

**Royal Pines Homeowners Association Inc.**  
**Architectural Review Application**  
**C/o MAY Management Services**  
**475 West Town Place, Suite 112**  
**St. Augustine, FL 32092**

Two sets of plans required with each application.

To: Architectural Review Sub-Association/Board  
From: Property Owners: \_\_\_\_\_ Unit/Phase: \_\_\_\_\_ Lot: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Approval requested for (property address): \_\_\_\_\_

Submitted by: \_\_\_\_\_ Phone: \_\_\_\_\_

- |  |  |
|--|--|
| _____ Fence Plan and Detail<br>(Attach two copies of survey with fence location sketched onto it; denote type, height and color)   | _____ Exterior Color Selections<br>(Attach color chip samples, denote body, trim and roof colors).   |
| _____ Pool Plan and Detail<br>(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. | _____ Screen Room or Addition<br>(Attach two copies of survey showing footprint, color and material, all elevation drawings, and landscape plan) |
| _____ Other: _____<br>_____<br>_____   | _____ Play Equipment<br>(Attach two copies of survey with location of equipment marked and photo of play equipment and proposed Landscape plan)  |
|  | _____ Basketball Backboards<br>(See attached Proposed location and landscape requirements)   |

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: \_\_\_\_\_

From: 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, 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. 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 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.