

POINTE EAST BUILDING GUIDELINES, USE RESTRICTIONS AND COVENANT AUTHORITY

In accordance with the covenants for the Pointe East subdivision, the Architectural Control Committee (ACC) is charged to “insure the quality of development and to ensure preservation of the aesthetic qualities of the subdivision.” To this end, the ACC must approve all plans prior to the commencement of any addition, alteration or deletions to the landscaping of any lot. Please refer to ARTICLE VI in THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POINTE EAST for guidelines and restrictions prior to submitting your written plans to the ACC for approval along with this completed form.

Property Owner Information:

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Lot #: _____

Builder: _____

Builder Address: _____

Builder Phone #: _____

Primary Supervisor Name and Phone #: _____

Please submit:

Two (2) sets of building plans to include all elevations, A/C unit locations, fence designs, pool enclosures, outbuildings, mailboxes (all elevations must be clearly marked on plans). Can be in PDF.

Site Plan (include provisions for sedimentations/run off during clearing and construction, pool, pool enclosures and fencing.)

Square footage heated & cooled: _____ (minimum 3,000 sq ft)

Set backs: (Refer to “Exhibit B” in Pointe North Covenants and Restrictions) Front _____

Rear _____ Side _____

Landscape plans (May be submitted after construction commences, but must be approved by the ACC and implemented before occupancy.)

Exterior: Brick Stucco Stone Other _____

Exterior Colors: _____

Trim Color (Columns, Railings, Banisters, Shutters): -----

Trim Materials: _____

Chimney Material: Brick Stucco Stone Other _____

Garage: Attached Detached Side Entry Rear Entry

Barn or Shed

Driveway: (Refer to Article X Pointe North Covenants and Restrictions)

Roofing Material: _____

Roof Color: _____

Roof Pitch: _____

Guidelines for Detached Buildings, Pools, Fences, Decks, and Docks:

1. Detached buildings must be constructed of brick or stucco or materials to match the home. If the building is proposed after construction of the home, revised site and architectural plans are required.
2. Swimming pools must be specifically approved in writing by the ACC; plans must show location on site plan, any retaining walls, and materials. Pool enclosures must be within the set back requirements and shown on the site plan. Screen or fence enclosures design must be submitted for approval.
3. Fences/Decks/Docks design, construction materials, and setbacks must be shown on site plan, be submitted in writing, and be approved by the ACC prior to construction.
No chain link or welded wire fencing will be permitted without an approved exception. Approved fencing materials are brick, stucco, aluminum, or wood. Samples or photographs may be requested.
Wood privacy or picket fences must have decorative or scalloped tops with finished side facing out.

Contact Mike LePorin at 850-544-0896 if you have any questions regarding these building guidelines or submission/approval information. Completed forms plus plans and specifications can be submitted by mail to:

Pointe East HOA
P.O. Box 15702
Tallahassee, FL 32317

PROPERTY OWNER SIGNATURE: _____ DATE: _____

Committee Members' Approval: _____

Comments: _____

CONSTRUCTION APPLICATION

In order to be considered for and receive review approval, the following completed form must be submitted in duplicate to the Architectural Committee:

CONTRACTOR:

State License Number

Name

Address

City, State, Zip Code

Phone Number

CONSTRUCTION LOCATION:

OWNER:

Name

Address

City, State, Zip Code

Phone Number

Cell Phone Number

TYPE OF CONSTRUCTION:

_____ New Construction

_____ Renovation

_____ Sitework

BUILDER INFORMATION

1. How many years of experience have you had in the building industry? _____
2. How many years have you had your own construction company? _____
3. List 3-5 homes you have built in the \$300,000 and up price range and a reference for each.

Home

Reference Phone Number

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. List trade references, with a minimum of 3 suppliers and 3 subcontractors. These references must be with companies that are currently active.

Suppliers:

Phone Numbers:

_____	_____
_____	_____
_____	_____

Subcontractors:

Phone Numbers:

5. Provide proof of insurance coverage showing a minimum of \$500,000.00 liability insurance and workers' compensation coverage:

6. How many years have you had your state builder's license? _____

7. Are you in good standing with this license without having been violation of any regulations?

Yes _____

No _____

If your answer is no, please explain:

Application approved this _____ day of _____, 20_____, by:

WITNESS

ARCHITECTURAL COMMITTEE

CONSTRUCTION AGREEMENT

I, _____, as Contractor for the above described construction project, covenant and agree that the improvements will be constructed in accordance with the plans that have been approved by the Architectural Committee. I further acknowledge and agree that:

1. I have read and understand the Covenants and Restrictions applicable to the property and the Regulations for Construction, and will follow and comply with the said covenants, restrictions, and regulations.
2. I am responsible for completing the project as described by the drawings and specifications approved by the Committee. Any proposed changes will be submitted to the Committee for approval prior to implementation.
3. I will maintain a clean construction site at all times, including a Roll-Off refuse container to be emptied periodically.
4. I am responsible for the conduct of all workers and subcontractors performing services on the project, and all suppliers delivering materials to the project, at all times they are on the work property.

This Application and Agreement made this _____ day of _____,

20_____, by:

WITNESS

WITNESS

WITNESS

CONTRACTOR

OWNER

OWNER