

## **Trader's Cove Architectural Committee Rules**

According to Article Five Section C of the Covenants, Conditions and Restrictions for Trader's Cove, the Architectural Control Committee, with the concurrence of the Board, shall establish, maintain, and make changes as needed to required appearance, theme, and quality of construction standards consistent throughout the community. The Architectural Control Committee shall accomplish this through its plans and specification process.

In keeping with Article five, Section A of the Covenants, Conditions and Restrictions for Trader's Cove, the construction, installation and/or placement of buildings, driveways, sidewalks, concrete pads and/or other structures on apportion of the property shall require written approval of the Architectural Control Committee prior to the commencement of the project. Written approval of the Architectural Control Committee is also required prior to the of any exterior addition modification, construction, installation, repair, replacement and/or alteration that changes the appearance, design, and/or footprint of any structure within the community.

The Architectural Control Committee shall provide a process for the submission of plans and specifications for their review and ruling. The Architectural Control Committee has the authority to approve plans, conditional upon appropriate local governments being obtained.

## **General Considerations**

Storage areas need to be additions to existing homes with footings, concrete floor, wood frame or block walls. Siding and roof material need to match the existing homes. All work must be done to the City of DeBary building codes and The Architectural Control Committee.

### **Do's**

- Ensure aesthetic conditions that are high quality and pleasing in color and condition. They should blend with existing structures within the Community. These include concrete, homes, carport, roofing, siding, skirting, garages, screen rooms.
- All Lattice screening must be approved by the Architectural Control Committee.

### **Dont's**

- No structure, plantings or other material is permitted on the 5'a easement on each side of a lot.
- No signs are allowed except realtor "For Sale" signs or political campaign signs during the related campaign period. No signs can exceed 2' x 3'. All other signs require written approval of the Board.
- No fence or fence walls are allowed.
- None of the following are permitted on the exterior of existing homes. Sheds are not allowed. These include detached, prefab, prebuilt, portable and "lean-to" structures, as well a storage units, gazebos and carport tarp canopies.

**Trader's Cove Homeowners' Association**  
**Architectural Control Submittal form**

Date: \_\_\_\_\_

Owner Name \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Legal Description

TC Block # \_\_\_\_\_ TC Lot # \_\_\_\_\_

Size      Length \_\_\_\_\_ Width \_\_\_\_\_

Total Area \_\_\_\_\_ 35% of total \_\_\_\_\_

Reason for submittal (i.e. Placing a home on a lot, alterations to existing property)

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The most current copy of Declaration of Covenants, Conditions and Restrictions shall be used to verify Specifications. Article V and Article VI of the Declarations should be reviewed prior to submittal to ensure completion of request. The requester is responsible for ensuring that any/all permits are obtained. The following checklist is a guide, but due to changes in the Declaration from time to time, a review of that Declaration would be prudent. During construction, the homeowner is responsible for damage to adjacent area and common ground. Any proposal that is not completed within three months (six months for new homes) from the date of approval must be reviewed again to ensure that it still complies the THCA guidelines. If, for any reasons, plans change once a proposal has been approved, a new request must be submitted to the committee for approval. Only homes not previously titled are allowed, unless approved by the Architectural Committee.

### **Acceptable Plans**

Drawings, blueprints. Manufacturer cut sheets site surveys. All property dimensions, structure, location size of structure, set back requirements must be shown. If the request is for alteration to an existing structure or property, make sure all dimensions are included. Copy of contractor approvals should also be included. Drawing must be to scale (it is recommended that a drawing of 1/8" equals 1' minimum) Most drawings at that scale would fit on an 8 1/2" x 11" sheet of paper. Drawings/blueprints of a different scale may be required when requesting permits from the county, city or other governing body

### **Specifications**

Front Setback\_\_\_\_\_ Rear Setback \_\_\_\_\_  
Side Setbacks\_\_\_\_\_ \_\_\_\_\_  
Double (or more) Manufactured Home \_\_\_\_\_  
Year of manufacture \_\_\_\_\_ Type of roofing \_\_\_\_\_  
Screen Room, Florida Room or Covered Patio \_\_\_\_\_ x \_\_\_\_\_  
Utility Room (8' x 8' minimum) \_\_\_\_\_ x \_\_\_\_\_  
Carport or Garage 12' x 24' minimum) \_\_\_\_\_ x \_\_\_\_\_  
Concrete Driveway\_\_\_\_\_

Culvert (if required) meeting current codes \_\_\_\_\_  
Masonry type Skirting \_\_\_\_\_ Horizontal Siding \_\_\_\_\_  
Concrete or Wood Steps to doorway (attached to home) \_\_\_\_\_  
Post Light (set to come on at dusk and off at dawn) \_\_\_\_\_  
Home Occupancy Site Plans (according to Covenants) \_\_\_\_\_

Printed Name:\_\_\_\_\_ Signature:\_\_\_\_\_

Printed Name:\_\_\_\_\_ Signature:\_\_\_\_\_

**Submit completed package to TCHA Board or ACC Chairman.**

### **Committee Comments**

Below are alterations to these plans are listed below and must be resubmitted for Architectural Committee re-approval.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Approval signatures (minimum of three committee members)**

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

**Note:** Project approvals as submitted on \_\_\_\_\_, are with the conditions listed in the Comments section above. Any deviations for submitted plans renders our approval null and void, which may require demolition of said structure.

**Approval Stamp**

