

Westwood Country Estates  
Plan Approval

Lot# \_\_\_\_\_

Circle One

- |   |     |    |
|---|-----|----|
| 1. Living area greater or equal to 2500 sq.ft. under A/C( 1 story)  | Yes | No |
| 2. Living area greater or equal to 3000 sq.ft. under A/C( 2 Story)  | Yes | No |
| 3. All dwelling will have a 2 car garage  | Yes | No |
| 4. All roofs shall a cement tile, metal roof(min. 26 gauge)<br>or clay tile   | Yes | No |
| 5. There shall be no flat roofs on any dwelling except for porch roofs  | Yes | No |
| 6. No fence shall be erected on any lot streetward of the front of the<br>building structure  | Yes | No |
| 7. All driveways shall be cement or upgrade such as concrete pavers or<br>brick and shall be minimum of 12 feet wide.   | Yes | No |
| 8. No chainlink fences shall be permitted   | Yes | No |
| 9. All construction on lots shall comply with the Martin County Code<br>for septic system and any well  | Yes | No |
| 10. Front Yard-(1/2 acre lot) min. 40ft (1 acre lot) 50ft<br>(note lots-26 & 50 ) 30ft  | Yes | No |
| 11. Rear Yard-All lots -25 ft   | Yes | No |
| 12. Side Yards(interior lots) 20ft -corner lots 25ft<br>Corner lots-street side 30ft  | Yes | No |
| 13. Preserve area 10ft(note-pool,decks and patios may be setback 5ft<br>from the preserve areas   | Yes | No |
| 14. All lots with dwellings shall be fully sodded with St. Augustine<br>or Floritam grass only and sod shall extend to the edge of the<br>road. On lake front lots, the sod shall extend to the lake<br>( Note ON LAKE LOTS ONLY THEY MUST BE CLEARED<br>TO THE LAKE) | Yes | No |
| 15. All lots shall have an irrigation system to water all grass and planted<br>landscaping  | Yes | No |
| 16. All driveway culvert pipes shall be 13" x 17" BCCSP with mitered ends<br>and concrete aprons on each end.   | Yes | No |
| 17. All swales and culvert grades MUST be 1.2 ft below the crown of the Rd.   | Yes | No |

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| 18. All swales shall be constructed the entire length of each lot,<br>plus 3 ft beyond each lot line  | Circle One<br>Yes No |
| 19. NOTE: IMPORTANT-CULVERT AND SWALE INSPECTION<br>Prior to driveway construction the owner shall contact the association<br>and shall have a final culvert and swale inspection and approval.<br>The swale and the culvert pipe must be set 1.2 ft below the crown of road.<br>The owner must submit a certified survey that the swale and the culvert<br>pipe are 1.2 ft below the crown of the road | Yes No               |
| 20. Landscape Plan approval   | Yes No               |
| 21. Exterior Paint color approval   | Yes No               |
| 22. Note: unattached buildings are not permitted.   |                      |

Lot# \_\_\_\_\_ Owner \_\_\_\_\_  
Plan submitted / / i \_\_\_\_\_

Board Member Signature \_\_\_\_\_ Date \_\_\_\_\_