

Plantation Homeowners, Inc.
11480 Plantation Blvd. Tampa, Florida 33624
(813) 969-3991 – Office (813)962-6648 – Fax
acc@plantationhoa.com

ed 10.31.24

ARCHITECTURAL CONTROL COMMITTEE (ACC)APPLICATION

THIS APPLICATION WILL NOT BE DEEMED RECEIVED BY THE ACC UNTIL SUCH TIME AS ALL INFORMATION THAT IS REQUIRED TO ACCOMPANY THE APPLICATION HAS BEEN SUBMITTED BY THE UNIT OWNER WITH THIS APPLICATION. INCOMPLETE OR UNSIGNED APPLICATIONS FOR ANY ALTERATIONS OR IMPROVEMENTS WILL RESULT IN AUTOMATIC DISAPPROVAL OF THE REQUEST.

Date: _____

PLANTATION STREET ADDRESS: _____ Unit # _____

The undersigned property owner(s) propose to make the following alterations or improvements on the property and hereby request that the Architectural Control Committee review our plans, specifications and/or color section(s) for compliance with the Declaration of Covenants and Restrictions pertaining to our Village and the Plantation Subdivision.

Check Improvements: **ROOF** **REPAINT** **FENCE/WALL** **POOL** **STRUCTURE** **SHED** **ADDITION** **DRIVEWAY** **OTHER**

Description of Addition(s)/Alteration(s): _____

(If more space is required, please attach page to this form)

MINIMUM REQUIRED INFORMATION/ATTACHMENTS TO PROCESS THIS APPLICATION:

- ROOF:** Manufacturer/Style/Color – Indicate such in above narrative description [Note: **Black, Green or Red Shingles not permitted**].
- REPAINT:** Attach Painting Supplement Form Indicate paint manufacturer/color/color code. Color selection(s) must be from HOA standard color palette and color scheme. See HOA color palette at office show room or HOA website.
- FENCE/WALL:** Location on boundary survey showing height/length, setbacks, material/style [Note: **Stockade Fence not permitted, Four (4) foot picket fence considered only along waterfront or open common areas**]. **Good side of fence must face outward/Posts inside.**
- POOL/SCREEN ENCLOSURE:** Location on boundary survey showing dimensions, setbacks, material-screen enclosure info. if applicable.
- STRUCTURE/SHED/ADDITION/ROOM:** Location/Site plan on boundary survey showing dimensions and materials. Enclose plans suitable for County permitting including: Construction Drawings, Site Plan, Landscaping Plan, and Exterior Materials/Colors/Samples.
- DRIVEWAYS:** **Maximum width of finished driveway with any extension is 20 feet. Length must extend to street .**

Anticipated Start Date: _____ Anticipated Completion Date: _____

THE UNDERSIGNED ACCEPTS AND UNDERSTANDS THE NOTICES AND CONDITIONS ON THE REAR OF THIS ROOM

Signature of Owner(s): _____ / _____ **Must be signed in person (NO EXCEPTIONS)**

Print Name(s): _____ / _____

Mailing Address if Different from Property Address: _____

Phone Number(s): _____ / _____

E-Mail Address: _____ / _____

ACTION OF THE ACC (This section to be filled out by ACC Committee Member - ONLY)

_____ Approval Granted _____ Approval Denied

Comments: _____ Date: _____

ACC Signature: _____ **Must be signed in person (NO EXCEPTIONS)**

NOTICES AND CONDITIONS

In submitting this application along with any attachments, the Homeowner(s) understands and agrees to the following:

Review and approval of plans and specifications submitted on this application and any attachment is made only on the basis of aesthetic considerations and compliance to HOA Governing Documents including ACC Guidelines and Rules and Regulations and not for ensuring compliance with building codes and other governmental requirements.

The Association Board of Directors, the ACC or its members, shall not be held liable for any injury, damage or loss arising out of the manner of quality of approved construction or modifications, nor shall the Association, Board of Directors, the ACC or its members bear any responsibility or liability for ensuring the structural integrity or soundness of approved construction or modifications. The property owner(s) hereby acknowledges and agrees that they shall be solely responsible for determining whether the improvements, alterations, or additions described herein comply with all applicable laws, rules, regulations, codes, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes, as well as insuring proper grading and drainage.

The ACC has fifteen (15) work days in which to consider a completed, accepted application. The Homeowner(s) agrees not to begin property improvement(s) until the ACC provides written notification of its approval. If any change is made that has not been approved, Owner(s) understands and agrees that the ACC has the right to require removal of the improvement from Owner(s) property.

UNLESS GRANTED WRITTEN EXTENSION BY THE ACC OR SUCH APPROVED APPLICATION IS WITHDRAWN IN WRITING BY THE OWNER(S), IMPROVEMENTS AND MODIFICATIONS FOR WHICH PLAN APPROVAL IS GRANTED BY THE ACC MUST COMMENCE WITH NINETY (90) DAYS FROM THE ACC APPROVAL DATE. IF IMPROVEMENTS/MODIFICATIONS HAVE NOT COMMENCED WITHIN SAID THREE (3) MONTH PERIOD OR IN THE EVENT OF A CHANGE OF OWNERSHIP, THIS APPROVAL SHALL BE NULL AND VOID AND A NEW ACC APPLICATION MUST BE SUBMITTED.

WITH THE EXCEPTION OF APPROVED ADDITIONS SUCH AS NEW CONSTRUCTION OR NEW POOLS, IMPROVEMENTS/MODIFICATIONS SUCH AS RE-ROOFING, REPAINTING, LANDSCAPING, FENCING, ENCLOSURES, AND THE LIKE, WILL BE COMPLETED WITH THIRTY (30) DAYS OF COMMENCEMENT OF WORK UNLESS WRITTEN EXTENSION BY THE ACC IS GRANTED.

Owner(s) and Owner's contractors and workers are responsible for prudent care of HOA common, County, and utility property, including all streets, curbs, sidewalks, sod and easements bordering the Owner(s) property. Work by Owner(s), Owner's workers and contractors must not create a nuisance to the community. **Owner(s) are responsible for replacing or providing reimbursement for any HOA property that may be damaged during completion of project(s). Other than typical permit display boxes as required, Contractor signs may not be displayed upon lot.**

Owner(s) is responsible to obtain any and all required permits and choosing responsible, licensed and insured contractors and workers. Owner(s) should obtain proof of licenses and insurance for Owner(s) protection as well as for the welfare of the community.

If this ACC Application has been disapproved, or otherwise denied, Owner(s) may appeal the decision of the ACC in writing. The ACC will notice a meeting and at such meeting, Owner(s) may present additional information or provide reasons why the ACC should reconsider and approve the denied request. Such meeting will be held within thirty (30) days of receipt by the ACC of Owner(s) written appeal.

For Additional information or answers to questions after reading these instructions, contact Antonio Martinez, HOA ACC Coordinator at 813-969-3991 or acc@plantationhoa.com. Appointments for personal office visits to discuss projects may be arranged by contacting the office.