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**HAMMOCK DUNES PRIVATE COMMUNITY
DESIGN REVIEW COMMITTEE**

Design Review Application
(Appendix A)

FROM: _____

PHONE: _____

FOR: Street Address: _____

Lot Owner: _____

TYPE: _____ Standard Model: _____ (Name)

_____ Custom Home _____ Home Addition

_____ Pool _____ Spa _____ Screen Enclosure

_____ Misc. (Fence, Paint, Satellite Dish, Pavers, etc.)

FEES: The Design Review Fee covers the normal review process of Design Application and Concept Review with comments back from Committee and Final Construction Plan Review with those comments being addressed. If comments are not addressed at Final Construction Plan Review or major revisions are required for Final Construction Plan approval an additional fee covering the direct costs of the Committee will be charged. Design Review fees are as follows:

_____	\$3,000	New Home Construction*
_____	\$500	Major Alteration or Addition to an existing residence*
_____	\$250	Minor Alteration or Addition to an existing residence*
_____	\$250	Changes to or Resubmission of Plans*
_____	\$1,000	New Builder review*
_____	\$50	Review of files for previous construction
_____	No Fee	Fence, paint, satellite dish, pavers, other minor improvements

*** Notes:**

- 1) A \$10,000 refundable construction deposit is required with all New Home Construction submittals.
- 2) Non-compliance fees may be recovered from the \$10,000 refundable New Home Construction deposit, if necessary.
- 3) A \$5,000 refundable construction deposit is required with all Major Alteration or Addition submittals.
- 4) Non-compliance fees may be recovered from the \$5,000 refundable Major Alteration or Addition deposit, if necessary.
- 5) Review fees for New Home Construction and Major Alteration or Addition include Design Review Committee Review plus up to two (2) hours professional review.
- 6) Review fee for Minor Alteration or Addition includes Design Review Committee Review plus up to one (1) hours professional review.
- 7) All fees are subject to \$150.00 per hour – which ever is greater.
- 8) Submittals for review from existing residences for minor changes (paint color, mailbox, fence, solar collection system, etc.) shall not require a review fee.

CONSTRUCTION/ALTERATION/ADDITION MILESTONES: The Builder shall specify completion times (in months) for each new construction, alteration or addition milestone listed below. The Builder shall notify the DRC well in advance of any changes in these completion milestones:

Construction/Alteration/Addition Milestone	Completion Time (Months)
1a. Lot Clearing/Demolition/Foundation: plumbing roughed in & slab poured. (Granada/Island Estates & Villas)	
1b. Lot Clearing/Demolition/Foundation: Pilings and Grade Beams poured. (Grande Mer, Playa del Sur, Carino la Mer)	
2a. Framing/Structure: exterior walls, roof trusses, roofing dry-in, windows & doors. (Granada/Island Estates & Villas)	
2b. Framing/Structure: exterior walls, roof trusses, roofing dry-in, plumbing roughed in, windows & doors. (Grande Mer, Playa del Sur, Carino la Mer)	
3. Outside & Inside Finishes: electric, plumbing, drywall, cabinetry, roof tile, paint.	
4. Driveway & Landscaping: Ready for Certificate of Occupancy.	
5. Certificate of Occupancy: Ready for Buyer Move-in.	
Total Months: Start to Completion (1 thru 5 above)	

DESIGN APPLICATION AND CONCEPT REVIEW: (All items required for review)

_____ Design Review Application

_____ Review Fee

_____ Conceptual site plan** with location and dimension of all improvements, and relationship of proposed building(s) on adjacent properties

- _____ Concept floor plan**
- _____ Concept exterior elevations**
- _____ Concept landscape plan** with limits of vegetation to remain
- _____ Photographs of site in existing state from each corner of the home site

** **Note:** Include two (2) full sets, plus one (1) reduced 11 inch by 17 inch hard copy and a pdf soft copy of the concept plans, designed by a Registered Florida Architect and a Registered Florida Landscape Architect.

FINAL CONSTRUCTION PLAN REVIEW: (All items required for review)

- _____ Site plan*** (2 sealed) with limits of vegetation to remain
- _____ Landscape and Irrigation Plans*** (1 sealed) submitted at completion of Framing/Structure milestone
- _____ Floor plan*** (2 sealed)
- _____ Exterior Elevations*** (2 sealed)
- _____ Final color selections with color samples
- _____ Storm water design & calculations (Island Estates)
- _____ Deposit/Irrevocable letter of credit/construction loan
- _____ \$10,000 Deposit (New Home Construction)
- _____ \$5,000 Deposit (Major Alteration or Addition)

*** **Note:** Include two (2) full sets, plus one (1) reduced 11 inch by 17 inch hard copy and a pdf soft copy of the plans, designed and sealed by a Registered Florida Architect and a Registered Florida Landscape Architect.

CONSTRUCTION START: (All items required for construction start)

- _____ HOA Construction Agreement/ Pre-Construction Meeting
- _____ Foundation Survey Submittal

FINAL INSPECTION AND ACCEPTANCE: (All items required for New Home Construction Final Inspection and Acceptance)

- _____ Final survey
- _____ Completion transmittal (Must include Certificate of Occupancy)