

South Panther Trace
BUILDER GUIDELINES

SECTION 1. ARB APPROVAL

Submit to South Panther Trace Homeowners Association the following:

1. 1 Complete Design Review Application (complete Form 1)
2. 3 sets of Building/Architectural Drawings and Specifications (include color chips and/or samples)
3. Site Plan on engineered Survey showing all relative setbacks
4. Finished floor elevation (complete Form 2)
5. Lot Clearing Plan (complete Form 3)
6. Landscape & Irrigation Plans; Drawing and Specifications (refer to the South Panther Trace Home Owners Association documents for minimum landscape requirements)
7. A \$300.00 Architectural Review Board filing fee made out to South Panther Trace Home Owners Association

✱ There will be a \$150.00 re-filing for incomplete submittal package

SECTION 2. CONSTRUCTION

Prior to construction a \$1500.00 Builder Performance Bond is required from the builder to the Developer. Fines may be imposed upon the builder at any time by the Developer and deducted from the \$1500.00. The majority of infractions are outlined along with the penalties on Form 4.

REMEMBER —“THE HOMEOWNER ASSOCIATION DOCUMENTS OUTLINE THE MINIMUM ARCHITECTURAL GUIDELINES FOR BUILDING HOME WITHIN SAWGRASS LAKES. USE IT FOR ALL YOUR REFERENCE NEEDS.”

If there are any questions please contact [REDACTED]

**Thank you for your cooperation,
Sawgrass Lakes Inc. Management**

*South Panther Trace
Homeowners Association*



**BUILDER COMMANDMENTS
DURING CONSTRUCTION**

FORM 4

- ◆ **WORK HOURS ARE FROM 7:00 a.m. – 7:00 p.m.**
- ◆ **(NO Sundays)(gates will open and close at those times)**
- ◆ **REMOVE CONSTRUCTION DEBRIS FROM SITE EVERY FRIDAY (\$50 fine every incident)**
- ◆ **DO NOT USE ANY OTHER MEANS OF INGRESS AND EGRESS OTHER THAN MAIN ENTRANCE (\$50 fine every incident)**
- ◆ **CONTRACTORS WILL NOT SPEED (\$25 fine every incident)**
- ◆ **DO NOT DAMAGE LOT SIGNS (\$50 for every sign)**
- ◆ **DO NOT CLEAR PRIOR TO ARB APPROVAL (\$250 fine)**
- ◆ **DO NOT DAMAGE UNDERDRAIN SYSTEM LOCATED 6-18" FROM BACK OF CURB AND 1-2" BELOW GRADE (\$150 fine)**
- ◆ **DO NOT DAMAGE IRRIGATION SYSTEM LOCATED 5 FEET FROM BACK OF CURB (\$50 fine per occasion)**
- ◆ **DO NOT DAMAGE NEIGHBORING LOTS**
 1. **Do not place dirt on lot/lots (\$150 fine)**
 2. **Do not damage grass on lot/lots (\$25 initial fine and \$10 every week until fixed)**
 3. **Do not park on lot/lots (\$25 fine every occurrence)**
 4. **Do not place construction debris on lot/lots (\$25 fine)**
- ◆ **IF WASHOUTS OCCUR ON LOT, REMOVE DIRT FROM THE ROAD (\$25 fine every week until cleaned up)**



Sawgrass Lakes

LOT CLEARING PLAN

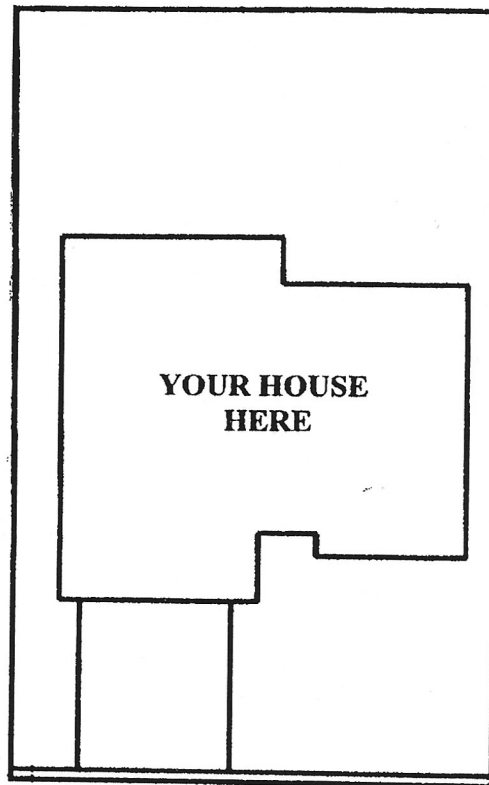
FORM 3

Sawgrass Lakes Preferred Builders will submit this form as part of the Architectural Review Board approval. First, a representative of the builder will field verify the location, size, and type of trees that the owner wants removed from the subject property. The ARB will then verify and either accept, accept with conditions, or deny this form.

MARK TREES
ON PLAN

The Owner will be responsible to replace all trees the Architectural Review Board feel should stay. In the case the owner is required to replace any trees, the landscape plan shall incorporate the changes. The following criteria will be used as a guideline for replacement of removed trees.

REMOVED TREES	REPLACEMENT
LARGE PINE (30-40')	18' LIVE OAK
MEDIUM PINE (20-30')	16' LIVE OAK
SMALL PINE (10-20')	12' LIVE OAK
LITTLE PINE (0-10')	1 MYRTLE TREE
SABAL PALM (any size)	SABAL PALM
OAK TREES (any size)	COMPARABLE OAK



LEGEND FOR MARKING SITEPLAN

1 LARGE PINE	4 LITTLE PINE
2 MEDIUM PINE	5 SABAL PALM
3 SMALL PINE	6 OAK TREE

Sawgrass Lakes

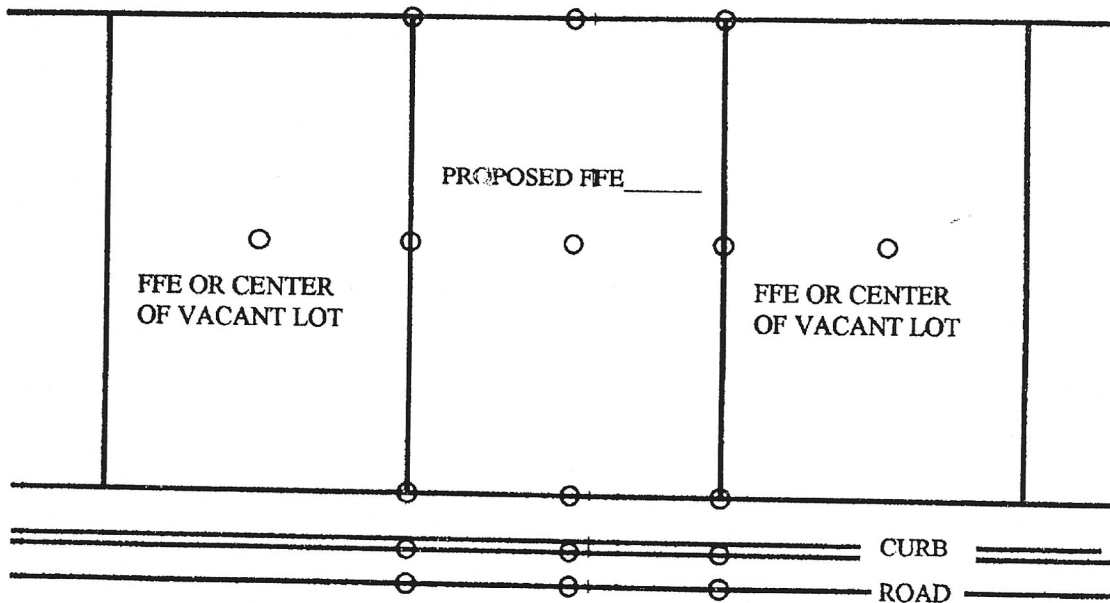
FINISHED FLOOR ELEVATIONS

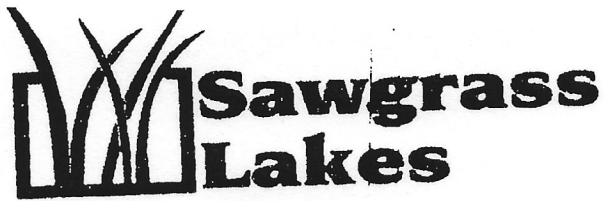
FORM 2

The Architectural Review Board approval is contingent upon completing and following the requirements of this form. The elevations contained herein must be provided in NAVD per this sketch. Furthermore:

1. The Minimum Finished Floor Elevation will be 18 inches above the crown of the road for all lake front lots.
2. The Finished Floor Elevations can exceed the minimums as long as they do not exceed 42 inches above the crown of the road.
3. The Finished Floor Elevation must be within 3 inches higher or lower than the adjacent lots Finished Floor Elevation.
4. The proposed Finished Floor Elevation will be approximately 6 to 8 inches above natural grade so it conforms to all the above criteria.

FILL OUT FORM





**DESIGN REVIEW
APPLICATION**

FORM 1

THE SOUTH PANTHER TRACE HOMEOWNERS ASSOCIATION, INC., ARCHITECTURAL REVIEW BOARD HAS AN \$300.00 FILING FEE THAT MUST ACCOMPANY THIS SUBMISSION. IF THE APPLICATION IS DENIED FOR INSUFFICIENT DATA, THE ARCHITECTURAL REVIEW BOARD HAS A \$150.00 RE-FILING FEE THAT MUST ACCOMPANY ANY SUBSEQUENT SUBMISSION. THE ARCHITECTURAL REVIEW BOARD IS VESTED WITH THIS AUTHORITY UNDER PAR 7.5. OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAWGRASS LAKES.

TO: SAWGRASS LAKES/ SOUTH PANTHER TRACE DATE:
ARCHITECTURAL REVIEW BOARD

Lot Number:

Lot Owner Name:

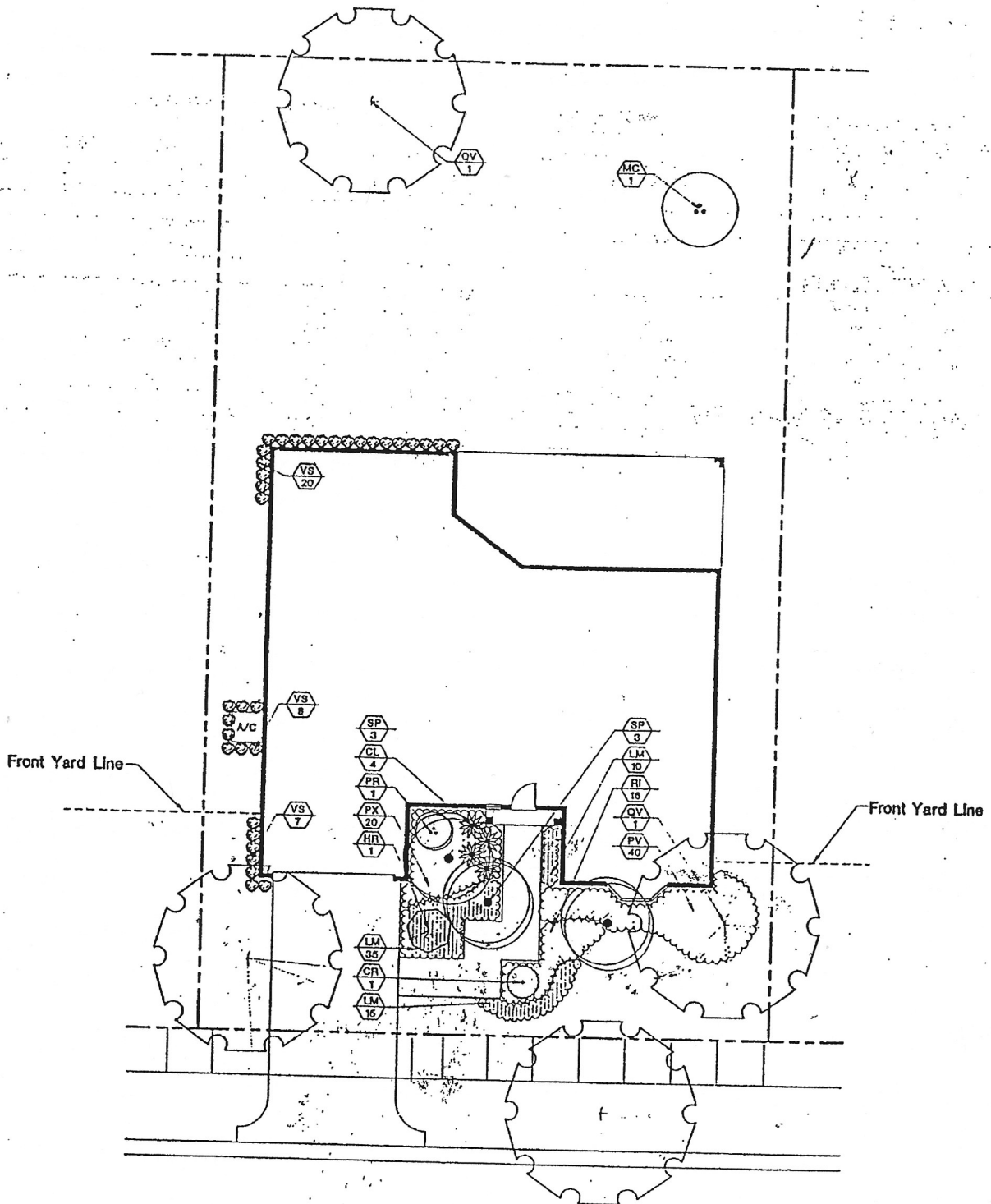
Featured Builder Name:

Architect: _____

Landscape Architect: _____

Engineer: _____

Other Consultants: _____



Typical Unit Landscape Plan

South Panther Trace
Typical 75' Lot

N.T.S.

South Panther Trace

Plant List

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
0	LJ	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE FORM	8' O.A./8' SPRD.	A.S.	FULL CANOPY, LIMB UP 4', MULTI-STEM
1	MC	MYRICA CERIFERA	WAX MYRTLE	8'x 6' O.A.	A.S.	FULL CANOPY, LIMB-UP 4' MIN., MULTI
4	QV	QUERCUS VIRGINIANA	LIVE OAK	12'x 8', 4" CAL.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
3	PR	PHOENIX ROEBELENI	PYGMY DATE PALM	6' O.A. TRIPLE	A.S.	FULL SPECIMIN
3	SP	SABAL PALMETTO	SABAL PALMETTO	12-18" C.T.	A.S.	BOOTED
LARGE SHRUBS / ACCENTS						
0	CI	CHRYSOBALANUS ICACO	COCOPLUM	#3, 1.5'x 1.5'	2' O.C.	FULL & THICK
4	CL	CRINUM ASIATICUM	CRINUM LILY	#15, 36" x 36"	4' O.C.	FULL & THICK
1	CR	CYCAS REVOLUTA	KING SAGO	#3, 12" x 18"	4' O.C.	FULL
1	HRS	HIBISCUS STANDARD	HIBISCUS TREE	6' x 4'	2.5' O.C.	FULL SPECIMIN, 3' C.T.
40	PV	PITTOSPORUM TOBIRA 'VARIEGATED'	VARIEGATED PITTOSPORUM	#3, 1.5'x 1.5'	2.5' O.C.	FULL & THICK
35	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2'x 2'	2' O.C.	FULL & THICK
MED. SHRUBS / GROUNDCOVERS / VINES						
60	LM	LIRIOPE MUSCARI 'EV. GIANT'	LIRIOPE	#1, 12" x 12"	18" O.C.	FULL & THICK
20	PX	PHILODENDRON 'XANADU'	PHILODENDRON - XANADU	#3, 1'x 1.5'	2.5' O.C.	FULL
16	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	#3, 12" x 18"	2' O.C.	FULL & THICK