



River Country Estates

Owners Association, Inc

River Country Estates Owners' Association, Inc.

INSTRUCTIONS FOR ARCHITECTURAL REVIEW APPLICANTS

1. Please complete the attached Application for Architectural Review.
2. Attach a copy of the one-page SURVEY or PLOT PLAN of the property with the exact location and measurements, including setbacks from your property lines.
3. Include a detailed, scaled DRAWING OF THE PROPOSED IMPROVEMENT, ADDITION OR ALTERATION (e.g., the fence, garage addition, or driveway expansion).
4. Include a SAMPLE or photo when appropriate (PAINT, ROOFING MATERIAL and COLOR).
5. Supply a BRIEF DESCRIPTION of the materials to be used (FENCING, PAVERS, etc.)
6. Provide the HERNANDO COUNTY PERMIT NUMBER on the Application as well as a COPY of the official BUILDING PERMIT. Due to the more restrictive nature of RCEOA Deed Restrictions, you may obtain RCEOA ARC *conditional* APPROVAL first and supply us with a copy of the permit within 30 days for FINAL APPROVAL.

Sec. 1. A. of the Deed Restrictions states:

“All provisions in this Declaration are to be considered the minimum requirements in the areas addressed. Where the Florida State Statutes, the Hernando County Code of Ordinances or the Hernando County Zoning Regulations address a subject in this Declaration, the more restrictive requirements shall prevail. Interpretation of these restrictions is the responsibility of the Board.”

1. **SUBMIT TO RCEOA FOR CONDITIONAL ARC APPROVAL** : this completed form, plat plan with drawing of fence placement, addition or other external improvement with measurements, location on plat and appropriate color samples or photos of samples. Copy of permit may be submitted after approval of this application.

Email this form with attachments to our office for speediest response:

rivercountry79@gmail.com.

YOU WILL BE NOTIFIED WHEN APPROVED. OFFICIAL RCEOA ARC APPROVAL CAN TAKE UP TO 30 DAYS.

2. **SUBMIT TO RCEOA FOR FINAL ARC APPROVAL BEFORE WORK BEGINS AND WITHIN THIRTY (30) DAYS OF PERMIT ISSUANCE:**

Copy of Hernando County Building Permit.

Applications with supporting materials described above may be emailed to our office

rivercountry79@gmail.com or delivered to the RCEOA, Inc. Office located at 5331 Commercial Way, Suite 106, Spring Hill, FL 34606. APPLICATIONS MAY BE DROPPED IN THE OFFICE DOOR MAIL SLOT ANYTIME (9-5 M-F).



River Country Estates

Owners Association, Inc

ARCHITECTURAL REVIEW APPLICATION

RIVER COUNTRY ESTATES OWNERS' ASSOCIATION, INC.

5331 COMMERCIAL WAY SUITE 106 SPRING HILL, FL 34606

RIVERCOUNTRY79@GMAIL.COM (352) 596-0740

WWW.RIVERCOUNTRYESTATESFL.COM

A. Owner Name: _____

B. Property Address: _____

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

D. Contact Information for Approval/Denial

Email (Preferred): _____

Phone: () _____

E. Builder/Contractor Name: _____

F. Contractor Contact Name: _____ Phone: () _____

G. Type of Construction (Description): _____

Residential New Home Renovation Decorative Recreational

Commercial Addition Pool/Enclosure Driveway

Roof (Roofing material and color): _____

Other: _____

H. Type of FENCE Construction (Description): _____

New Fence Replace Fence Repair Fence Masonry Pedestals

Gate Other: _____

I. Type of External Communication / Utility Equipment:

Satellite Dish Antennae Solar Panels Other: _____



River Country Estates

Owners Association, Inc

J. Exterior Painting of (Describe color of paint): _____

Home Fence Driveway Other: _____

*****Please attach color sample*****

K. Planned Period of Construction, if Approved:

Date to begin: _____ Date to end: _____

L. Date County Permit Issued by Hernando County: _____

Permit Number: _____

Permits required for home construction, additions, renovations, roofing, pool and enclosures, driveways, decorative and recreational structures, fences, fence replacement, and some external communication or utility equipment.

Sec. 1. A. of the RCEOA Deed Restrictions states:

“All provisions in this Declaration are to be considered the minimum requirements in the areas addressed. Where the Florida State Statutes, the Hernando County Code of Ordinances or the Hernando County Zoning Regulations address a subject in this Declaration, the more restrictive requirements shall prevail. Interpretation of these restrictions is the responsibility of the Board. Compliance with all Hernando County rules, regulations and ordinances shall be the responsibility of the Owner (Amended April 2016).”

1. SUBMIT TO RCEOA FOR CONDITIONAL ARC APPROVAL : this completed form, plat plan with drawing of fence placement, addition or other external improvement with measurements, location on plat and appropriate color samples or photos of samples. Copy of permit may be submitted after approval of this application.

Email this form with attachments to our office for speediest response:

rivercountry79@gmail.com.

YOU WILL BE NOTIFIED WHEN APPROVED. OFFICIAL RCEOA ARC APPROVAL CAN TAKE UP TO 30 DAYS.

2. SUBMIT TO RCEOA FOR FINAL ARC APPROVAL BEFORE WORK BEGINS AND WITHIN THIRTY (30) DAYS OF PERMIT ISSUANCE:

Copy of Hernando County Building Permit.

Owner Signature: _____ **Date:** _____