>No HardiePlank siding. Only, approved for soffits, fascia and porch ceilings only</i>			
5.4 G	Fireplace Chimney	Brick, Stone or Stucco to match main house			
5.4 H	Pool	In ground pool only			
5.4 H	Pool Equipment	Must be hidden from street view, behind fence			
5.19	Satellite dish /Antennas location	Satellite dish location on back side of house, hidden from street view, can be at grade behind fence			
5.4/5.20	Exterior Colors – masonry and trim, gutters, garage/side doors (Must have ACC prior Approval – <u>Provide Sample</u>) Submit colors with house plans	Weathered and Traditional, consistent, compliment with neighborhood colors – <i>Light tans and browns, taupes, grays, off-white/cream</i>			
5.18	Exterior Lighting – not to be position that will interfere with street traffic or neighbor. No movement censored flood lights	Fixture type and location consistent and compatible with design within neighborhood – <i>Prefer soffit and ground</i>			
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Roofing Design and Appearance			Yes/ No		
5.4 A	Roof Type	Gables or Hipped Roof preferred			
5.4 A	Roof Pitch	9:12 Minimum Pitch			
5.4 A	Roofing Materials	Minimum 30 Year Composition HD shingle, <i>no 3 tab shingles</i>			
5.10 Amended	Location of Roof Ventilators, plumbing and HVAC vents	Provide instructions to locate plumbing/HVAC vents on rear/side of roof ridgeline & painted to match roof color			
5.4A	Roof Color (Must have ACC prior approval)	<u>Submit roof manufacture and color/ name being used: <i>Weathered wood, Barkwood, Slate, Aged Cedar, Brownwood, Gray, Desert Tan, Black</i></u>			
Other items			Yes/ No		
ACC Architect request	TWIA Hurricane Lift-up Requirements	Provide Engineered Windstorm framing package drawings/details for inland zone 1A			
ACC Architect request	Foundation Plan & Detail	Provide Engineered Foundation Plan drawings and details			
6.4	Gas Water Heater & Gas Central Heating is preferred heating fuel source	Show on utility drawings gas services			
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Landscaping			Yes/ No		
5.4 J	Landscape Grass Type	St. Augustine or Bermuda			
5.4 K	Reference Forest Cove Landscape Standards	Submit Landscape Design for Approval by ACC no later than end of construction Landscaping to be completed 6 months after obtaining OC.			
5.21	Change in lot grade must have approval of ACC; storm water runoff must stay on property and must not run off onto the adjacent neighbor's property. Apply approved drainage plan for lot.	Submit engineered Drainage Plan. Change in lot grading cannot be detrimental to or alter drainage patterns of neighbor's drainage pattern.			
5.21	Submit Elevation Certificate <i>(FEMA Flood Zone minimum BFE is 14'-0")</i>	Show lot elevations LAG and HAG with top of slab elevation. Show what flood zone the lot will be location in Will be three elevations to be sent to the ACC: 1) original elevation as part of submitted house plans 2) top of slab before pouring the foundation and 3) final elevation for City's OC.			

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