

**Yellow Bluff Landing Homeowners Association, Inc**  
**Architectural Review Committee**  
**Design Review Application**

**One sets of plans required with each application, as well as the appropriate fee indicated.**

TO: **Yellow Bluff Landing** - 16529 Tisons Bluff Road Jacksonville, FL 32218 P: (904) 757-1547

FROM: Property Owner: \_\_\_\_\_ Lot \_\_\_\_ Phase \_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Mailing address (if different than property address): \_\_\_\_\_

- |   |   |
|---|---|
| <p>_____ <b>Fence Plan and Detail Or Screen of <u>existing</u> patio</b><br/>(Submit 1 copy of survey with fence location sketched onto it; submit color sample denote type, height)</p> <p>_____ <b>Permanent Pool Plan and Detail</b> - Attach 1 copy of survey with pool location sketched on it. <b>Note:</b> all pools must be screened or fenced, landscaped and all plans must be submitted with pool.</p> <p>_____ <b>Landscaping and/or Tree Removal</b> - Attach 1 copy of proposed landscape plan, photo and type of tree along with approximate location of tree</p> <p>_____ <b>Driveway</b> (new, pavers, extension) – Attach 1 copy of survey with proposed changes sketched, include color sample of pavers</p> | <p>_____ <b>Exterior Color Selections</b> - Attach color chip samples,<br/>Denote body, trim and roof colors.</p> <p>_____ <b>Room Addition</b> - Attach 1 copy of survey showing Footprint, color and material, all elevation drawings and landscape plan. Submit review fee of \$200 and \$1,000 Deposit – make check payable to Yellow Bluff Landing Homeowners Association</p> <p>_____ <b>Play Equipment</b> - Attach 1 copy of survey with location of equipment indicated, photo of play equipment and proposed landscape plan.</p> <p>_____ <b>Other:</b> _____<br/>_____<br/>_____</p> |
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**PLEASE NOTE THERE IS A \$25.00 NON-REFUNDABLE FEE FOR ALL SUBMISSIONS**  
**(Checks made payable to Vesta Property Services)**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Do Not Write Below This Line

TO: \_\_\_\_\_ Date Received by ARB: \_\_\_\_\_

FROM: Architectural Review Committee

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 within the 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 any party with respect to such matters should make no reliance on this approval. 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 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 the party entitled to enforce such setbacks or restrictions issues a specific letter of "variance approval". 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 diverted to adjoining lots, common areas or wetlands. 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.**

# Architectural Review Application Requirements

**PLEASE CAREFULLY REVIEW THE APPLICATION FORM AND ENSURE YOU HAVE FULLY COMPLETED IT AND INCLUDED ALL THE NECESSARY SUPPORTING DOCUMENTATION**

- Homeowner signature(s) on application
- Review Fee – Please see application for specific community requirements.
- Written description of project on application
- Deposit – Please see application for specific
- Contractor signature(s) (if requested on application)

Deposit and/or review fee must be paid by check and mailed or dropped off to 16529 Tisons Bluff Road Jacksonville, FL 32218.  
May not be paid online or via phone.

These requirements may not be all inclusive. The Community ARC/ARB/ACC reserves the right to request further details, samples, drawings, or any other information it deems necessary to make an informed decision regarding the project.

Project	Requirements	Project	Requirements
<b>Roof Replacement</b>	<ol style="list-style-type: none"> <li>1. Picture of home</li> <li>2. Sample Photo of Shingle</li> <li>3. Shingle color &amp; style</li> </ol>	<b>Solar Panels</b>	<ol style="list-style-type: none"> <li>1. Picture of home</li> <li>2. Model specifications of solar panels</li> <li>3. Photo Sample of Solar Panels</li> <li>4. Boundary survey with panel locations marked on home &amp; location and measurements for any exterior equipment such as batteries.</li> </ol>
<b>Fencing</b>	<ol style="list-style-type: none"> <li>1. Picture of backyard</li> <li>2. Sample picture of the fencing Boundary Survey marking the location, measurements of the fence &amp; all gates on the property</li> <li>3. Please refer to the community guidelines for the allowed fence types.</li> </ol>	<b>Landscaping</b>	<ol style="list-style-type: none"> <li>1. Picture of home</li> <li>2. Picture of existing landscape</li> <li>3. List of plants and sample photos</li> <li>4. List of landscape materials to be used with sample photos (Edging, stone, ground cover, etc.)</li> <li>5. Boundary survey marking location &amp; measurements of proposed changes</li> </ol>
<b>Pool Installation</b>	<ol style="list-style-type: none"> <li>1. Rendering and/or drawings of proposed pool design with measurements, including pool equipment.</li> <li>2. Sample photos and information for coping, pool deck, tile, and pool interior</li> <li>3. Boundary Survey marking proposed location of pool with measurements and distances from the property line to edge of pool deck</li> <li>4. Provide information on how the pool equipment will be screened from neighboring lots &amp; street. Must use approved fencing or landscaping. Include sample photo of material to be used.</li> <li>5. Refer to screen enclosure or pergola requirements if adding a pool screen or pergola</li> </ol>	<b>Tree Removal</b>	<ol style="list-style-type: none"> <li>1. Picture of tree(s) to be removed</li> <li>2. Boundary survey marking location of tree(s)</li> <li>3. Statement describing why the tree should be removed.</li> <li>4. If replacing the tree(s), please include tree type and sample photo of the tree and mark the survey with the location each replacement.</li> </ol>

<b>Driveways &amp; Extensions</b>	<ol style="list-style-type: none"> <li>1. Boundary survey with area of driveway to be paved or covered with other material marked</li> <li>2. If extending the driveway– clearly mark this area with location and all measurements</li> <li>3. Name of Paver or other material color/style &amp; sample photo</li> </ol>	<b>Exterior Paint</b>	<ol style="list-style-type: none"> <li>1. Picture of subject property &amp; homes to the left, right and across the street</li> <li>2. Paint Chips with the color name and number for all sections of the home: Body Trim Front Door Garage Door Accent/Shutter</li> </ol>
<b>Walkways &amp; Extensions</b>	<ol style="list-style-type: none"> <li>1. Boundary survey with area where the walkway will be installed marked with location &amp; measurements</li> <li>2. Photos of the area where the walkway will be installed</li> <li>3. Name of Paver or other material color/style &amp; sample photo</li> </ol>	<b>Generators</b>	<ol style="list-style-type: none"> <li>1. Boundary Survey noting the location and measurements for the generator pad.</li> <li>2. Sample photo and details for generator.</li> <li>3. Describe how the generator will be screened from the street and neighboring lots. Must be by landscaping, wall, or fencing. Mark location and measurements for such on survey and include sample photo.</li> </ol>
<b>Screen Enclosure</b>	<ol style="list-style-type: none"> <li>1. Boundary Survey marking the location and measurements for the proposed improvement</li> <li>2. List of materials and sample photos (refer to community guidelines for required materials)</li> <li>3. Elevation renderings or drawings to include measurements, location of doors, and roof style</li> <li>4. If installing anything other than a screen roof, the roof must be shingled to match the home, please provide photos of the existing roof on the home, and information for the brand – color – and shingle type along with sample photos.</li> </ol>	<b>Sunroom/ Glass Enclosure</b>	<ol style="list-style-type: none"> <li>1. Boundary Survey Marking the location and measurements for the proposed improvement</li> <li>2. List of materials and sample photos (refer to community guidelines for required materials).</li> <li>3. Elevation renderings or drawings to include measurements, location of doors, windows &amp; roof style</li> <li>4. Sample photos of windows to be used</li> </ol>
<b>Pergola</b>	<ol style="list-style-type: none"> <li>1. Rendering and/or drawings of proposed structure</li> <li>2. List of Materials and sample photos</li> <li>3. Boundary survey marking the location and measurements</li> <li>4. If installing a roof, please provide details on roof pitch &amp; materials with sample photos</li> </ol>	<b>Play/Sports Equipment Trampolines Swing sets</b>	<ol style="list-style-type: none"> <li>1. Boundary survey noting the location of equipment</li> <li>2. Sample photo and/or drawings of the equipment</li> <li>3. Refer to community guidelines for specific material requirements.</li> </ol>

<b>Water Softener</b>	<ol style="list-style-type: none"> <li>1. Boundary Survey noting the location and measurements for the water softener.</li> <li>2. Sample photo and details for water softener.</li> <li>3. Describe how the water softener will be screened from the street and neighboring lots. Must be by landscaping, wall, or fencing. Mark location and measurements for such on survey and include sample photo.</li> </ol>	<b>Outdoor Kitchen</b>	<ol style="list-style-type: none"> <li>1. Boundary survey noting the location and measurements</li> <li>2. Rendering or drawing of kitchen design</li> <li>3. List of materials including walls, counters, appliances, etc. and sample photos</li> </ol>
<hr/> <b>Gutters</b>	<ol style="list-style-type: none"> <li>1. Gutter size, material &amp; color with sample photo of gutter to be used</li> <li>2. Sketch of gutter &amp; downspout locations on home</li> </ol>	<hr/> <b>Sheds, Storage Structures &amp; Other Auxiliary Structures</b>	<ol style="list-style-type: none"> <li>1. Refer to community guidelines first to ensure your community allows sheds/auxiliary structures.</li> <li>2. Boundary Survey noting location and measurements for proposed improvement</li> <li>3. List of materials for structure and sample photos – refer to guidelines for specific material requirements</li> <li>4. Information on how it will be secured to the ground</li> <li>5. Roof material list, sample photos, and pitch information</li> </ol>
<hr/> <b>Window &amp; Door Replacement</b>	<ol style="list-style-type: none"> <li>1. Photo of windows/doors to be replaced</li> <li>2. Sample photo of new windows/doors</li> <li>3. Sketch or drawing of location of windows/doors to be replaced</li> <li>4. Please note if windows will have grids or not</li> <li>5. If door will be painted include paint chip with color name and number</li> </ol>	<hr/> <b>Other</b>	<p>Please contact the Architectural Manger or Community Admin for questions regarding projects not listed.</p> <p>At a minimum, a boundary survey with location and measurements, a list of materials, and sample photos will be required. If constructing something drawings/renderings are required.</p>
<hr/> <b>Trash Can Enclosure</b>	<ol style="list-style-type: none"> <li>1. Boundary survey noting the location and measurements</li> <li>2. List of materials – see community guidelines for any specific requirements</li> <li>3. Sample photos of materials</li> <li>4. Drawing or rendering if other than landscape or fencing is to be used</li> </ol>		
<hr/> <b>Patios &amp; Extensions</b>	<ol style="list-style-type: none"> <li>1. Boundary Survey marking the location and measurements for the proposed improvement</li> <li>2. List of materials and sample photos</li> <li>3. Mark location of any firepit, retaining wall, bench, etc.</li> </ol>		