

# HERITAGE COVE COMMUNITY ASSOCIATION, INC.

## ARCHITECTURAL REVIEW COMMITTEE

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### POOL & PATIO MAJOR CONSTRUCTION REQUIREMENTS

Anyone contemplating any major construction, including but not limited to a pool and/or patio-lanai expansion, must follow this procedure:

1. A request must be submitted, in writing, to the Heritage Cove Architectural Review Committee (ARC) with a detailed plan including the following:
  - a. an Architectural Request form approved by the Neighborhood Board,
  - b. a drawing and specifications of the project,
  - c. the start and completion date (within 90 days of approval) of the project,
  - d. the contractor's name, address, phone number, license and insurance,
  - e. the signed Adjacent Homeowners Agreements authorizing right of way,
  - f. a refundable \$5,000 deposit held in escrow with no interest to cover damages not repaired by the owner or contractor.
2. If applicable, all supplies, equipment, lanai frames delivered to the site must immediately be stored at the back of the property. Construction site must be left in an orderly manner at the end of each workday.
3. A penalty fee of \$100 will be subtracted from the escrow account after the 1<sup>st</sup> week beyond completion date for each week the project is not completed. (See c. above)
4. Before the escrow deposit is returned to the owner, adjacent homeowners must, in writing, release the owner from any damages. Once the ARC receives these releases and a member from the local Board & ARC has visited the site, the escrow deposit will be returned minus any expenses incurred from repairs not done by the owner or contractor.
5. To verify that any permits pulled have been finalized, visit website [www.lee-county.com/econnect](http://www.lee-county.com/econnect). The county has stated that no new permits are issued to anyone who has an open permit.

I/We acknowledge all of the above requirements and agree to abide by them.

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Signature of Owner

Date

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Signature of Owner

Date