

Hammock Dunes Design Review Committee

EXHIBIT B

DESIGN REVIEW APPLICATION

SUBMITTED BY: _____

PHONE: _____ EMAIL: _____

SUBMITTAL

ADDRESS _____ LOT # _____

OWNER NAME: _____

MAILING

ADDRESS: _____ EMAIL: _____

REGISTERED FLORIDA ARCHITECT: _____

FLORIDA LICENSE NUMBER: _____

REGISTERED FLORIDA LANDSCAPE ARCHITECT: _____

FLORIDA LICENSE NUMBER: _____

LICENSED FLORIDA CONTRACTOR: _____

FLORIDA LICENSE NUMBER: _____

TYPE: _____ STANDARD MODEL: _____ (NAME)

_____ CUSTOM DWELLING UNIT _____ MAJOR DWELLING UNIT ADDITION _____ MINOR

DWELLING UNIT ADDITION

_____ POOL _____ SPA _____ SCREEN ENCLOSURE

_____ MISC. (LANDSCAPE, FENCE, PAINT, 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:

_____	\$4,000	New Dwelling Unit Construction
_____	\$500	Major Alteration or Addition to an existing residence
_____	\$25	Minor Alteration or Addition to an existing residence including replacement of existing roof with a new roof of similar color and materials.
_____	\$250	Changes to or Resubmission of Plans
_____	\$1,500	New Builder review
_____	\$50	Review of files for previous construction
_____	\$25	Fence, paint, pavers, minor landscape changes

Notes (see **EXHIBIT C: FEES AND CONSTRUCTION DEPOSIT REQUIREMENTS**)

- 1) Review fees for New Dwelling Unit Construction and Major Alteration or Addition include Design Review Committee Review plus up to two (2) hours professional review.
- 2) Review fee for Minor Alteration or Addition includes Design Review Committee Review plus up to one (1) hour professional review.
- 4) Submittals for review from existing residences for minor changes (paint color, mailbox, fence, solar collection system, etc.) shall not require a review fee.

DESIGN REVIEWS

Concept Review: see **EXHIBIT A: SUBMITTAL/TRANSMITTAL CHECKLIST**
for all requirements.

Final Plan Review: see **EXHIBIT A: SUBMITTAL/TRANSMITTAL CHECKLIST**
for all requirements.

CONSTRUCTION/ALTERATION/ADDITION MILESTONES: The Owner or Builder shall specify completion times (in months) for each new construction, alteration or addition milestone listed below. Construction shall be completed within twenty-four (24) months after commencement of construction. 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, Oasis & 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/Oasis & 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.	

CONSTRUCTION START: (All items required for construction start)

_____ Deposit/Irrevocable letter of credit/construction loan

_____ \$15,000 Deposit (New Dwelling Unit Construction)

_____ \$7,000 Deposit (Major Alteration or Addition)

_____ \$500 Deposit for driveway brick paver renovation

_____ **HDOA EXHIBIT F: CONSTRUCTION AGREEMENT**

_____ Pre-Construction Meeting (At property with clearing limits marked)

FINAL REVIEW AND ACCEPTANCE: (All items required for New Dwelling Unit Construction Final Review and Acceptance)

_____ Final survey

_____ Completion transmittal

_____ Certificate of Occupancy

Incomplete information may unnecessarily delay review or approval of your application.

I have read and reviewed the Master Declaration, Neighborhood Declaration, and Design Review Manual, including all Exhibits, prior to submitting this application and agree to abide by all such documents. The Owner agrees that the DRC may communicate directly with the Builders during the construction project.

Signed _____ Date _____

Hammock Dunes Design Review Committee

EXHIBIT C

FEES AND CONSTRUCTION DEPOSIT REQUIREMENTS

FEES

New Dwelling Unit Construction

\$4000 Design Review Fee – Covers the normal process of evaluating concept architectural and landscape submittals and reviewing final plans that address DRC comments. Includes interim review of construction progress and final acceptance. Includes 1 conceptual, 1 preliminary, and 1 final review. Additional reviews will be charged at \$250 per meeting.

Additional Fees for New Dwelling Unit Construction:

- \$1,000, Pool and Extra Amenities
- \$500, Ocean Estates Private Walkover Connection
- \$1,000, Walkover, Intracoastal Seawalls, and/or Docks
- \$500, Lake Seawalls
- \$6,500, Lot Binding (legal fees and recording fees will be additional)
- \$500, Solar Panels
- \$1,000, Closed Loop Well Systems

\$15,000 Refundable Construction Deposit – Required before construction begins. See **DEPOSITS** for specifics.

Major Alteration or Addition

\$500 Design Review Fee – Covers structural or site modifications after original construction that affects or alters the existing exterior architecture, footprint and or square footage, or exterior appearance in any fashion or warrants the issuance of a building permit by a governmental authority. Also covers additions of pools, screen enclosures and docks. Includes up to two hours of professional review, but an additional fee of \$150 per hour may be charged for overly complex submittals.

\$7000 Refundable Construction Deposit – Required before work begins. See **DEPOSITS** for specifics.

Minor Alteration or Addition

\$50 Design Review Fee – Structural or site modifications of a relatively minor nature that do not require issuance of a building permit by a governmental authority. Also covers landscape alterations. Includes up to one hour of professional review.

Plan Change Fee

\$500 Design Review Fee – This fee is required for re-submittals or any major change to the original approved plans during new Dwelling Unit construction. (Note – An additional \$50 fee is required to retrieve prior construction plans)

New Builder or Builder Re-Application Review Fee

\$1500 Review Fee – Fee to obtain general contractor approval to build in Hammock Dunes

\$25 Fee

Minor improvements to an existing residence such as fence, pavers, exterior paint color change, rescreening of a lanai, small landscape projects, and new roof. However, DRC approval is still required.

DEPOSITS

CONSTRUCTION DEPOSIT

The Owner shall deposit fifteen thousand dollars (\$15,000) for New Construction or seven thousand dollars (\$7,000) for a Major Alteration or Addition with the HDOA. The construction deposit will be held in an interest-bearing account until the improvements are complete and the DRC performs its Final Review and Acceptance. Any accruing interest will be used to fund the Hammock Dunes Owners' Association administrative costs and not refunded. The construction deposit will be refunded to the person/entity that submitted the check (name on the check) within thirty (30) days after Final Review and Acceptance. Upon completion of the Final Review and Acceptance, the Owner may request an accounting from the HDOA of his or her funds that were deposited, and the HDOA must provide such accounting to the Owner within 7 days after receiving the Owner's request.

In the event the DRC finds the need to utilize these funds for any of the purposes enumerated below, the DRC shall, except in an emergency, give the Owner i two (2) business days within which to begin to correct the problem. If the action is not begun within that time, the DRC is authorized to remedy the situation and withdraw funds from the Construction Deposit and/or the Letter of Credit to cover any expenses. The Owner must replace any funds withdrawn from the construction deposit within five (5) business days of notification of the withdrawal by the DRC.

The construction deposit may be used to offset any costs incurred by the HDOA or the DRC to:

1. Repair damage to any property caused by the Builder or their subcontractors, suppliers, and representatives during construction.
2. Pay for any cleanup of the site and adjacent property not performed by the Builder.
3. Bring the Dwelling Unit, lot, and/or any Structures thereon into compliance with the requirements of the Master and Neighborhood Declarations and the Design Review Manual.
4. Recover legal fees and other costs incurred by DRC in order to correct any construction or alteration not performed in substantial compliance with the plans receiving Final Review and Acceptance.
5. Comply with the terms of the **EXHIBIT F: CONSTRUCTION AGREEMENT**.

COMPLETION GUARANTEE

Cash Deposit, Irrevocable Letter of Credit and Construction Loan Commitment – To verify adequate funds are available to complete the proposed construction, for each New Construction or Major Alteration or Addition, the Owner/Builder shall also provide one of the three (3) following requirements contemporaneous with signing the HDOA **EXHIBIT F: CONSTRUCTION AGREEMENT**:

1. **Cash Deposit** – The Owner/Builder may deposit with the Hammock Dunes Owners' Association the sum of one hundred thousand dollars (\$100,000) for New Construction OR ten percent (10%) of the documented cost of construction approved by the DRC (new Dwelling Unit construction) not to exceed one hundred thousand dollars (\$100,000). For a major alteration or addition, the cash deposit is ten percent (10%) of the documented cost of construction. Any accruing interest will be used to fund the Hammock Dunes Owners' Association administrative costs and not refunded. The cash deposit will be refunded to the person/entity that submitted the check (name on the check).
2. **Irrevocable Letter of Credit** – Submit an Irrevocable Letter of Credit in the amount of one hundred thousand dollars (\$100,000) for New Construction or ten percent (10%) of the documented cost of construction approved by the DRC (new Dwelling Unit construction) not to exceed one hundred thousand dollars (\$100,000) to be held by the HDOA until all requirements of this agreement, including Final Review and Acceptance, are complete. For a major alteration or addition, the irrevocable letter of credit is ten percent (10%) of the documented cost of construction. A sample of an Irrevocable Letter of Credit is attached (Appendix C).
3. **Construction Loan Commitment** – Provide to the DRC an original copy of the construction loan commitment from an institutional lender. The institutional lender and the form of the construction loan commitment are subject to review and approval of the DRC. The construction loan commitment shall be for the applicable residence only.

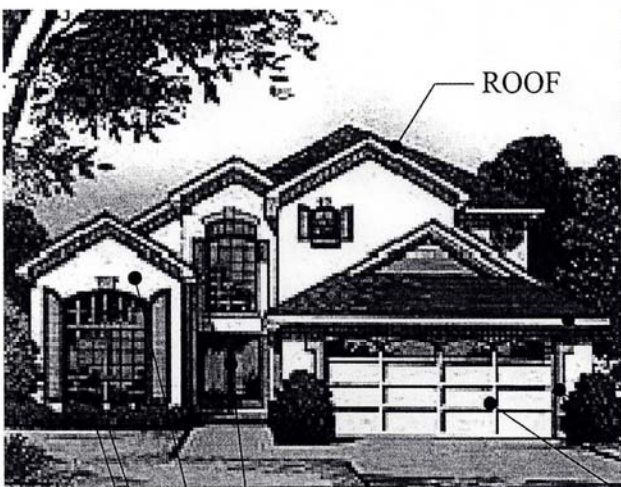
TREE REMOVAL DEPOSIT

When approval is granted by DRC for tree removal and a replacement tree is required a refundable deposit of \$400 per caliper inch of replacement is required until replacement tree is installed.

Hammock Dunes Design Review Committee

EXHIBIT D

EXTERIOR COLORS AND MATERIALS

		EXTERIOR COLORS & MATERIALS
		NOTE: SAMPLES and/or COLOR CHIPS OF ALL EXTERIOR FINISHES and MATERIALS MUST ACCOMPANY FINAL REVIEW SUBMITTAL.
A: ROOF	E: GARAGE DOOR	
Color _____	Color _____	
Mfg _____	Mfg _____	
Material _____	Material _____	
B: FACIA	F: TRIM BANDING	
Color _____	Color _____	
Mfg _____	Mfg _____	
Material _____	Material _____	
C: SHUTTERS	G: WINDOW FRAMES	
Color _____	Color _____	
Mfg _____	Mfg _____	
Material _____	Material _____	
D: WALLS	H: FRONT DOOR(S)	
Color _____	Color _____	
Mfg _____	Mfg _____	
Material _____	Material _____	
OTHER: _____	OTHER: _____	
Color _____	Color _____	
Mfg _____	Mfg _____	
Material _____	Material _____	