

Ocean Cay Architectural Review Application

The Continental Group, Inc
6620 Southpoint Dr. S Suite 610
Jacksonville, FL 32216
Phone (904)733-3334 Fax 733-3933

Caution:

Many home owners have started projects without notification to the ARC. Many have stated well meaning neighbors told them to. Whatever the reason, *Do Not* do it. The ARC is here to guide and advise. It is aware of municipal codes and restrictions and can help you in many cases. The ARC is also here to help all home owners maintain the beauty and attractiveness of our neighborhood; the reason we moved here to begin with.

Please print the following two form pages. Complete the form, sign & submit two copies of the form along with:

1. Two sets of plans, surveys, pictures. etc. to the above address.
2. Please describe what is being done, to include material, color, and anticipated time to completion.
3. Please leave enough time. The ARC committee meets once a month, just prior to the home owners board meeting.
4. Any required monetary fees or deposits. Please read ARC rules for amounts and instances.

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To the Architectural Review Committee:

First NAME: _____ LAST NAME _____

ADDRESS: _____ LOT: _____ CITY: _____

STATE: _____ ZIP: _____ E-MAIL: _____

SUBMITTED BY: _____

PHONE# WORK: _____ HOME: _____

Check one of the boxes or describe in the OTHER box.

Fence Plan and Detail
Attach two copies of the survey
with fence location sketched onto it;
denote type and material

Exterior Color Selection
Attach color chip samples, denote body,
trim and color plan

Pool Plan and Detail
attach two copies of the survey with
pool location sketched on it *note: All
pools must be screened or fenced,
landscaped and all plans must be
submitted with pool.

Play Equipment
Attach two copies of survey with location
of equipment and photo of play equipment
and proposed, landscape screening plan.

OTHER _____

_____ Use additional paper if needed

Continental Representative

SIGNATURE: _____ DATE: _____

Date Received: _____

DO NOT WRITE ON THIS FORM

Date received by the ARC: _____

Your application is Approved/Disapproved subject to the following conditions, if any:

Comments:

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Note: These plans have been received for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions to your community. These plans are approved on a limited bases. No review has been made with respect to functionality, safety, compliance with governmental regulations or otherwise and 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 installation of fences: Fences must be permitted through the City of Jacksonville Beach.

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 Committee 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. This 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 Committee or any developer. The owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be delivered 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 Committee approval subjects these changes to disapproval, and enforced compliance to the approved plans may result.