

**Saint Johns Architectural Review Committee Application
Turnberry Architectural Review Board
C/o MAY Management Services
475 West Town Place, Suite 112
St. Augustine, FL 32092**

Two sets of plans required with each application.

To: SJARC and Turnberry ARB
 From: Property Owners: _____ Unit/Phase: _____ Lot: _____
 Mailing Address: _____

Approval requested for (property address): _____
 Submitted by: _____ Phone: _____

- | | |
|---|---|
| <p>_____ Screened Pool Cage
 (Attach two copies of survey showing Footprint, color and all elevation Drawings, and landscape plan)</p> <p>_____ Room Addition
 (Attach two copies of survey showing Footprint, color and all elevation Drawings, and landscape plan)</p> <p>_____ Pool Enclosure
 (Attach two copies of survey showing Footprint, color and all elevation drawings, and landscape plan)</p> | <p>_____ Major Landscape (including request for palm planting)
 (Attach two copies of landscape plan)</p> <p>_____ Fence Plan and Detail
 (Attach two copies of survey with fence location sketched onto it; denote type, height and color)</p> <p>_____ Pool Plan and Detail and material,
 (Attach two copies of survey with pool location sketched on It) Note: all pools must be screened or fenced, landscaped and all plans must be submitted with pool plan.</p> |
|---|---|

Signature: _____ Date: _____

Do Not Write Below This Line

Date Received and Forwarded to SJARC: _____
 From: Saint Johns Architectural Review Committee
 Your application is **approved / disapproved** subject to the following conditions, if any:

Signature: _____ Date: _____
 Printed Name: _____ Title: _____

Date Forwarded to ARB: _____ Performance deposit: YES NO
 From: Turnberry Architectural Review Board
 Your application is **approved / disapproved** subject to the following conditions, if any:

Signature: _____ Date: _____
 Printed Name: _____ Title: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty. The following applies to the construction of pools, screens and room additions: This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions. His approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans. Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots. The Owner is responsible for informing the primary contractor.** Compliance with all approved architectural and landscaping is the responsibility of the **owner** of legal record, and any change to the approved plans without prior

Architectural Review Board approval subjects these changes to **disapproval**, and **enforced** compliance to the approved plans may result.

Applicant:

Homeowner Applicant: _____

Address: _____ Phone: _____

E-mail: _____ Fax: _____

Homebuilder Applicant: _____

Address: _____ Phone: _____

E-mail: _____ Fax: _____

Specialty Contractor (Landscape, Pool, Screen Enclosure, Fence, etc):

Contact Name & Company Name: _____

Address: _____ Phone: _____

E-mail: _____ Fax: _____

I. REVIEW SUBMITTAL SCHEDULE

	Date Received:	Date Approved:	Initials:
A. Preliminary Submittal	_____	_____	_____
B. Final Plan Submission	_____	_____	_____
(To correct deficiencies & clarify missing information).			
C. Application fee(s): Check made payable to SJ Land Associates, LLC			

Major Alterations \$2100 (\$2000 refundable)

- 1. Improvements \$2100 pools, (\$2000 refundable), \$1100 Enclosures
(\$1000 refundable) \$1100 fences, (\$1000 refundable)

Refundable amounts are considered as Performance Deposits and will be refunded in full when the project, including all site improvements and landscaping, is completed and approved.

Major Alterations: Defined as expansions to livable square feet or gross footprint and changes to roof/facade.

Improvements: Defined as changes, modifications, additions and/or deletions with respect to architectural features, site improvements, pools, decks, fences, screen enclosures, exterior color changes, landscaping and site lighting.

Signature

Date

Note: *Applicant understands through the signatures above, that they are bound by the regulations of the Neighborhoods of WGVA and the SJARC as they pertain to the review, approval, and construction of the improvements described on this application. Applicants further understand that the Partial ARC Guidelines, made part of the Application Form, do not relieve them from the requirement to comply with the complete Standards and Guidelines. Applicant understands that in order to review applications, access to their property is permitted.*

The SJARC reserves the right to revise, amend and update the Standards and Guidelines from time to time.

- Fees effective 10/1/08 and are subject to change on an annual basis by St. Johns County.

II. RESIDENTIAL AND SITE INFORMATION

Description, type, name, model designation, (if applicable) _____

Air-conditioned space, (1st floor): _____ s.f.

Air-conditioned space, (2nd floor): _____ s.f.

Total net livable square feet: _____ s.f.

Covered porches/ entries/ etc.: _____ s.f.

Garages (s): _____ s.f.

Other (pool & screen enclosures): _____ s.f.

Total building coverage, gross square feet: _____ s.f.

Total lot area and dimensions: _____ s.f.

III. LANDSCAPE PALETTE

Attach a separate plant list, (or include on plans), referencing all plant types, species, size in caliper inches, height, spread, container size, characteristics, and quantities.

Note: Based on special, unusual or adjacent lot conditions, exposures and interfaces, additional landscape may be required and will be identified in each individual review AS NOTED ON PLANS.

IV. ELEVATIONS AND HEIGHT AND DRAINAGE TYPE

Finished floor elevation: _____

Height of building, (at tallest point), from slab: _____

Average existing grade elevations: _____

Drainage Type for Lot (from Neighborhood Grading Plan) _____

V. MATERIAL DESCRIPTION AND COLOR

Note: Include color samples, materials, product photos, manufacturer's cut sheets, etc.

Exterior Features	Color/ Finish/ Material/ Description
Driveway	_____
Entry walk	_____
Exterior foyer/ landing/ porch	_____
Siding type, (stone, brick, stucco, wood)	_____
Roofing	_____
Fascia	_____
Soffit / metal eave drip	_____

Dormer/ gable treatment _____

Shutters _____

Windows _____

Window trim _____

Entry door _____

Garage doors _____

Gutters _____

Chimney _____

Pool screen enclosure _____

AC/ pool equipment/ enclosures _____

Pool/ spa/ deck _____

Fencing/ walls _____

Exterior lights _____

We, _____, property owners and/or home builder of the following address:

Street address _____ Parcel _____ Lot _____

Hereby agree to secure written permission from adjacent property owners to access their property (if required) in the process of construction of the above property. The written permission will be signed and notarized and a copy will be submitted to the SJARC. In addition, we agree to be fully responsible for restoring all adjacent property to it's former condition, prior to any construction and staging activities we perform on the above property. We agree to complete all such restoration on adjacent property within ten (10) days of the completion of landscaping for our project. Restoration will include, but is not limited to the following; smooth grading of all disturbed areas, removal of all trash and construction debris and materials, re-sodding of all disturbed areas with Bahia sod. If remediation detailed above is not completed within the required ten (10) business day time frame, the SJARC reserves the right to complete all required restoration of adjacent private property. In such instances, the SJARC reserves the right to use funds deducted from the project's Performance Deposit to pay for the required restoration.

Dated: _____

Signed: _____

(Owner)

(Owner)

Signed: _____

(Builder)

Signed: _____

PARTIAL REQUIREMENTS
World Golf Village /Turnberry Community

***Applicants remain responsible for adherence to the complete Standards and Guidelines**

General

1. You are responsible for maintaining a clean and orderly construction site, as well as cleaning any debris, dirt, concrete or other construction spillage (as a result of your construction) from the neighborhood streets.
2. You are responsible for coordinating your driveway location with the existing tree, streetlight, curb drain, utility cabinet locations and street signage.
3. You are responsible for the protection and/or replacement (in the event of damages) of all street and right-of-way enhancements which front your lot including irrigation, lawn, street trees, street lighting, sidewalks, curbs, curb inlets, signs, pavement and underground utilities/services.
4. You are responsible for ensuring no disruption to the street irrigation system as a result of your site access.
5. You are required to use the driveway location and curb cut as your primary site access during construction.
6. All lot sales, home sales and model home signs must adhere to the Standards and Guidelines. Individual contractor/trade signs are prohibited. Appendix 5.0 for further details.

Landscape

1. No site clearing shall occur prior to approval of site and landscape plans.
2. Homes in Turnberry must have a minimum 7 trees (2 hardwoods).
3. All hardwood canopy trees must be a minimum of 3 ½ - 4" caliper with a minimum height of fourteen (14') feet at time of planting.
4. All other ornamental, flowering and evergreen trees must be a minimum of 2 ½ to 3-½" caliper with minimum height of ten (10') feet at time of planting.
5. Foundation shrubs should be planted in double staggered rows and wrap at least twelve (12') feet around building corners.
6. Irrigation can be provided with individual wells or use potable water. All wells must have a de-ionizing apparatus to eliminate rust staining, plus must be fully automatic with clock controls and moisture sensors.

Lot Layout Amenities, Equipment and Enclosures

1. Siting of buildings and driveway must take into account adjacent development to ensure privacy between buildings and variety in garage and driveway alignments.
2. Driveway - special paving materials (stone, brick, concrete unit pavers, colored & stamped concrete) must stop at the sidewalk. The driveway between sidewalk and curb must be concrete. Sidewalk concrete paving shall continue across driveways to create continuity of the sidewalk. In certain situations, with review and approval, special driveway paving materials can be installed between the sidewalk and curb, but in all cases, the concrete sidewalk shall continue, uninterrupted through the driveway in both material and pattern.
3. Equipment - all equipment including AC units, pool and spa systems, irrigation wells and trash containers must be enclosed with an opaque screen wall to match color and materials of buildings. The screen wall must be a minimum 4' 0" in height, enclose from both front & side yard, and be complimented with shrub plantings.
4. Pool screen enclosures - must be black or dark bronze framed and use dark charcoal colored screening.
5. Mailboxes - all mailboxes must adhere to the Standards and Guidelines.

Setbacks

1. Setbacks shall be measured either from the right-of-way line, rear property line, top of lake bank, a conservation or landscape easement or side property line, whichever is most restrictive.
2. Setbacks are measured from the exterior building wall, not from the overhanging eave.

Architectural

1. All metal eave drips and all roof penetrations must be painted the color of the roof.
2. All shutters must be a minimum $\frac{3}{4}$ width of window; preferably full width.
3. A row of window lights must be added to the top of all garage doors. Architectural detailing and hardware can suffice in lieu of windows with review and approval.
4. All four (4) elevations of a home must be architecturally treated and detailed to compliment the building style and character. Exterior wall finishes may be stucco, coquina, natural shell, brick, stone, wood siding, or manufactured siding that is cut and nailed to simulate wood siding. The use of aluminum or vinyl siding is prohibited. Fascias, soffits and other house trim material should comply with siding requirements.
5. Exterior wall finishes may be stucco, coquina, natural shell, brick, stone, wood siding, or manufactured siding that is cut and nailed to simulate wood siding. The use of aluminum or vinyl siding is prohibited. Fascias, soffits and other house trim material should comply with siding requirements.

Lakefront

1. No docks, bulkheads, or other structures shall be constructed on lake embankments.
2. No gas or diesel driven boats shall be operated on any lake.
3. All lake front yards shall have either full sod or native grasses or a combination, installed down to the normal water line.

Site Hardscape and Amenities

1. All plans and proposals for play equipment, screen walls, built-in planters, site lighting, site walls, fences, driveways (including designs for circular drives), fixed lawn ornaments (including fountains) and other site amenities must be submitted for review and approval.