Inst. # 2755979
Bk: 3060 Pg: 1382 Pages: 1 of 5
Recorded on:5/22/2019 3:09 PM Doc: CTF
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $44.00

CERTIFICATE OF RECORDING

STUART WEST PROPERTY OWNERS ASSOCIATION, INC.
CONSTRUCTION AND MAINTENANCE VENDOR GUIDELINES

The undersigned, President and Secretary, of The Stuart West Property Owners Association, Inc., do hereby certify that the attached is a true and correct copy of the **Construction and Maintenance Vendor Guidelines** which were adopted by the Board of Directors at a duly convened Board Meeting and are currently in effect.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 5/16/19 day of May, 2019.

WITNESSES AS TO PRESIDENT:

Patricia A. Knypper
Printed Name: PATRICIA A. KNYPPER

Philip Flagge
Printed Name: PHILIP FLAGGE

THE STUART WEST PROPERTY OWNERS ASSOCIATION, INC.

By: Robert A. Knypper
ROBERT A. KNYPPER, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on May 16, 2019, by ROBERT A. KNYPPER, as President of The Stuart West Property Owners Association, Inc. [ ] who is personally known to me, **or** [✓] who has produced identification [Type of Identification: F.I.D.L.].

Notarial Seal

DIONYSIA PROTONOTARIOS
MY COMMISSION # FF 970675
EXPIRES: April 1, 2020
Bonded Thru Notary Public Underwriters

Dionysia Protonotarios
Notary Public

WITNESSES AS TO SECRETARY:

Patricia A. Knypper
Printed Name: PATRICIA A. KNYPPER

Philip Flagge
Printed Name: PHILIP FLAGGE

THE STUART WEST PROPERTY OWNERS ASSOCIATION, INC.

By: Erica Kinane-Kelley
Erica Kinane-Kelley, Secretary

CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on May 16, 2019, by Erica Kinane-Kelley, as Secretary of The Stuart West Property Owners Association, Inc. [ ] who is personally known to me, **or** [✓] who has produced identification [Type of Identification: F.I.D.L.].

Notarial Seal

DIONYSIA PROTONOTARIOS
MY COMMISSION # FF 970675
EXPIRES: April 1, 2020
Bonded Thru Notary Public Underwriters

Dionysia Protonotarios
Notary Public

Stuart West Property Owners Association Inc.
Construction and Maintenance Vendor Guidelines

The following are the Construction Guidelines and requirements for all construction and maintenance vendors within Stuart West. These guidelines have been adopted by the Board of Directors of the Association in compliance with Articles VIII and IX of the Declaration of Covenants, Conditions and Restrictions of Stuart West.

1. Submission of Building Plans and Construction Deposit. Two (2) certified building plans and a site location plan showing all buildings must be submitted to the Architectural and Control Review Committee (ARC), prior to commencement of any site preparation or construction. All plans must have final approval of the Board of Directors. Plans must be submitted to the property manager or the property management company for ARC review at least 1 week prior to the monthly board meeting to allow time for processing and committee review. The building plans must show under air square footage, roof materials and pitch (slope), garage door openings and setback distances as set forth in section 2 below. One (1) copy of the plans with appropriate authentication will be returned to the owner and one (1) copy will be retained in the Association's files.

a. A deposit in the amount of $1,000.00 paid by the owner of record from his/her own account must accompany the submission of any plans for proposed construction. This deposit will be held by the Association in a non-interest bearing account for the purpose of assuring clean up after construction and compensation for any damage to roads (around your lot area) during the construction phase. Upon completion, a visual inspection will be conducted by the ARC committee. In the event that debris has been cleaned up and no damage has occurred, and after issuance of the certificate of occupancy, the deposit will be returned in full to the owner within fifteen days of written request. If damage has occurred and remains, the Association shall notify the owner in writing of any claim against the deposit and return the balance remaining upon written request. If there should be damage or clean up expenses in excess of $1,000.00, the owner shall receive written notice thereof, which will be due and payable within thirty days of issuance of certificate of occupancy. Failure to pay will result in the imposition of a lien against the property as provided for in Article IV of the Declaration of Covenants. This deposit is not required for any construction after main residence has been completed.

2. Minimum Building Criteria

a. Square Footage – All permanent residences shall have a minimum of 2,400 square feet under air living area. Garages are required on all lots with a minimum of 400 square feet.

b. Setbacks – Front set-back lines from the street right-of-way will be a minimum of 125 feet from the center of the road. Side set-back lines must be a minimum of 50 feet. Exceptions to setbacks may be granted at the sole discretion of the Board of Directors upon written request.

c. Garage Door – No garage door may face any street except in the case of a corner lot location when approved landscaping shall be installed.

Owners initial page here: _____

d. Roofs – All roofs, including but not limited to the main residence, guest house, barns, storage building and other auxiliary out buildings must have a 6/12 pitch and must be either concrete, clay or ceramic tile, wood shake shingles, or metal sheeting (meeting the following specifications: consisting of metal sheets no less than 26 gauge steel and be of the LOC seam style – standing seam. Metal roof panels shall meet SBCCI codes and UL90 uplift ratings. Metal roofing panels shall be mechanically seamed. Metal roof finish shall be galvalume aluminum – zinc alloy. Metal roof ribbing shall be no less than 16" and no more than 24" wide. Standing "T" commercial grade, 20 gauge metal roofing is also acceptable).

e. Silt barriers must be installed along any property adjacent to a body of water and the areas adjacent to the swales.

f. Swales must be returned to their original condition and canal banks must be sodded unless they have not been disturbed prior to approval from the Association to return any deposit money.

g. Elevation for all permanent culverts must be provided by a licensed surveyor prior to final placement. Elevation must allow for proper drainage of swale to canal system. This applies to primary driveway and secondary culverts installed at the time of or after original construction.

h. Drain field locations, wells and septic tanks must be shown on the site plan.

3. <u>Restrictions and Permitted Structures</u>

a. Only one (1) permanent residence is permitted per lot.

b. Guesthouses, private stables and barns must be constructed subject to Martin County Building & Zoning Ordinances and Stuart West's governing documents.

c. Any auxiliary building, fence, hedge, wall, walk, pier, seawall, pool, or any other structure, grading or planting to be constructed at any time during or after construction of the main residence is complete must go through the same review process as outlined above, including review of appropriate landscape plans but excluding submission of the $1,000.00 construction damage deposit.

d. Auxiliary outbuildings must be of size equal to or less than ten percent (10%) of main dwelling and shall not exceed 400 square feet in total size. All auxiliary outbuildings must be landscaped in accordance with the Association's approval of the plans as submitted. There may be a maximum of one (1) auxiliary building constructed on any residential lot and such building must be constructed in a manner and fashion similar to the main dwelling structure.

4. <u>Before beginning construction:</u>

a. Per our association declaration of covenants: Article IX section (b) – Electricity and Water – Prior to the commencement of any construction, temporary or permanent, electric supplied by a local municipal utility must be placed on the property, and an operating well drilled for the purpose of obtaining water during the construction period.

Owners initial page here: _____

b. At no time is water or electricity to be used from another property or existing house unless the owner of the building site and the other existing house are one and the same.

c. A temporary culvert of not less than ten (10) inches in diameter to prevent swale damage that allows unrestricted water drainage must be installed prior to the delivery of construction material. A permanent culvert must be installed prior to putting in a driveway.

d. An approved trash receptacle must be placed on the lot and maintained there during the construction for the purpose of properly disposing of trash and debris. Such trash and debris shall not be allowed to accumulate in excess of the height of the receptacle. No burning shall be allowed on the property without a burn permit from the County.

e. A sanitary facility (such as a port-o-let) approved by Martin County Health Department must be placed on the property and properly maintained off the road during the construction period.

f. Appropriate building permits must be posted prior to any builder posting their signs on a lot. Builder signs must be removed from the lot within two weeks after the certificate of occupancy for the main dwelling is issued.

5. Contractors, Sub-contractors, Construction Workers

a. It is the property owner's responsibility to make sure that all contractors, sub-contractors, and workers are aware of the Association's construction guidelines and requirements. Contractors, subcontractors, and workers may be denied access to Stuart West if guidelines are not adhered to.

b. A current list of contractors, sub-contractors, workers, etc., must be kept on file with the Stuart West Property Owners Association guard at all times. The list may be prepared by company name, rather than by individual worker's names. It is the responsibility of the property owner to notify the guard in writing of any additions or deletions to the list.

c. THE SPEED LIMIT IN THE DEVELOPMENT IS THIRTY(30) MILES PER HOUR ON STUART WEST BLVD AND TWENTY-FIVE(25) MILES PER HOUR ON ALL OTHER STREETS IN THE DEVELOPMENT AND IS STRICTLY ENFORCED BY ANY LEGAL LAW ENFORCEMENT AGENCY.

d. Construction hours are from 7:00 a.m. to 6:00 p.m. EST and 7:00 p.m. during Daylight Savings Time. PLEASE NOTE – NO CONSTRUCTION IS ALLOWED ON SUNDAYS, INCLUDING OWNER-BUILDERS. Construction is NOT permitted on the following holidays: New Year's Day, Fourth of July, Memorial Day, Labor Day, Thanksgiving Day and Christmas Day. This includes construction by owner-builders. This restriction does not apply to emergency repairs or essential work.

e. Construction workers are not permitted anywhere in the development other than in the specific building site upon which they are doing work.

f. Fishing, hunting and firearms are prohibited anywhere in the development by construction workers.

g. Pets are not allowed to be brought in by construction workers.

h. Radios are only permitted if the volume is low enough not to disturbothers.

i. All vehicles must be parked on the job site, not on adjacent properties or on the streets. ALL vehicles must be removed out of the development at the end of each workday. Vehicles are not permitted to remain on the job site overnight (including those of owner-builders), except that construction vehicles may remain on the job site overnight if such vehicles are being utilized for construction purposes on consecutive days. Once that portion of construction for which those vehicles are being utilized is completed, such vehicles must be removed immediately.

6. The Stuart West Property Owners Association, Inc., reserves the right to halt construction and deny access into the community if the above guidelines are not adhered to.

I HAVE RECEIVED A COPY OF THE ABOVE GUIDELINES AND RULES AND AGREE TO ADHERE TO THEM.

_____	_____	_____
Signature of Owner	Date	Phase and Lot #
_____	_____	_____
Signature of Owner	Owner daytime phone #	Owner evening phone #
_____	_____	_____
Contractor signature	Name of Business	Contractor phone #
_____	_____	
Stuart West POA Architectural Review Committee	Date	