

Kendall Creek Architectural Review Application

To: Kendall Creek Homeowner's Assoc., Inc.
c/o Alsop Property Management
P.O. Box 1389
St. Augustine, FL 32085
(904) 647-2619 phone / (904) 647-2617 fax
as@alsopcompanies.com

From: Name _____
Address _____
City, State, Zip _____
Phone _____ Email _____
Lot # _____ Date _____

Type of Proposed Improvement (circle below):

1. Fencing
2. Pool
3. Room Additions
4. Rear Enclosure
5. Irrigation Modifications
6. Exterior Color Change
7. Landscaping and Decorative Items (sculptures, fountains, etc.)
8. Satellite Dish (Note: detailed measurements describing the size of the dish and where it will be installed is required)
9. Other: _____

A site plan is required for 1-5 above detailing the location of the proposed improvements.

Please describe improvement:

KENDALL CREEK ARB GUIDELINES

In an effort to expedite requests from homeowners for property in the Kendall Creek subdivision, the ARB requests you refer to Section VI and X of the covenants provided to you at closing by your builder before submitting an Architectural Review form. We have provided some additional guidelines as set forth below to expedite your request. Any further questions should be referred to Alsop Property Management.

FENCING – Compliance with fencing already erected in the community. Type and color reviewed when application submitted. Lot survey to be included indicating fence placement.

POOL – all county permits obtained prior to construction. Pool must be completed within a reasonable timeframe. We are aware that weather conditions will be a factor in meeting completion guidelines. Lot survey required indicating placement of pool and pool equipment.

ROOM ADDITIONS - all county permits obtained prior to construction. Addition must be attached to home, meet setback requirements and architecturally compatible with current structure.

REAR ENCLOSURE – same as room additions guidelines.

IRRIGATION MODIFICATIONS – An approval is required for extensions or realignment of the builder installed system. General maintenance of established lines and heads are exempt from this requirement.

EXTERIOR COLOR CHANGE – Approval is NOT needed if paint is the same color as the home currently has. New paint should be natural/earth type tones to harmonize with the surrounding structures. This includes doors, shutters and trim. Paint samples to be included with ARB Application.

LANDSCAPING & DECORATIVE ITEMS – refer to Sections 10.5, 10.5.1, 10.5.2, 10.11, 10.12. If changes occur in the front of the home or can be viewed from the street, approval must be received. Planting of small annuals to add color is acceptable. Florida friendly and non-invasive plants are required. Information can be found on the IFAS website or by a call to the St Johns County Agricultural Center. ARB Application must include the list of plants being removed and replaced. Please include lot survey indicating placement of new landscaping.

SATELLITE DISH – refer to Section 10.8 of covenants. A diagram showing placement on house/property should be included.

The purpose of the Kendall Creek ARB is to maintain the aesthetic and acoustical harmony of the community.