



WINDOVER FARMS OF MELBOURNE HOMEOWNERS ASSOCIATION, INC.

4025 Windover Way, Melbourne, FL 32934 (321) 259-2216

APPLICATION TO RE-PAINT HOUSE

Date: _____ Lot Number _____

Name _____ Address _____

City _____ State _____ Zip _____

Phone: Home (_____) _____ Work (_____) _____

Fax (_____) _____ Cell (_____) _____

E-Mail: _____

1. Application Timetable - expires after one (1) calendar year

Applications for construction permits must be submitted to the Homeowners' Association Manager's Office located in the Pavilion not later than 3pm Thursday, **5 days** prior to the ARC meeting. **Incomplete applications will not be considered.** ARC meetings are held on the 3rd Tuesday at the Pavilion Office at **7:30 p.m.** (Meeting dates subject to change, please contact the office to confirm date). Association Manager's Office Telephone: (321) 259-2216, Fax: (321) 259-0552, E-mail: windoverfarms@cfl.rr.com.

2. Fees

A **\$200 refundable deposit** will be required. This fee **will be deposited into an escrow account** and will be **fully refundable** upon satisfactory completion and final inspection by the ARC of the Re-Paint. **Any changes made without prior ARC approval will result in the forfeiture of deposit. NO work may start until the ARC has reviewed and approved this application at its monthly meeting**

This application is necessary for ANY re-paint, even if the new color is the same as the existing color.

Please ATTACH:

- a. **2" COLOR SAMPLES** even if you are not planning on changing the color of an item below. You must denote its **current** color and provide a 2" color sample that matches that color.
- b. **Minimum 4" x 6" color picture/photograph of the front of your residence**

NOTE: Color *should not* be the same as any of the surrounding existing homes. **All paint used on the exterior of the body of any residence shall be subdued in its tone. Colors should be selected to harmonize with the natural environment of Windover Farms and should be neutral, soft and unobtrusive. They should not be loud or bright.**

I/We request permission to repaint my home with the following colors

- 1. Walls _____
- 2. Trim _____
- 3. Front Door _____
- 4. Fascia _____
- 5. Window Frames _____
- 6. Shutters _____
- 7. Garage door(s) _____
- 8. What is the color of your roof? _____

I/We understand that the ARC shall have final approval of all exterior color plans and I must submit, to the ARC, a color plan showing the color of the exterior walls, trim, fascia, shutters (if applicable), etc. The ARC shall consider the extent to which the color plan conforms with the color scheme of Windover Farms of Melbourne and the surrounding environment.

Signed _____ Lot Owner

Please be advised that the project must be completed as per the above stipulations. Noncompliance will result in the WFM Homeowners Association, Inc. taking corrective action and assess you this cost. Any construction and/or work changes made without prior ARC approval will result in forfeiture of the deposit.

CONSTRUCTION VIOLATIONS AND PENALTIES

The following penalties will be assessed and withheld from the refundable portion of the building deposit

<u>Violation</u>	<u>Occurrence</u>	<u>Penalty</u>
Encroachment	1st Offense	\$700/Stop Work/Legal
Over-clearing	1st Offense/Stop Work	\$700/Stop Work/Legal
Barricading of Trees	1st Offense	\$100
	2nd Offense	\$200
	3rd Offense	\$300
No Temporary Culvert	1st Offense	\$100
	2nd Offense	\$200
	3rd Offense	\$300
Construction Debris/Trash Not Contained or Removed	Each Occurrence	\$100
Landscape Plan/Not Followed	At Completion	\$700*
House/Roof Colors	At Completion	\$700*
A/C & Pool Equipment Not Screened	At Completion	\$700*
Unpainted Metal Vents	At Completion	\$700*
Staining Mailbox Posts	At Completion	\$700*
Builders Sign Policy Not Observed	Each Offense	\$200
Construction Parking	1st Offense	\$100
	2nd Offense	\$200
	3rd Offense	\$300
Dogs/Loud Music	Each Occurrence	\$100

The items with an {*} indicates the deposit will be held until completion of construction. If the violation has been corrected, 75% of the deposit will be refunded. In terms of the time frame that will be used for compliance and corrections, the ARC has agreed to a maximum of 5 days for remedies except in the case of changing house or roof colors. As with all the violations, penalties and schedules contained herein, the ARC reserves the right to change or amend any of the requirements as appropriate depending on the circumstances of each individual homeowner or builder. However, it is the intent of the ARC to follow these requirements to the maximum extent possible in order to maintain consistency and fairness to all Windover Farms of Melbourne property owners.

Lot Owner/s (signature) _____ Date _____
 _____ Date _____

Once the actual home improvement/construction physically begins, a sign (maximum of 4 sq ft) may be displayed by a contractor. This sign may remain in place until the job is completed at which time it must be removed.

Contractor (signature) _____ Date _____

Contractor (printed) _____

Self-performed by Lot Owner _____

