

AVALON BEACH ESTATES

Residence Design Standards Checklist

This checklist has been developed by the Avalon Beach Architectural Review Board (ARB) in accordance with resident design standards stated in Article VII of the Declaration of Covenants, Conditions and Restrictions of Avalon Beach Estates Subdivision dated March 16, 1994 and the Avalon Beach Estates Rules and Regulations as adopted by the Homeowner's Association Board of Directors.

Use these as a guideline in preparing a submission to the Architectural Review Board (ARB) for approval of new construction.

Check off each item and submit a signed copy of this checklist with the complete package of required materials to the ARB. Required items to be submitted are shown in **red** below.

1. () Plans for new construction will not be considered by the ARB until all required items and a **\$2500 damage deposit** have been received. Plans should include a **site-plan**.
2. Exterior Composition (**Sample Required**):
 - () At least 85% of total exterior comprised of brick, stone or stucco.
 - () Lots 1-30 use stucco only.
3. Minimum Square Footage:
 - () 1400 square ft. heated/cooled living space **exclusive** of garages/porches.
 - () Multi-story residences must have 1400 sq ft. heated/cooled on ground floor.
4. Roofing:
 - () Minimum pitch 6/12: Maximum pitch 12/12.
 - () Roofing material (**Sample Required**): concrete tile, natural or synthetic slate, dimensional asphalt shingle or cedar shake shingle. Metal roofs and 3-tab asphalt shingles are NOT permitted. Exception: The hurricane-proof metal roofing that can not be distinguished from asphalt shingles when viewed from ground level is permitted.
5. Height Restrictions:
 - () Limit of 2 stories in height not to exceed 40 ft. from ground to peak of roof.
 - () Lots 8-15 may be 3 stories, not to exceed 40 ft. from ground to peak of roof.
6. Building Setbacks:
 - () Front Yard Setback: 20 ft. (Corner lots on Avalon Blvd. must have 20 ft. setback from each street.)
 - () Rear Yard Setback: 15 ft.
 - () Side Yard Setback: 7 ½ ft.
7. Pilings:
 - () No exposed pilings. If pilings are used they must be fully obscured from view.
8. Landscaping:
 - () All landscaping & required underground irrigation systems must be completed prior to occupancy. **Landscaping plans must be submitted to the ARB for approval.**
9. Mailboxes:
 - () Mailboxes must be constructed of same material as exterior of residence. **Approval of mailbox design by ARB is required.**

10. Sidewalks:
 Sidewalks must be 4 ft. wide, concrete, extending along the entire expanse of abutting street(s). Sidewalks must be 7 to 7½ feet from street unless allowances must be made for existing utilities. **Please submit a drawing and explanation to the ARB when a variance from the 7 to 7½ foot guidelines is required.** Sidewalk must be extended to meet sidewalk(s) of existing structures on either side.
11. Fencing:
 Fencing plans must be submitted to the ARB for approval.
12. Walkways and Driveways:
 Walkways and Driveways must be constructed of concrete or brick pavers.
13. Air Conditioning Units:
 All compressors must be screened from view of street and adjoining lot by fence, wall or shrubbery. **This should be shown on Landscaping plan.**
14. Swimming Pools:
 In ground pools only.
 Plans must be submitted to ARB for approval with house plans.
15. Lots may NOT be cleared or construction commenced until written approval from the ARB is secured.
16. A silt fence must be installed as soon as the lot has been cleared.
17. In accordance with Article VIII, Section 15, Construction: During construction the lot must be maintained in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain on any lot. All main structures constructed upon the property shall be completed within one year after the commencement of construction unless waived in writing by the ARB. Any damage to roadways, right of way swales, and plantings resulting from construction activities shall be corrected in a timely manner. Damages not repaired by the contractor will be paid for out of the \$2500 construction deposit. Any costs above and beyond the \$2500 construction deposit will be assessed to the homeowner.

I hereby acknowledge that I have received a copy of the Declaration of Covenants, Conditions and Restrictions of Avalon Beach Estates Subdivision, and the Rules and Regulations adopted by the Avalon Beach Estates Board of Directors. These documents contain the guidelines for all construction. (These documents can be viewed/printed from the Avalon Beach Homeowner's Association website - www.avalonbeach.org)

Signature

Lot # Date