

RIVER COUNTRY ESTATES OWNERS' ASSOCIATION, INC

5331 Commercial Way Suite 106

Spring Hill, FL 34606

Rivercountry79@gmail.com 352-596-0740

www.rivercountryestatesfl.com

All detached storage buildings must be approved by the RCEOA Architectural review committee (ARC).

You may submit this application with rendering, plans, and survey plan with proposed placement of building FIRST.

Steps

1. Submit ARC application for shed.
2. After receiving conditional approval for RCEOA, submit for county permits, if necessary.
3. Provide county permits to RCEOA to receive final approval.
4. Inform RCEOA once project is complete for DRAC inspection.

Metal or plastic sheds, barns, breezeways, car ports and detached garages will NOT be approved. SEC. 3.D.7.

Owners have 120 days from the Date of Approval to complete construction of an approved Detached storage building.

All sections of this application, including attachments, must be completed for final approval. All applications must be signed and dated by the Owner of record according to current Hernando County Property Appraiser records.

The RCEOA Architectural Review Committee (ARC), under the jurisdiction of your elected Board members, reserves the right to question, request clarification of, refuse. And request additional supporting materials.

Hernando county rules, regulations, and ordinances must be followed by the Owner and may not be synonymous with the Deed Restrictions of our community. A copy of the Official Hernando County permit* must be attached to this application for final official RCEOA approval.

Currently, Hernando County has its own required fees payable to the appropriate entity. Please allow 30 days for review of this application.

**You may submit this application with rendering, plans, and survey plan with proposed placement of building FIRST. Permit must be submitted for final RCEOA approval.*

Detached buildings must be maintained in a new condition as defined in SECTION 3. G.

ALL STRUCTURES MUST BE BUILT BEHIND THE REAR BUILDING LINE OF THE RESIDENCE (BEHIND THE HOUSE).

All detached buildings must be built within the proper setbacks:

Other than Corner Lots:

10 feet from the side setback and 10 feet from the rear of the property.

On corner lots: Setbacks will be subject to Deed Restriction SECTION 2.D.4. and SECTION 7.A.3.

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Please request a VARIANCE APPLICATION for consideration.

Living in any detached storage building is strictly prohibited.

Raising or housing pets in any Detached storage building is strictly prohibited.

Only ONE Detached Storage Building shall be built per property of an existing residence.

Detached Storage Buildings are prohibited on empty lots.

Every applicant must include a copy of the Survey Plan indicating the location in the rear of the property where the proposed Detached Storage Building is to be erected. Those Owners requesting a variance must contact the RCEOA Office for a Variance Application.

EXTERIOR REQUIREMENTS:

Paint, siding, roof materials, and overall style of each detached storage building must match that of the existing residence including Roof Style and be in harmony of River Country Estates. Those buildings not in harmony with the surrounding structures and residences will not be approved.

Maximum size: 16 feet x 16 feet (256 sq. ft)

Maximum interior wall height: 8 feet

Only SINGLE-STORY structures will be approved.

Barn style (gambrel) roofs will NOT be approved.

DETACHED GARAGES will NOT be approved.

WINDOWS and DOORS: Finished grade only. Must match that of existing residence.

All applications must include photo/rendering of the proposed Detached Storage Building including paint samples to match the primary residence.

Additional Exterior Criteria:

If the detached structure (herein "Structure") is being constructed by the owner or his contractor, the primary color of the Structure must match the primary color of the residence, including trim. Roof shingles, siding, and the overall style of each structure must match the residence as well. If not an identical match, the ARC would have the discretion to approve the "structure." For discretionary approval, the structures paint, siding and overall style must be comparable to the residence and must be aesthetically integrated or in harmony with the Community of River Country Estates.

If, on the other hand, the structure is purchased from a home improvement store, then the paint must match that of the residence. Siding, roof materials and the overall style must also be in comparable compliance.

In deciding whether to approve a structure that "compares" in color, in style, and in roof material, the ARC shall apply a reasonable standard test in which its decision shall not be arbitrarily made, but instead shall be decided based on circumstances at the time that may affect the health, happiness, and the enjoyment of life for residents of River Country Estates.

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ARCHITECTURAL REVIEW APPLICATION

A. Owner Name: _____

B. Property Address: _____

C. Block: _____ Lot: _____ Phone: (____) _____

D. Builder/Contractor Name: _____

E. Contractor Contact Name: _____ Phone: _____

F. Planned Period of Construction, if Approved:

Date to begin: _____ Date to end: _____

G. Date County Permit issued by Hernando County: _____

Permits required for home construction, additions, renovations, roofing, pool and enclosures, driveways, decorative and recreational structures, accessory buildings such as Detached Storage Buildings, fences, fence replacement, and some external communication or utility equipment.

H. PROPOSED USAGE OF YOUR DETACHED STORAGE BUILDING:

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I agree to comply with the rules, guidelines and restrictions of River Country Estates as modified, including those regarding this Detached Storage Building. I understand the Board of Directors reserves the right to inspect this detached building for exterior wear and tear on a yearly basis, if requested by the ARC.

Those in violation of the Deed Restrictions as amended by the membership OR in violation of any of the above guidelines will be subject to Enforcement Procedures of Section 9 of the Declaration. The RCEOA Board of Directors reserves the right to demand removal of any Detached Storage Building if deemed in violation of the above by the ARC and the RCEOA Board of Directors.

REQUIRED ATTACHMENTS:

1. Official Survey Plan showing the location of the proposed Detached Storage Building.
2. **Copy of Hernando County Building Permit (may be submitted AFTER RCEOA conditional approval but BEFORE commencement).**
3. Paint and Siding sample of proposed Detached Storage Building.
4. Paint sample or photo of existing residence.
5. Roof shingle description and/or sample.
6. Manufacturers or Builder's PLANS of structure as to be built, including roof style, doors and window placement.
7. Completed, signed, and dated RCEOA Architectural Review Committee (ARC) Application for Detached Storage Building.

Please allow 30 days for review of the RCEOA ARC Application for a Detached Storage Building.

*Owners have 120 days from the Date of Final Approval to complete construction of an approved Detached Storage Building.

I agree to comply with the rules, guidelines and restrictions of River Country Estates as modified, including those regarding this Detached Storage Building. I understand the Board of Directors reserves the right to inspect this detached building for exterior wear and tear on a yearly basis, if requested by the ARC.

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OWNERS SIGNATURE _____ DATE _____

SUBMIT TO RCEOA BEFORE WORK BEGINS. Copy of Permit, this completed form, plat plan with plans, and appropriate color samples and attachments required for final RCEOA Approval.

*DATE OF RCEOA CONTIONAL APPROVAL _____

*DATE OF RCEOA FINAL APPROVAL _____

DATE OF FINAL INSPECTION APPROVAL _____

Please contact the RCEOA Office if you have any questions.

*Date of ARC Approval: _____

Deadline for Completion: _____