

ADD TO: IDRIVE _____
 JENARK _____
 TYPE HOME:
 SINGLE _____
 VILLA _____
 QUAD _____

**ISLANDWALK AT THE WEST VILLAGES
 HOMEOWNERS ASSOCIATION, INC.**

Architectural Change Form

Landscaping

Name: _____
 Address: _____
 Telephone: _____ Cell: _____
 E-Mail Address: _____

1. Fill in requested information
2. Attach required checks
3. Attach required certificates
4. Sign forms and return to:
Castle Management
19215 Tantino Blvd.
Venice, FL 34293
Tel. (941) 493-2302
 rev 12-07-2022

The ACC has 45 days to make a decision after receipt of a complete set of Homeowner request material by the ACC

A. Brief Description: In the space below or attached page, give a description of the alteration, improvement, addition or other change you would like to make to the exterior of your home (to avoid delay, be as specific as possible). Please include such details as dimensions, materials, color(s), design location, supporting photos, and other pertinent data. Note: Any Architectural Change request renderings submitted to the Board of Directors, the ACC, or HOA will not be returned to the Homeowner.

B. Please attach the following items to this application:

- _____ Pictures of area before alteration.
- _____ Survey of lot showing the location improvement with clear accurate dimensions.
- _____ Plans, elevations, detailed sketches or photographs.
- _____ Paint chip colors (if required). Provide color scheme name.
- _____ Copy of contractor's business license.
- _____ Contractor's detailed description of the proposed work to be performed.
- _____ Provide contractor's Certificate of Liability Insurance.
- _____ The Homeowner's name and address must be listed as additionally insured on the Certificate of Liability Insurance.
- _____ **If you are installing a pool, concrete lanai/patio addition or any paver related modification such as a driveway, entry walkway or lanai, or any major landscaping modification that requires the use of construction equipment that could result in damages to existing landscaping, irrigation systems, drainage slopes, sidewalks, curbs or common areas, a \$1000.00 security deposit must be included with your application. Make the check payable to: ISLANDWALK HOA. Upon final inspection approval by the ACC and or Management the deposit will be returned.**

***The HOA has the authority to inspect all projects including modifications to the grading and or elevation changes by the Homeowner's construction. All associated inspection fees shall be paid for by the Homeowner. The Homeowner is responsible to restore the grade to its original condition at the Homeowner's expense.**

If all required information is not received with this application, the ACC will defer the application until all information is received.

Homeowner's Affidavit

I have read, understand and agree to abide by the Covenants and Restrictions of the HOA. In return for approval, I agree to be responsible for the following:

- All losses caused to others, including common areas, as a result of this undertaking whether caused by me or others:
- **To comply with all state and North Port building codes.**
- Any encroachment(s) and easements.
- To comply with the conditions of acceptance (if any).
- To complete the project according to the approved plans. If the modification is not completed as approved, said approval may be revoked and the modification be removed by the Homeowner at the Homeowner's expense.
- Homeowner further acknowledges that drainage swales have been designed and established between homes (side yard) to carry storm water off the Lot and to maintain positive drainage away from home. The HOA shall not be responsible for any effect that any proposed landscaping installation may have on drainage. The Homeowner shall be responsible for all associated costs.
- The Homeowner is responsible for any costs associated with irrigation modifications as a result of this alteration. Project, pre-approved by the ACC modifications required, are at the Homeowner's expense.
- Homeowner assumes maintenance responsibility for any new landscaping that they install.
- **The Homeowner is responsible for ensuring that all areas affected by the project construction (i.e., landscaping, irrigation, common areas etc.) are restored to their original condition. If you will be utilizing your neighbor(s)' property for access to perform construction of your project, you MUST enclose with your ACC Change Form a written, dated, signed permission letter, including their residence street number, to do so from your neighbor(s) BEFORE you are authorized to begin your project after ACC review and approval. The Homeowner will be notified of any deficiencies in writing and will be asked to correct any damages. Failing that, the Homeowner is responsible for all costs necessary for the IslandWalk at the West Villages HOA to properly restore the area.**

I also understand that the Board of Directors, the ACC, or the Management Company does not review and assumes no responsibility for the structural adequacy, capacity or safety features of the proposed construction, alteration or addition.

I agree to abide by the decision of the Board of Directors, and/or the Management Company. If the modification is not completed as approved with the specifications submitted in this application and I refuse to correct or remove the modification, I may be subject to court action by the HOA. In such event, I shall be responsible for all reasonable attorney's fees.

Date

Signature of Homeowner

DISCLAIMER / RELEASE

When applicable, the contractor must obtain all permits required by the City of North Port before any project work can commence.

The list may not be inclusive and the Board of Directors, the ACC, or the HOA reserves the right to ask for additional information.

The IslandWalk Homeowners Association and/or Management Company will not be held responsible for any landscaping or damage incurred by any Homeowner's vendors/contractors pertaining to any installations made to said property.

If requested, a copy of the building permit will be provided to the Property Management Company prior to the installation or construction to said property. Also, if requested, a copy of a signed County Inspection Approval will be provided upon completion.

At any time, the Board of Directors and/or the Property Management Company may ask for additional documents and has the right to demand that any installation and/or construction be removed immediately at Homeowner's expense if any modification is not what was approved by the Board of Directors and/or the Property Management Company.

***The HOA has the authority to inspect all projects including modifications to the grading and or elevation changes by the Homeowner's construction. All associated inspection fees shall be paid for by the Homeowner. The Homeowner is responsible to restore the grade to its original condition at the Homeowner's expense.**

Name of Homeowner (please print)

Signature of Homeowner

Address

Date

**ISLANDWALK AT THE WEST VILLAGES
HOMEOWNERS ASSOCIATION, INC.**

THIS PAGE IS FOR HOA/ACC USE ONLY

_____ Reviewed and approved by the ACC on _____ .

_____ Approved by the Board of Directors and/or the Management Company.

_____ Approved, subject to the following conditions that apply:

_____ Deferred, due to the following missing information:

_____ Denied, not approved for the following reason(s):

By: _____ Date: _____

Signature of a member of the Board of Directors and/or the Management Company

Landscaping

Landscaping modifications include additions, removals, or replacements from a home's current landscape design plan (trees, plants, shrubs, sod, etc.). This also includes expansion or contraction of any existing bedding edges.

NOTE: If any portion of the existing irrigation line(s) is to be impacted in any way (cut, moved, modified, etc.) the Homeowner MUST ONLY use the HOA's contracted landscape company to make such changes to the irrigation system, at the Homeowner's expense.

- a. Legible survey depicting the location of existing plantings with respect to property lines and existing improvements.
- b. Drawing illustrating placement of proposed landscaping on survey submitted.
- c. Landscaping additions or alterations cannot unreasonably interfere with existing equipment clearance necessary for mowing and maintaining lawns.
- d. Shortest distance from existing bedding edge to proposed new landscaping bedding edge.
- e. Description of proposed landscaping including type, height and quantity of planting materials.
- f. Applicable Codes and City of North Port permitting must be followed prior to requesting to remove any tree. With one exception, homeowners are not required to obtain a permit from North Port for the removal or replacement of a tree. The exception requires a permit for removal of a tree from a Lot for which the Certificate of Occupancy was issued less than one year before the removal. There is no permit required from North Port to add a tree.
- g. A permit for removal of a tree(s) from the lot is required if the Certificate of Occupancy was issued less than one year before the requested removal date.
- h. ***Some landscape additions that are major in scope may require items listed on Attachment A.*

Signature of Homeowner

ATTACHMENT A

Required for Pools, Lanai Extensions, Major Landscaping, and Driveways

After lanai extension, pool installation, major landscaping is complete, Homeowner MUST ONLY use the HOA's contracted landscaping company to restore into service any such changes to the irrigation line(s), at Homeowner's expense.

Homeowner must submit a separate Architectural Change Form requesting landscaping after extended lanai screen enclosure installation.

When applicable, the contractor must obtain all permits required by the City of North Port before any project work can commence.

1. Photos of the following areas:

- Front of home including sidewalk, driveway areas and landscaping.
- Both sides of home including all landscaping.
- Rear of home including landscaping and areas that are being altered.
- Lake easement and lake bank.

NOTE: You must call the HOA office after the project is completed to request a final inspection.

The security deposit (\$1000.00) will be returned to you after the final inspection by the HOA Delegate following installation of approved addition.

Signature of Homeowner