

Pinecrest Lakes & Parks, Inc.
C/O Watson Association Management
1648 SE Port St Lucie Blvd., Port Saint Lucie, Florida 34952
(772) 871-0004 ~ (772) 871-0005 Fax

Email to: AshleyB@watsonrealtycorp.com

ARCHITECTURAL APPLICATION - REQUEST FOR CONSTRUCTION

Applicant's Name: _____
Address: _____
Lot #: _____ Phase #: _____
Home #: _____ Cell #: _____ Work #: _____
Signature: _____ Date: _____
Contractor Name & Phone (if applicable): _____

Reason for request: __Residence __Pool __Fence __Shed __Screen Enclosure
Other (describe): _____

Is your lot on a lake? _____ Are you requesting a variance?: _____

* A letter of approval from all adjacent homeowners MUST be included with any request for a variance.

* These alterations may also require a Martin County Permit.

New Construction Section:

Setbacks: Front: _____ ft Side: _____ ft Side: _____ ft Side: _____ ft Back: _____ ft
Living Area (excludes porches, garages, etc.) _____ sq. ft.
Roof Pitch: _____ Roof Type: _____ Driveway faces: front___ side___ rear___

Comments: _____

I/we are aware of the building and use restrictions governing Pinecrest Lakes in particular the Declaration of Protective Covenants, Articles IV & V and hereby submit this request for construction. Signed by all owners of records.

Signature owner #1

Date: ____/____/____

Signature owner #2

Date: ____/____/____

For Architectural Review Committee Use Only

___ Approved ___ Disapproved Date: ____/____/____

Comments: _____

Signatures: _____ & _____

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Pinecrest Lakes & Parks, Inc. — Guidelines for Construction Request

Directions:

Submit two (2)-completed copies of the Request for Construction, (page #2).

Submit two (2)-completed copies of construction plans (only one set of plans is necessary if you include your e-mail address on tile next page).

Construction should not commence prior to approval by the Architectural Review Committee (ARC) Do not forget to obtain a Martin County permit when necessary.

For additional specific requirements see below

Residence and unattached buildings, submit:

- 1) A complete set of building plans as per Martin County regulations
- 2) A surveyed plot plan indicating residence & building site showing all setbacks
- 3) A complete landscape plan, including materials list and sizes of trees and bushes, detailed on a plot plan of the residence.

Swimming Pools, submit:

- 1) A complete set of construction plans.
- 2) A surveyed plot plan indicating location of residence.

Screen enclosure (if separate from pool request), submit:

- 1) A complete set of construction plans
- 2) A surveyed plot plan indicating location of residence with location of the screen enclosure and setbacks.

Fence, submit:

- 1) A surveyed plot plan indicating location of residence and exact location, type and height of fence.

All other requests, submit:

- 1) A complete set of construction plans
- 2) A plot plan indicating the location of proposed improvement and showing setbacks if applicable

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Policy of the Architectural Review Committee:

I. General Policies

- A Request for Construction (R4C) must be completed and submitted with any building plans. This can be obtained from the HOA office
- The location of the structure on the homeowner's property should be clearly indicated
- If the structure is outside covenant guidelines then a variance must be obtained. This will be performed by the HOA. If a homeowner who is effected by the variance objects then it will not be granted. Generally, a variance request for more than a few feet or more than 10% of a setback requirement will be rejected.
- Martin County permits are required for most structures independent of approval by Pinecrest's ARC.
- For additional details see Section V of Pinecrest's Protective Covenants

II. Swimming Pools

- All screened swimming pools must observe the setback lines.
- Non-screened swimming pools may encroach upon the setback lines.
- See Article V -Section 9 of the covenants for additional information

III. Fences

- All fences require ARC approval. A Martin County permit may also be necessary.
- Fences over 6 ft in height will require a variance.
- Martin County does not permit fences over 6' in height within 6' of the property line
- Special rules apply to fences built on the lake frontage of a home. In general they may not extend beyond 25% of the distance from the back of the home to the lakeside property line.
- Chain link fences as well as those deemed to resemble commercial fencing are not permitted.
- The Request for Construction must state the type of fence (PT wood, PVC, aluminum etc.). It would be helpful to include a picture of the proposed fence.

IV. Sheds

- All sheds require ARC approval
- A shed's outside structure and color must conform to that of the main house. Sheds on a concrete pad must adhere to setback lines. Other foundations may be permitted outside setback lines.
- Plastic, rubber or similar storage facilities and sheds are permitted only if completely screened from view. The Request for Construction should state the type of material used in construction of the shed. It would be helpful to include a picture of the proposed shed.