

Meadow Pointe Community Development District (MP CDD)
28245 County Line Road, Wesley Chapel, FL 33543

Architectural Review Application

This form applies only to residential property owners in the following Meadow Pointe villages: Meadowlands, Savannahs, Broadlands, Hammocks, Arbors, Grasslands, Springs, Woodlands, Parkland, Summerbrooke, Pinedale.

Pursuant to Chapter 2004-417, Laws of Florida, owners of residential property in the MP CDD (the "District") must obtain architectural review and approval from the District before making any improvements, changes, alterations or additions to an existing building or for the erection of any new building on their property. The District's approval is required in addition to compliance with governmental regulations and the Deed Restrictions affecting your property.

Property owners are required to obtain approval of colors when building or repainting and roofing materials when building or replacing roofing materials. To ensure consistency within the community, the District has established a color palette and a list of approved roofing materials, available in the Design Center in the Meadow Pointe One Clubhouse. Property owners are required to select the colors or shingles from the approved lists. Colors are grouped in coordinated sets and substitutions between sets are not permitted except for doors as noted in paragraph 3.02 (b) of the attached Community Design Standards. There are numerous colors to choose from. **Do not assume your current colors are acceptable.** Applications are reviewed against the Community Design Standards. Easements for drainage, entry walls, and/or installation and maintenance of utilities are reserved as shown on the recorded plat. No structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or entry walls or which may impede the flow of water through drainage channels in the easements.

REQUIRED DOCUMENTS:

(a) detailed plans and specifications for any proposed improvements, changes, alterations or additions, including front, side and rear elevations drawn to scale, as appropriate; (b) a survey of the subject property showing all existing improvements and easements, together with the location of all proposed improvements, changes, alterations or additions, with dimensions and distances from property lines; (c) a list of materials to be used, including the color, style and type of finish for all exteriors; (d) graphic plans and description of the proposed improvements, changes, alterations or additions, including the shape, style, design and height; and (e) a description of how the proposed improvements, changes, alterations or additions are in harmony with the external design of the existing buildings and improvements on the lot, the surrounding properties and the community.

CLEARLY PRINT ALL INFORMATION

Street Address

Contact Phone Number(s)

Village

Parcel Number

Unit Number

E-mail address

[Note: Parcel & Unit Number should be included on your deed. They can also be found on the Pasco County Appraiser's Web Site (www.appraiser.pascogov.com). Go to Records Search link, type in address and click on submit, click on the parcel number, next screen gives parcel and unit in legal description.]

Mailing address if different than above street address

Continued on Reverse

Case # _____

(For CDD use only)

Date Application received _____

Detailed description of proposed improvements, changes, alterations or additions (continue on a separate sheet):

Paint colors from approved color palette:

	Color Number	Brand	Finish (Satin, Flat, etc.)
Primary Color			
Trim Color			
Door Color			

Roofing material from approved list of shingles: Attach shingle list and initial your selection.

Applicant agrees to the following:

I/we are solely responsible for determining whether the improvements, changes, alterations or additions described in this application comply with all applicable laws, rules, regulations, codes and ordinances; including, but not limited to, zoning ordinances, building codes, and deed restrictions applicable to the property. I/we are also responsible for obtaining all required permits. The District shall have no liability or obligation to determine whether the requested improvements, changes, alterations or additions comply with such governmental regulations or the deed restrictions affecting the property. I/we agree not to begin making any improvements, changes, alterations or additions until after receipt of written approval, and authorize District representatives to enter upon the property (after first providing me with reasonable notice) for purposes of inspecting the external improvements, changes, alterations or additions for compliance with the approved plans and specifications.

Signature of Homeowner(s)

Printed Name of Homeowner(s)

Date Signed

PLEASE ALLOW THIRTY (30) DAYS FOR REVIEW

(For CDD use only)

Additional information requested on _____:

COMMUNITY DESIGN STANDARDS

3.01 **General.** Buildings shall be (a) of an attractive and high quality construction that is compatible in external appearance, color, material, design and style with the existing structures in the community; (b) in compliance with generally accepted construction standards and other requirements of governmental agencies having jurisdiction thereof; and (c) in compliance with the recorded deed restrictions applicable to such residential parcel.

3.02 **Building Materials and Colors.**

(a) Except as provided below for Utility Buildings, all exterior building materials shall be of the same type, quality and style as that of the building structure as originally constructed.

(b) All paint colors must be selected from the approved color palette. The colors are grouped in coordinated sets and substitutions between sets are not permitted. However, white paint may be substituted for any trim or garage door color and white, black, or several other colors included in the approved color palette designated for front doors may be substituted for any front door color. Satin or flat paint will be used for the primary color and satin or semi-gloss paint will be used for the trim, shutters or doors. You may select a color from one manufacturer and use another manufacturer's paint provided the retailer has the ability to mix the paint with the other manufacturer's color formula. Quality of paint should be equal to or better than the brands utilized in the color palette.

(c) Stucco shall be applied in a consistent fashion and be at least 1/2 inch thick on concrete block and wire lathe over wood 7/8 inch thick and primed and painted with two coats of paint. Specialized textures such as cultured stone and brick shall be limited to the lower half of the primary structure only.

(d) Additions and pool enclosures shall be architecturally consistent with the location of the primary structure and shall not intrude into any setbacks. They shall not exceed the height of the primary structure.

(e) Window framing and molding materials must be consistent with the existing or original architectural design/construction.

(f) All awnings intended for an area visible from the street must be compatible with the building and will be considered on a case-by-case basis. Fabric awnings must be of a color compatible with the building trim color. Retractable awnings and window awnings shall not have pole supports.

(g) The design of all screened entryways shall be compatible with the main structure, and shall be constructed with the same materials as the main structure or with white or brown aluminum framing. The screen material will be smoke colored or aluminum gray.

(h) Permanently affixed storm shutters or permanently affixed tracks for storm shutters will be white or the same color as the structure's primary or trim color.

(i) Storm doors will be aluminum and be white, brown or match the door color with smoke colored or aluminum gray screen material.

(j) Screen enclosures and sunrooms must be of a design that is compatible with the main building. They will be constructed with white or brown aluminum framing or of the same type of materials as the main building and have smoke or aluminum colored screen material. They shall not exceed the height of the main building. [Kick plates are recommended along the entire lower perimeter.]

(k) Garage door screens shall be constructed using the same materials as the main structure or with white or brown aluminum framing and have smoke or aluminum colored screen material.

(l) When making additions/modifications to the main structure that are clearly visible from the street, repainting of the entire visible area or structure may be required if it is determined that the color cannot be matched due to fading or if the color of the main structure is not on the approved color palette. The dimensions of the structure and the addition/modification to the structure, the location of the addition/modification and other features will be taken into consideration when making this determination.

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3.03 **Roofs and Gutters.** Roofing colors for the main structure must be selected from the approved list. You may select a color from one manufacturer and use another manufacturer's product provided the retailer can match the color. No wood or metal materials may be used for the exterior surface of the roof of the main structure. No gravel type roofs shall be allowed, except on flat surfaces. No tiled roofing materials may be used. The pitch of the roof of the main structure shall be at least 3 in 12, and the roof eaves shall extend at least 15 inches beyond the wall of the dwelling on the two longer sides. Roof gutters and downspouts of aluminum construction sized according to roof area to be accommodated are permitted and shall be of a color either matching the fascia or white. Downspouts should not direct the water flow toward neighboring residential properties.

3.04 **Utility Buildings.** No more than one Utility Building (sheds, playhouses, etc.) may be constructed, erected or placed on a residential parcel. All such buildings must be in compliance with all setback and easement requirements and any other applicable ordinances, codes, government rules; and compatible with the community and applicable deed restrictions. They must be located behind the primary structure. Exterior surfaces will be vinyl, aluminum, stucco or wood. Wood and stucco buildings will be painted with a color selected from the approved color palette that is compatible with the main structure. Aluminum or vinyl buildings will be white, beige or light gray. The maximum allowable height of the building is eight feet above ground level. Square footage shall not exceed 20% of the unimproved area to the rear of the house. Whenever possible, buildings not of the same design, style and color as the main building will be placed on the property in a location that limits its view from the street.

3.05 **Pool Enclosures.** Pool enclosures must meet the standards outlined in paragraph 3.02 (d) and (j).

Fences: Chapter 2004-417, Laws of Florida, which authorized the Meadow Pointe Community Development District to conduct architectural review, does not cover erection of fences. Therefore, the CDD does not review fences. However, it is the owner's responsibility to comply with all applicable laws, rules, and regulations; including, but not limited to, zoning ordinances or building codes, and to obtain any necessary permits. Additionally, the owner must comply with the deed restrictions (DR) affecting the property, including, but not limited to, paragraphs 11, 15 and 21.

Paragraph 11 of the DR provides that no chain link fences are permitted, no fence or part thereof may be placed any closer to the street than a dwelling could be placed on the lot, except as may be required by FHA/VA or other governmental regulation, and no fence situated on a corner lot may be erected closer than the footage stated in the DR to any street right of way (refer to paragraph 4 of your Deed Restrictions). This footage varies within Meadow Pointe and you must check the DR pertaining to your property.

Paragraph 15 of the DR pertains to easements and prohibits any structure, planting or other material to be placed or permitted to remain within the easement that would interfere with the purpose of the easement. Therefore, fences are not permitted in the easements. You must check your survey to determine if the fence would intrude into any easements.

Paragraph 21 of the DR prohibits the attachment of anything to walls or fences erected or installed by the developer or the CDD.

Failure to comply with the deed restrictions could result in enforcement action by the CDD under the provisions of Chapter 2004-417, Laws of Florida.