

The Vineyards at Saint Lucie West Residents' Association Inc.

ARCHITECTURAL REVIEW APPLICATION

**DO NOT PROCEED WITH ANY WORK UNTIL THE ARC
GRANTS APPROVAL**

Date: _____ Email: _____

Homeowner's Name(s): _____ Phone # _____

Address: _____

Estimated Start Date: _____ Estimated Completion date _____

SCOPE OF WORK

☐ Landscape* ☐ Lighting, Elec. ☐ Painting ☐ Pool/Spa* ☐ Patio/Driveway* ☐ Other

Please provide a detailed description. *Sketch required. **Attach additional page(s) if necessary:**

Work will be performed by: ☐ Homeowner ☐ Contractor Name _____

If a contractor is doing the work, you must provide their liability insurance and license. (Unlicensed contracting is a felony in Florida) Watson may have the documents on file. You can contact your property manager at: 772-871-0004.

ATTACHMENTS

☐ SURVEY/PLOT PLAN showing location of alterations

☐ Plans, Detail Sketches

☐ Color/Finish (Samples as necessary)

Pool installation, additions, roof replacement, patio alterations and major landscape alterations, which require heavy equipment, may require a \$5000.00 security deposit which shall be held by the management company, until the proposed work is completed to the satisfaction of the Architectural Review Committee. This is for common area damage only.

DISCLAIMER/RELEASE

The Vineyards at Saint Lucie West Residents' Association Inc. (Vineyards), Board of Directors (BOD), the Architectural Review Committee (ARC) members, the Management Company, and their representatives will not be held responsible for any damage caused by any homeowner's vendors/contractors. I agree to indemnify and hold harmless the Vineyards, BOD, ARC, the Management Company, and their representatives from any and all claims, damages, losses and causes of action relating to, or arising out of, this architectural review request and the work performed. Furthermore, I understand and acknowledge that it is my responsibility to hire only licensed and insured vendors/contractors.

I understand and acknowledge that the BOD or Management Company may ask for documents and has the right to demand that said alteration or modification be removed immediately at the homeowner's expense if said alteration or modification is not what was approved by the ARC.

I hereby grant permission to the members of the ARC and appropriate Vineyards' representatives to enter my property to make reasonable observations and inspections of the architectural review request and completed project. I have read and understand the Covenants, By-Laws, Rules & Regulations, and Homeowner Affidavit (Located on the Reverse). I will, **upon completion** of all work, notify the ARC Compliance Officer 847grb@comcast.net of such completion.

Homeowner Signature: _____

The Vineyards at Saint Lucie West Residents' Association Inc.
ALTERATION APPLICATION
**DO NOT PROCEED WITH YOUR REQUEST UNTIL THE ARC
GRANTS APPROVAL**

HOMEOWNER'S AFFIDAVIT

I have read, understand, and agree to abide by the governing documents of the Association. In return for approval, I agree:

- APPROVAL DOES NOT AUTHORIZE NOR PERMIT ANY ENCROACHMENT OR TRESPASS (HOWEVER MINOR) ON ANY ADJACENT PROPERTY BY WORKERS OR MACHINES. AFFECTED PROPERTY OWNERS ARE NOTIFIED OF THIS APPROVAL, ALONG WITH THEIR RIGHTS.
- That I will be responsible for all losses caused to others, including common areas, as a result of my architectural review request and work performed, whether caused by me or others;
- To comply with all state and local building codes and laws;
- To ensure there are no encroachments.
- To comply with the conditions of acceptance (if any);
- To complete the project according to the approved plans. If the project is not completed as approved, said approval will be revoked and the alteration/modification shall be removed by the homeowner at the homeowner's expense. The homeowners further acknowledge that drainage swales have been designed and established between homes (side yard) to carry storm water off the lot and to maintain positive drainage away from home. The Association shall not be responsible for any effect that any modification may have on drainage.
- To pay for any costs associated with irrigation alterations as a result of this architectural review request. All work required will be at the homeowner's expense.
- To assume maintenance responsibility for any new landscaping.
- To restore those areas affected by the project construction (i.e. landscaping, irrigation, common areas, etc.) to their original condition. If I fail to restore any areas after receiving notification from the Association, I agree that the Association may perform the work and charge me for the costs thereof.

I also understand that the Vineyards, BOD and ARC do not review and assume no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration or addition; or for performance, workmanship, or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of the ARC. If the modification/alteration is not completed as approved with the specifications submitted in this application and I refuse to correct or remove the modification/installation, I may be subject to fines and court action by the Association. In such event, I shall be responsible for all reasonable attorneys' fees.

Homeowner Signature: _____

Date: _____