

NEW CONSTRUCTION APPLICATION

Two sets of plans required with each application

To: Turnberry Architectural Review Board

From: Property Owners: _____ Lot: _____

Mailing Address: _____

Approval requested for (property address): _____

Submitted by: _____ Phone: _____

E-Mail _____

Line#	Information Required
#1	ARB application needed
#2	ARB Review approved/denied
#3	ARB Performance Deposit
#4	St Johns Impact fees over 1800 sq ft
#5	Plot Plan / Site Plan
#6	Architectural Plans
#7	Landscape Plans
#8	Minimum of 7 trees: 2 hardwoods (3.5-4" caliper 14' high) and 6 ornamental (3.5-3.5" caliper 10" high)
#9	Shrubs planted in double staggered rows, 12" wrap around building corners
#10	Exterior Color Palette
	A. Exterior house painting and trim, must adhere to ARB guidelines.
#11	Exterior Material Rec'd (stucco / brick / dryvit stucco)
#12	Homes of similar elevations not to be built adjacent or across from each other
#13	Minimum Setbacks observed
#14	Stone products (trim feature on exterior only)
#15	Minimum living area (1800 sq ft for 1 / 1200 ground floor for 2 story)
#16	Minimum of 2 car garage
#17	Garage door must be single and have a row of window at the top of the garage door
#18	Maximum height of the residence will be 35 feet
#19	Minimum Roof pitch will be 7/12
#20	Roofing must be Architectural shingle: fiberglass - 40 year bond life minimum page # 18
#21	All elevations must comply with the neighborhood Grading and Drainage Plan
#22	All street facing window must contain Muntin's
#23	Concrete driveways must be bordered with 12" tooled, brushed edge: Use of non-cement driveway materials must be approved via ARB guidelines
#24	Driveway will be no wider than 16' from the right of way line and 5' from lot line.
#25	100% irrigation coverage on all landscaped areas.

#26	Exterior Mechanical equipment (not limited but including A/C units - Spa/Pool - Solar devices-satellite dishes etc..) must be enclosed with a 4' + opaque wall covering AC unit matching the materials and color of home in L or C/U design.
#27	Mailbox and post must be painted gloss black.
#28	Swimming Pools.
#29	Fencing must adhere to ARB guidelines.
#30	Satellite equipment must adhere to ARB guidelines.
#31	Exterior gutters are required on all four sides of the home.
#32	Metal eaves drips, vents and vent stacks must be painted the color of the roof.
#33	Wall mounted electrical and conduit boxes must be painted the color of the house.
#34	Metal chimney caps must be painted the color of the body of the chimney, matching house.
#35	Yard to be sodded with Saint Augustine grasses.
#36	Total building coverage of lot will be a maximum of 50%
#37	Overall exterior appearance of home to compliment existing homes
#38	lanai & Bronze frame - Black screen
#39	Trim bands should be around windows, doors and horizontal top of stone
#40	Door to includes window lights

Description of the project requesting approval: _____

Signature: _____ Date: _____

Please allow 15 business days from the time a **complete** application submission is received for ARB approval (additional time is required if SJARC approval is also needed). An on-site meeting may be required during the approval process. **An immediate fine of \$100.00 will be assigned for failure to apply and obtaining approval prior to starting any project requiring ARB approval.**

⁽⁴⁾Requires a \$2,000 refundable Performance Deposit

⁽⁵⁾Attach 2 copies of survey showing location, footprint, color, & all elevation drawings along with Landscape Plan

All checks should be made payable to "Turnberry Homeowners Association". Performance Deposits will be refunded in full when the project, including all site improvements and landscaping, is submitted completed and approved. If the request has not been fully submitted and completed as submitted with approval, you may be subject to the loss of your deposit and fines of 100.00 per day up to 1,000.00 as detailed in the Compliance Policy.

Do Not Write Below This Line

Date Forwarded to Turnberry ARB: _____

From: Turnberry Architectural Review Board

Your application is **approved / disapproved** subject to the following conditions, if any:

Signature: _____ Date: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions. His approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans.

*Compliance with all applicable building codes, is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots. The Owner is responsible for informing the primary contractor.** Compliance with all approved architectural and landscaping is the responsibility of the owner of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to **disapproval**, and **enforced** compliance to the approved plans may result.*

Effective 09/01/2018