

Cypress Village Property Owners Association, Inc.
108 Cypress Blvd., Homosassa, Florida 34446 (352)382-1900

Request for Home Construction Permit (Circle one) - with pool – without pool

Date: _____

Street Address: _____ **Block:** _____ **Lot:** _____

Home Owner's Name: _____ **Phone #:** _____

Contractor/Builder Name: _____ **Phone #:** _____

This permit request grants permission for an ACB member to enter the property between 9:00 AM and 5:00PM to inspect the permitted work if the owner is home or not home

Checklist of Required Documents Per Deed Restrictions

Appl't		Appl't	
	CVPOA Permit Fee (\$250.00) + 400 (Refundable)		Certified Land Survey (State of Florida registered, clearly showing the official certified seal)
	Check #'s _____ (make payable to CVPOA)		¼ inch Scale of Floor Plan
	Construction Acknowledgement And Agreement form. Signed		Structural Section
	Site Plan (must be to scale & show all impervious surfaces, including location for under- ground trash containers)		Square Footage, total living and Total under roof
	Landscape & Irrigation Plan(s) or Letter(s)		Roof (min. material grade of 25 years, color & min. pitch of 6 rise to 12 run)
	Exterior Elevations (all exterior materials must be specified)		Driveway (location, material & color)
	Exterior Colors (2" x 2" paint color samples are required)		Impervious Surface Ratio (ISR) Lot sq. ft. _____, Total impervious Surface sq. ft. _____, Total ISR _____
	<u>For Office Use Only</u>		<u>For Office Use Only</u>
	Check Financial Status		Verify Address, Lot and Block

Application Received By: _____ **Date:** _____

Completed Application

Incomplete Application (circle items not submitted)

Community Tortoise Stewardship

Save our tortoise – PLEASE have them removed for FREE from the property before you build. Contact Andrew Holland Certified Tortoise Agent at 352-464-4066

CONSTRUCTION ACKNOWLEDGEMENT and AGREEMENT

On this ____ day of _____, 20____, Owner, Contractor and the Cypress Village Property Owners Association, Inc. ("Association") hereby agree as following.

1. Owner is the fee simple owner of real property situated within Cypress Village subdivision. Contractor is a person or entity that has contracted with Owner to construct a single or multi residential dwelling upon real property situated within the Cypress Village subdivision and Association is a not-for-profit corporation created and operating for the purpose of administering and enforcing the covenants and conditions of the Sugarmill Woods Cypress Village Restated and Amended Declaration of Restrictions, ("Restrictions"). (Restrictions"), as such may be amended from time to time.
2. Owner is about to begin construction of a dwelling upon a platted lot within Cypress Village subdivision and Owner has entered into a contract with Contractor to perform the construction of Owner's dwelling. Owner and Contractor agree that whenever this Agreement refers to Contractor, this term also includes Contractor's sub-contractors, agents and employees.
3. Owner and Contractor acknowledge that each has received a copy of the Cypress Village Property Owners Association, Inc., Declaration of Restrictions, Articles of Incorporation and Bylaws. ("Governing Documents") as such may be amended from time to time.
4. Owner and Contractor recognize that Owner is ultimately responsible for all construction performed upon Owner's property and is responsible for ensuring that Contractor complies with all duties and responsibilities placed upon Owner by the Governing Documents.
5. Owner and Contractor acknowledge that Owner may be fined or penalized as provided within the Governing Documents for any violations of any duties or obligations placed upon Owner by the Governing Documents.
6. Owner and Contractor acknowledge that neither Owner nor Contractor may encroach upon the Common Areas as established within the Governing Documents and may not trespass upon any other property within Cypress Village subdivision or public right-of-ways during construction. Neither Owner nor Contractor may damage another's property within Cypress Village and shall not create a nuisance upon any property within Cypress Village.
7. Owner and Contractor acknowledge that any damages caused by either to any property within Cypress Village may, at the option of the Association be remedied by the Association and the costs incurred in remedying such shall be borne by Owner. These costs include all costs incurred by the Association and may include reasonable attorney's fees and litigation costs.

DATED this, ____ day of _____, 20____

Lot ____ Block _____

Cypress Village Property Owners Assn. Inc.

By: _____

Owner:

Title: _____

Contractor:

Architectural Control Board Guidelines for Exterior Colors

Purpose

The overall color scheme of a residence or development must reflect a cohesive pattern. These guidelines recognize that the review of a residence's color scheme is a balance between an owner's creativity and individuality, the architectural style of the building and an overall harmonious vision for the neighborhood.

Materials and colors used in the architecture must be those that are compatible to the local area. Color schemes for both the building and roof must be blended and found in the natural landscape such as earth-toned solids (browns, greens, greys, etc.), bedrock and woodland vegetative growth. Bright colors are found in very small quantities in nature, they are prohibited because they are highly visible and less compatible. The desired result is to blend the architectural structure with the natural surroundings and lessen the visual impact.

Appropriate

- The number and type of building colors appropriate for and consistent with the architectural style.
- Low reflectance exterior colors.
- Gutters, downspouts, utility boxes, meters, etc. painted as part of the overall color scheme.
- When the primary paint used on the house is neutral, the trim must be of the same tonal value.

Inappropriate

- Colors that are bright or labeled as "electric", fluorescent or day glow colors.
- Colors that constitute a glaring and unattractive contrast to surrounding residences.
- More than three different colors or color shades used on a single residence.
- Single color schemes. For example, using one color on every surface. The use of a single color on all surfaces must be avoided. A two or three-color scheme is encouraged to provide visual appeal. The main body color must be the predominant color of the residence. The trim color is applied to architectural elements such as windows, doors, columns, porches, garage doors, etc. The trim color must be a lighter or darker tone of the main body color, a complimentary color to the main body color or a neutral color. In a three-color scheme, the accent color must be used sparingly to highlight certain architectural elements such as a front door.
- Color used to obscure important architectural features.

Color charts that have been approved by the Architectural Control Board are located in the Administration building and must be followed in conjunction with the above policy.

Owner's Signature: _____

Date: _____

Landscaping Agreement

Date _____

Block _____ Lot _____

Pursuant to paragraph 4.1 of Cypress Village Property Owners Association Amended and Restated Declaration of Restrictions, ("Restrictions"), I understand that a comprehensive landscaping plan must be submitted to the Architectural Control Board. This plan, which must comply with paragraph 4.2 of the Restrictions, must be submitted for review and approved prior to completion of the Owner's Residential Unit. Further, the landscaping must be completed, prior to occupancy of the Owner's Residential Unit, in accordance with paragraph 4.3 of the Restrictions.

Signed _____

Printed Name _____

Title: Contractor

Signed _____

Printed Name _____

Title: Owner

For CVPOA _____

Printed Name _____

Title: _____