

**MARINER'S COVE HOA OF LEE COUNTY, INC.
APPLICATION FOR REVIEW OF ARCHITECTURAL CHANGES
OR REMODELING OF BUILDINGS OR LANDSCAPING**

1. This is **not** a Building Permit for work that **requires Lee County/Village of Estero building permits.**

2. **Highly recommended:** Have a professional survey done to identify the lot lines. (In the event, the ARC is unable to locate the corner markers of the lot, prior to approval, the member will be required, to obtain a professional survey, at the member's expense.)

3. Refer to **Association Documents** before any improvements are requested.

4. Applications are good for **one year** from the date of approval.

5. **Sketch** of the proposed changes **must** be attached to this application.

6. Return page 1 and 4 (drawing) to the office (place through the mail slot) or email to -

Marinerscoveestero@gmail.com

Lot# _____ Address _____ Email _____

Unit Owner _____ Phone _____

Desires to make changes to the lot or unit. (More than one change may be included.)

I, the unit owner, understand that this approval by the **ARC** is limited to the powers of the Mariner's Cove HOA. All **required** state, county and Village of Estero permits **are the owner's obligation**. The Association assumes **no** responsibility for compliance to or securing these permits.

Request Date _____ Unit Owner: _____

(Signature)

Approval Date: _____

Architectural Committee Member's Signature

Architectural Committee Member's Signature

Architectural Committee Member's Signature

Approval Stipulation: _____

Disapproval Date: _____ Reason(s) for Disapproval: _____

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Work verified, completed in accordance as per initial work request:

Architectural Committee Member's Signature

Date: _____

Architectural Committee Member's Signature

Date: _____

Architectural Committee Member's Signature

Date: _____

1. Important Information

- 1.1 Everyone must apply to the ARC before doing any improvements. Lee County and Village of Estero zoning rules must be followed as well as Mariner's Cove's.
- 1.2 Recommend getting Lee County and Village of Estero approval/permits.
- 1.3 The owner of the lot and mobile is the sole individual person to be the responsible party in case of any violations to Mariner's Cove's Association Documents.
- 1.4 The most restrictive rules of this ARC application and Mariner's Cove's Articles of Incorporation and the county and village zoning rules will govern.
- 1.5 The ARC will present any violations to the board, and the board will act accordingly to bring the project into compliance.
- 1.6 Any questions should be directed to ARC.
- 1.7 Turn in completed forms to the office mail slot or email to Marinerscoveestero@gmail.com
- 1.8 **If project is approved, ARC needs to be contacted for verification of completed project.**

2. Guidelines For Improvements During Construction Phase

- 2.1 No dwelling unit shall be considered completed until its yard is reasonably landscaped in accordance with the approved landscape plan. It must be maintained in a manner in keeping with the general character of the subdivision. Where any owner neglects such maintenance, the Board or its authorized agent reserves the right to effect such at a reasonable charge to the owner.
- 2.2 The owner shall be responsible for keeping the streets, adjacent properties and storm drains clean throughout the entire construction phase (lot preparation to final landscape).
- 2.3 Any damage to the street, storm sewer, light posts, adjacent drives, etc., shall be the responsibility of the owners or contractors and repaired at their expense to the Board's specifications.
- 2.4 Construction sites shall be kept clean, neat and in an orderly fashion throughout the entire construction process. Trash and construction debris shall be removed from the site daily.

3. The Mobile/Manufactured Home:

- 3.1 Mobile homes shall be attractively maintained by the owner and need to comply with applicable laws, ordinances and regulations of the state, county, city and community. Since these regulations can change from time to time our park rules and regulations will vary accordingly.
- 3.2 a. Mobile skirting is required within 60 days. Skirting must be approved by the ARC.

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3.2 b. Rain gutters and downspouts shall be installed immediately upon completion of roofing material on all homes. Rain gutter downspouts shall discharge only at the front or rear of the dwelling. If required for capacity, additional downspouts shall be installed at the ends of the dwelling.

3.3 Persons wanting to install awnings, storage structures, cabanas, screened enclosures, air conditioners, permanent planting, or any other additions must check with the Mariner's Cove ARC before installing them. ARC must approve changes in writing. All changes are to be made in accordance with state, county, and village regulations.

3.4 Trees present special problems to sewers, underground wires and state and local regulations. Permission must be obtained from the ARC before any trees can be planted or removed.

3.5 Setbacks:

a. 5'0" Setback from each property line, front, back and sides.

3.6 No building of any kind in set back.

3.7 Without obstructing ingress and egress to utilities as well as not to obstruct lifesaving equipment, the following is allowed:

a. Overhangs and awnings may extend 3'0" into setback area.

b. Concrete can be laid to within 2'0" of the lot line but not to create a water flow restriction or cover utilities of any kind without ARC approval.

c. Shutters may extend 1'0" into setback area.

d. Air conditioners shall be placed on the rear 5'0" set back, as long as above restrictions are followed. Placement of air conditioners along either side of the set back will not be permitted.

e. Home owners are encouraged to place TV antennas and satellite dishes on the rear two-thirds of the property.

f. Driveways and parking areas must be paved with poured concrete. The length of the parking area from the front property line shall be a minimum of 25 feet, measured from the structure, perpendicular to the front property line. This 25-foot length shall be from the property line to the lanai or screen room. Garage doors or service doors when open provide additional length for parking beyond the minimum 25-foot requirement.

g. A grass yard in front of each residence is required to preserve residential beautification. The following criteria for a grass yard in front of a unit shall be:

Double wide a minimum of half the width of the unit.

Single wide the full width of the unit.

h. After the owners complete construction/renovation work, the ARC must be notified. This ARC follow-up is to ensure construction/renovation work is in full compliance with the originally approved site plan.

4. Draw a sketch using attached form;

4.1 *Does not* have to be to scale

4.2 Include the following showing the *location/measurements*:

a. home

b. driveway

c. carport

d. sheds

e. plant areas

f. others

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