

# VALENCIA TRAILS

## Valencia Trails Homeowners Association, Inc.

### APPLICATION FOR ARCHITECTURAL REVIEW

**Please Note:** There is a \$50.00 non-refundable processing fee for all applications. The application will not be processed if the fee is not included with the application. Make check payable to: GRS Management Associates. Please see Architectural Review Checklist and Attachments for additional fee and deposit requirements.

**Owner Name:** \_\_\_\_\_

**Local Address:** \_\_\_\_\_ **Lot #** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Local Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Alternate Address:** \_\_\_\_\_

**Brief Description of Improvement:** In the space below or on an attached page, describe the proposed alteration, improvement, addition or other change to the exterior of the Home or Lot ("the Improvement"). If the Improvement includes installation of a pool, room addition, patio extension or any major landscaping modification that requires the use of construction equipment that could result in damages to existing landscaping, irrigation systems, drainage swales, lake banks, sidewalks, or curbs, please refer to Attachments "A", "B" and "C", as applicable, for additional requirements.

---

---

---

---

---

---

---

---

\_\_\_\_\_ The work will be performed by a contractor.

\_\_\_\_\_ The work will be performed by Owner.

Please return the application to the sales center located at  
11256 Daphne Ct. Naples, FL 34120

# Valencia Trails Homeowners Association, Inc.

## ARCHITECTURAL REVIEW CHECKLIST

This checklist should be completed by the Owner and their contactor, and reviewed by the Property Manager before the Architectural Review Application is submitted to the Architectural Control Committee ("Committee") for review and approval.

### PLEASE CHECK ALL ITEMS BELOW THAT APPLY TO THIS APPLICATION:

1. \_\_\_\_ Two (2) complete sets of all plans, specifications, drawings and other supporting documents for the planned Improvement prepared by an architect, landscape architect, engineer or other person determined by the Committee to be qualified.
2. \_\_\_\_ Lot survey showing the location of the Improvement in relation to the Home and Lot boundaries, clearly marked and drawn to scale. Upon completion of pool and patio improvements an "as-built" survey showing the completed ground elevations of the rear yard and side yard drainage swale at the property lines will be required to receive Committee approval of the final inspection.
3. \_\_\_\_ Paint color chip or sample.
4. \_\_\_\_ Landscape Plans.
5. \_\_\_\_ Drainage Plan.
6. \_\_\_\_ Copy of contractor/subcontractor's license and insurance certificate to include general liability (minimum of 1 million dollars), workers compensation or State of Florida workers compensation exemption. Liability certificate must list the Valencia Trails Homeowners Association, Inc. as an "Additional Insured".
7. \_\_\_\_ Owner(s) have signed and initialed the application and all required affidavits.
8. \_\_\_\_ A Security Deposit of \$5,000.00 for pools, large additions and screen enclosures, or \$1,000 for generators and fences, made payable to VALENCIA TRAILS HOMEOWNERS ASSOCIATION, INC. to cover the costs of any incidental damage caused to Association Property, an adjacent Home or Lot, or any other property (whether real or personal) by virtue of Owner's construction or installation of the Improvement(s). This security deposit is required at the Association's sole discretion for improvements such as patio extensions, pools, room additions or major landscaping. The security deposit, less any damages caused by the construction or installation of the Improvement(s), will be returned after the final inspection following the installation or construction of the Improvement.
9. \_\_\_\_ A non-refundable Review and Inspection Fee in the amount of \$250.00 made payable to VALENCIA TRAILS HOMEOWNERS ASSOCIATION, INC. This Review and Inspection Fee is required at the Association's sole discretion for the review and inspection of Improvements such as patio extensions, pools, room additions or major landscaping.
10. \_\_\_\_ A non-refundable Drainage Review Fee in the amount of \$250.00 made payable to VALENCIA TRAILS HOMEOWNERS ASSOCIATION, INC. for proposed Improvements that are for (or include) planting, landscaping and/or other Improvements proposed to be located in the Rear Yard Drainage Swale Easement.
11. \_\_\_\_ Owner has title to the property (has closed). Application will not be reviewed until Owner has obtained title to the Lot and Home.
12. \_\_\_\_ A contract with Mac Irrigation, Inc. is attached for any modification to the irrigation system. Mac Irrigation can be contacted at 561-498-7145.
13. \_\_\_\_ Fence locations are highlighted on the site plan or lot survey.
14. \_\_\_\_ Satellite dish location is identified.
15. \_\_\_\_ All hurricane shutters are clearly identified on the Home floor plan.
16. \_\_\_\_ Construction access and material storage area is clearly identified on the Lot Survey or site plan.
17. \_\_\_\_ Drainage swales and easements (in front, rear or sides of the home) are identified on the Lot survey or site plan and will not be impacted by the proposed Improvement.
18. \_\_\_\_ Location of the pool drain overflow is clearly identified and located on the side of the Lot.

## Valencia Trails Homeowners Association, Inc.

19. \_\_\_\_\_ Location of all pool, air conditioning and generator equipment is shown for the Lot and adjacent lot, and meets property line setbacks.

**Notes:**

- The Committee has forty-five (45) days from receipt of the application to complete the review.
- Pool projects must include the photos described in Attachment "A" for the application to be considered.
- If the application is submitted without the required documentation, plans and exhibits it will be returned to the Owner to complete and re-submit.
- Owner must sign and initial all forms, attach any required certificates, lot survey, plans and any other exhibits for the Improvement that may be required, and mail the completed application with check(s) to:

Valencia Trails HOA  
C/O GRS Management Associates, Inc.  
Robrien@grsmgt.com

# Valencia Trails Homeowners Association, Inc.

## OWNER'S AFFIDAVIT

I have read, understand, and agree to abide by the Declaration of Covenants, Restrictions and Easements for the Association. In return for approval, I agree to be responsible for the following:

- a. Allowing reasonable access to the Lot by the Property Management Company and Committee Members or their designees to conduct site visits as part of the review process, and on-going construction observations.
- b. All losses or damage caused to others, including common areas, as a result of this Improvement, whether caused by Owner or others;
- c. To comply with all applicable governmental laws, statutes, ordinances, codes, rules and regulations;
- d. To correct any encroachment(s) caused by the Improvement;
- e. To comply with the conditions of approval required by the Association for the Improvement (if any);
- f. To complete the Improvement in accordance with the approved plans. If the Improvement is not completed as approved, said approval will be revoked and the addition or modification shall be removed by the Owner at the Owner's expense.
- g. Owner further acknowledges that the existing drainage swales have been designed and established between homes (side yard) to provide positive drainage away from Home and convey storm water off the lots. The Association and/or Declarant shall not be responsible for any impact that proposed Improvement may have on drainage. The Owner shall be responsible for all associated costs to correct drainage problems caused by the Improvement including re-grading, re-sodding and as-built surveys.
- h. Costs associated with irrigation modifications as a result of this Improvement. The Owner must notify Mac Irrigation (561-498-7145) to make modifications to any irrigation system prior to work being initiated. All required modifications shall be at the Owner's expense.
- i. Owner acknowledges that they are responsible for any damage and repairs to the irrigation main and valves located in adjacent lake and open space tracts that is caused by their Improvement.
- j. Owner acknowledges that removal and replanting of trees or shrubs voids any warrantee that may exist.
- k. Assuming maintenance responsibility for any new landscaping installed.
- l. Providing contractors and material suppliers access to construction areas only through Owner's property.
- m. Ensuring that all areas affected by construction of the Improvement (i.e. landscaping, irrigation, common areas, etc.) are restored to their original condition. Owner will be notified of any damage or deficiencies in writing and will be required to correct any damages. Failing that, the Owner is responsible for all costs necessary for the Association to properly restore the affected area(s).

I acknowledge that the Architectural Control Committee's (the "Committee") review and approval or disapproval of plans submitted to it for any proposed Improvement shall be based solely on considerations of the overall benefit or detriment to the Community as a whole. I also understand that the Committee does not review or assume responsibility for the structural adequacy, capacity, safety or compliance with any applicable law, rule, regulation, code or ordinance of the proposed Improvement; or for performance, workmanship, quality of work, or schedule of any contractor.

I agree to abide by the decision of the Committee or Association. If the Improvement is not completed as approved, within the specifications submitted in this application, and I refuse to correct or remove the Improvement, I may be subject to legal action by the Association. In such event, I shall be responsible for the Associations' reasonable attorneys' fees.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

---

### FOR Committee/Management USE ONLY

Date Reviewed by Property Manager: \_\_\_\_\_ Property Manager Signature: \_\_\_\_\_

- |  |     |    |
|--|-----|----|
| • Improvement meets current Community Guidelines and Community Standards.            | YES | NO |
| • Contractor Insurance & License Information submitted (if required for application) | YES | NO |

Property Manager Comments: \_\_\_\_\_

**Valencia Trails Homeowners Association, Inc.**

**COMMITTEE REVIEW**

**Lot #** \_\_\_\_\_

Approved by the Architectural Control Committee: \_\_\_\_\_  
\_\_\_\_\_

Approved, subject to the following conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Deferred, due to the following missing information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Denied, not approved for the following reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Committee Member: \_\_\_\_\_ Date: \_\_\_\_\_

## **Valencia Trails Homeowners Association, Inc.**

### **ARCHITECTURAL REVIEW – DISCLAIMER / RELEASE**

Valencia Trails Homeowners Association's Board, the Committee Members or their representative and the Property Management Company shall not be held responsible for any damage to landscaping, irrigation or other property caused or incurred by Owner or Owner's vendors/contractors pertaining to any work related to the Improvement.

If requested, a copy of the Owner's building permit will be provided to the Property Management Company prior commencement of the Improvement. If requested, a copy of the final Building Department Inspection approval will be provided upon completion of the Improvement.

At any time, the Committee, the Association and/or the Property Management Company may ask for copies of any plans or documents pertaining to the Improvement, have the right observe on-going work, and if necessary to demand that said Improvement be removed immediately at Owner's expense if said improvement is inconsistent with the approval by the Committee, Association, and/or the Property Management Company.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

Lot # \_\_\_\_\_

# Valencia Trails Homeowners Association, Inc.

## GENERAL SUBMITTAL GUIDELINES

To expedite review of this application, please submit the information listed below for the specific category. Every Improvement is unique so these items may not be inclusive and the Architectural Control Committee ("Committee") reserves the right to request additional information. All plans must clearly depict the proposed Improvement and its relationship to the Home and Lot (i.e.: fences, pools, screened cages, pool equipment, patios, additions, etc.), and shall be drawn at an appropriate scale.

### 1. Fences

- Lot survey indicating the location of the fence with respect to the property lines and existing improvements within the Lot.
- Type of fence including materials, height, drawings, color, finish and decorative style. (Fences must be a 4' high bronze aluminum rail.
- Location and swing direction of any gates.
- Proposed landscaping plan surrounding the proposed fence (if required, see 7 below).

### 2. Painting

- Identify proposed colors, including paint manufacturer, color name and color number.
- Provide paint color samples.
- Elevation view of structure showing areas to be painted (elevation survey) specifying the location(s) of each paint color - i.e. stucco color x, trim bands color y, door color z, etc.

### 3. Driveways and Concrete Patio Extensions

- Lot survey indicating location of proposed extension drawn to scale on the survey.
- Type of materials (driveways must be brick pavers).
- Color and paver pattern information, preferably samples.
- Landscape plan showing impact to existing landscape and any proposed replacement plantings.
- Items on Attachment "A" are required.

### 4. Screen Enclosures

- Lot survey depicting location of proposed screen enclosure.
- Description of proposed type of screen enclosures.
- Plans and specifications provided by the contractor indicating dimensions, height, screen roof type (e.g. mansard, gable or flat), location(s) of screen door(s) and accessories (e.g. kick plates).
- Plan and elevation views of screen enclosure.
- Identify colors including, as appropriate, colors for screening, aluminum framing, kick plates and glass. (all aluminum must be bronze in color.)
- Landscape plan showing impact to existing landscape and any proposed replacement plantings.
- Concrete slab or footer is required, along with the items on Attachment "A."

### 5. Pool and Pool Additions (including spas)

- Lot Survey depicting location of proposed pool, deck, pool equipment's on Lot, and the mechanical equipment on the adjacent lot. (Note the property line setback referenced in Attachment B.)
- Architectural rendering of the pool and deck.
- Plans for fencing or screening (see Items 1 and 4 above).
- Identify pool deck type, color and pattern, preferably samples.
- Identify coping material and color, preferably samples.
- Landscape Plans showing impact to existing landscape and any proposed replacement plantings. Plan shall also include shrubs to conceal pool equipment from the road and any lake.
- Items on Attachments "A" & "B" are required.

### 6. Room Additions

- Lot survey depicting location of proposed addition on the Lot.
- Architectural drawings including plan and elevation views of the proposed room addition.
- Identify exterior paint colors including paint manufacturer, color name and color number.
- Provide roof color verification, preferably with sample. Roof material and color must match existing Home.
- Landscape Plan showing impact to existing landscape and any proposed replacement plantings.
- Items on Attachment "A" are required.

### 7. Landscaping

- Lot survey depicting location of existing plantings with respect to property lines and existing improvements.
- Scaled landscape plan illustrating placement of proposed trees, shrubs and groundcover.
- Description of proposed landscaping material (trees and shrubs) including plant type, height and quality of planting materials.
- Some landscape additions that are major in scope may require items on Attachment "A."

## Valencia Trails Homeowners Association, Inc.

### 8. Hurricane Shutters and Satellite Dishes

- Shutters require description of type of shutters and color. (Brochure is helpful if available).
- Permanently installed hurricane shutters may not stay up year round. Accordion or roll down style shutters may not stay closed or down. No hurricane shutters shall cover window or door openings except during periods of hurricane watch or a hurricane warning that impacts the community
- Satellite dishes require details regarding size, color, type and location where dish will be mounted.
- Identify the proposed satellite dish location on the Lot Survey or site plan. (Satellite dishes cannot be located on the front elevation of home.)

### 9. Generators

- Lot survey depicting location of proposed generator on the Lot and the mechanical equipment on the adjacent lot. (Note the property line setback referenced in Attachment "C").
- Landscape plans showing impact to existing landscape and any proposed replacement plantings. Plan shall also include shrubs to conceal above ground equipment from the adjacent lot(s), road and any lake.
- Items on Attachment "C" are required.

**COMMITTEE APPROVAL:** If the Committee approves the application, the Owner is authorized to contact their Contractor and begin work immediately.

**COMMITTEE DENIAL:** If the Committee does not approve the application, the reason for denial will be stipulated in a letter. If additional information is needed, the Owner will be allowed to resubmit with all the required information. No work shall commenced unless and until the Committee has provided its written approval for the Improvement.

Owners are responsible for obtaining all necessary permits and approvals from the appropriate Building Department(s) and governmental agencies, as applicable.

*Note: Any Architectural renderings submitted to the Committee will not be returned to the applicant.*



# Valencia Trails Homeowners Association, Inc.

## ATTACHMENT "A"

### POOLS, PATIO EXTENSIONS, ROOM ADDITIONS & MAJOR LANDSCAPING REQUIREMENTS

1. The following two checks must be submitted with the application:
  - A. Non-refundable Application Fee of \$50.00 made payable to GRS Management Associates.
  - B. Refundable Security Deposit in the amount of \$5,000.00 made payable to Valencia Trails Homeowners Association.
2. Owner should not make final payment to their contractor until the Security Deposit is returned after the Committee's final inspection is approved.
3. Please contact GRS Management Associates when the Improvement is complete to schedule the Committee's final inspection.
4. The Security Deposit will not be returned to the Owner until all conditions of the approval have been satisfied and the final inspection has been approved.
5. Generally, the following plans shall be required for most applications:
  - A. Lot Survey – Plan showing all requested structural and site changes (i.e. fence, pool, screen enclosure, pool equipment, patio, additions, etc.) drawn on the Lot at an appropriate scale.
  - B. Landscape Plan – Plan showing landscape to be removed and added, that must include species and size of proposed trees and shrubs with the location of placement. If applicable, existing adjacent side and rear yard landscape buffers must also be shown.
  - C. Drainage Plan – Plan showing any changes to the drainage patterns. For pools the drainage plan must show the location of overflow drain and pool equipment. If the pool equipment is located in the side yard, Owner shall demonstrate that drainage flow in side yard swale will not be impacted, and the pool equipment meets the side setback requirements outlined in Item 18 of Attachment B.
  - D. As-Built Survey – Upon completion of pool, patio and room addition improvements an "as-built" survey showing any changes from the approved plans and the completed ground elevations of the rear yard and side yard drainage swale at the property lines will be required to receive Committee approval of the final inspection.
6. Photos of the following areas must be included with the application:
  - A. Front of home including sidewalk, driveway areas, and landscaping.
  - B. Both sides of home (including adjacent yards, if affected) and all landscaping.
  - C. Rear of Home and Lot including landscaping and areas to be altered.
  - D. Lake easement area and lake bank.

**APPLICATION WILL NOT BE CONSIDERED WITHOUT THE PHOTOS DESCRIBED ABOVE.**

#### NOTE:

The refundable Security Deposit (\$5,000.00) will be returned to the Owner by the Property Management Company after approval of the Committee's final inspection is issued by a third party engineer, following completion of the approved Improvement. Please allow a minimum of thirty (30) days after Security Deposit refund request has been requested to receive the refund.

# **Valencia Trails Homeowners Association, Inc.**

## **ATTACHMENT B**

### **AFTER MARKET POOL REQUIREMENTS**

1. Owners must receive Architectural Review approval prior to start of construction or their job will be shut down immediately via notice from the Property Manager or Association.
2. Owners and their contractors who do not build in accordance with the approved plans may be forced to remove the portions of the pool or screen enclosure that do not conform with the approved plans.
3. Owner and their pool contractor are responsible for obtaining all necessary permits and approvals from the appropriate Building Department(s) and governmental agencies, as applicable.
4. Access to areas of pool construction is only allowed through Owner's Lot, and Owner is responsible for repairing any damages done to adjacent Lots and common areas caused by the construction.
5. Owner's pool contractor is responsible for removal all dirt, rocks, concrete, debris and trash from the Community. All excavated fill (dirt) from the pool construction or any other improvement must be removed from the Community by the Owner's contractor the same day the pool is excavated or the dirt generated. No dirt or debris can be left on the Lot, adjacent lots, street, swale, lake bank, preserve or any adjoining common area property during or after construction is complete.
6. There will be no signs displayed anywhere within the Community per the Declaration of Covenants, Conditions and Restrictions. Only permit boards will be allowed to be displayed, and they must be on the Lot in which the related work is being performed.
7. Repeat offenders of the architectural guidelines, misuse, damage to Association or Declarant property or any other violation or breach of contracts or Community guidelines may be excluded from working in the Community. The Association will have no liability to any person in accordance with Section 3, Article VIII of the Declaration.
8. A Certificate of Completion must be received from the Building Department prior to the Committee's final inspection and return of any refundable Security Deposits.
9. The irrigation zones (pipes) in the location of proposed pool must be cut and capped. Zone lines for the balance of the lot must remain functional during the pool construction. Contractor shall not tamper with the irrigation valve serving the subject and adjacent lots.
10. Silt fences must be installed at the rear and side yard property lines PRIOR to any construction.
11. No construction materials may be dumped or stored in the road right-of-way, lake bank or adjacent lot. All materials must be stored on the subject lot. For lake front lots, no material/dirt is allowed to be stored within the lake tract which includes the 20' lake maintenance easement.
12. Any damage to the road right-of-way must be repaired/restored to their original condition. This includes the asphalt, concrete sidewalks, curb, and sod within the road right-of-way.
13. All pool overflows must be plumbed on the sides of the pool (NOT the rear). Overflow shall be minimum 15' from the rear of the deck or screen enclosure, and directed to the front (road side) of the Lot.
14. Prior to sodding, the contractor shall have the side yard swales staked and graded to insure positive drainage per the original design plans for the Community. It is suggested that the Contractor or Owner contact the project surveyor, Rhodes & Rhodes Land Surveying, Inc. for staking, grading and as-built survey information. (239-405-8166)
15. Upon installation of sod, the contractor shall have the surveyor "as-built" the side yard swales. Grades shall be shot at 20 foot intervals along the side yard property lines from the front to rear of the property. Said as-built grades shall be submitted to the Property Manager for inspection and approval by the engineer for conformance with the original design plans, and to insure the swales are properly graded to drain storm water away from the Home and in the appropriate direction.
16. If the pool deck is to be constructed near the rear property line, the existing grade at the rear property line must not be compromised and/or changed. If the pool deck grade is higher than the existing grade,

## **Valencia Trails Homeowners Association, Inc.**

a short retaining wall must be built at the grade transition.

17. Sod seams at tie-ins shall be cut-in to match the adjacent sod/grade.
18. Pool Equipment, including all piping, must be located within 3'-6" from the exterior wall of the Home so that adequate side yard drainage can be maintained. Piping from the pump to underground must be located behind or in front of the equipment pad, not on the side. The proposed pool equipment must also be separated by more than 10' (front to rear) from existing mechanical equipment on an adjacent lot. The addition of pool equipment on the side of a Home may require installation of roof gutters between homes to properly direct drainage consistent with the original design plans for the Community. At time of application for Architectural Review, a site plan and detailed Drainage Plan shall be submitted showing the location of all existing and proposed mechanical equipment on the Lot and adjacent lots with complete measurements to demonstrate compliance with this condition.
19. Landscape shrubs, minimum 36' high, shall be installed in front of and behind all pool equipment to screen it from the road and any lake. For pie-shaped and corner lots landscape shrubs shall also be installed on the side of the pool equipment if it does not impact the side yard drainage swale.
20. Once the pool construction has been approved by the Building Department, upon request by Owner, a final inspection will be completed by the Association's professional engineer to insure compliance with the approved applications and that all of the above have been addressed. If the Association's professional engineer notes a deficiency with any of the above, requiring an additional inspection, a fee of \$150 will be deducted from the Security Deposit for each additional inspection required. Any cost incurred by the Association to make necessary damage repairs not completed by the pool contractor will also be deducted from the Security Deposit. Once the Association has approved the final inspection, the Security Deposit will be returned to the Owner.
21. It is highly recommended that the final payment to the pool contractor is not made until all Building Department and Association inspections have been approved and the Owner's Security Deposit is returned.

**ALL OF THE ABOVE REQUIREMENTS MUST BE MET BEFORE ANY DEPOSITS WILL BE RETURNED**

# Valencia Trails Homeowners Association, Inc.

## ATTACHMENT C

### PERMANENT GENERATOR GUIDELINES

Without limiting the generality of the criteria included in the Rules and Regulations of the Association and without curtailing the right of the Committee or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for a permanent emergency generator and any underground propane storage tank and other appurtenances applicable to the permanent generator (collectively, a "Generator System"). Note that, even in the event of strict compliance with the following guidelines, prior approval from the Committee shall be required for each and every installation of a Generator System on a Lot:

1. **Location:** No above-ground portions of a Generator System shall be permitted to be installed within any portion of the front yard of a Lot. No portion of a Generator System shall encroach onto: (a) any Association Property, (b) any other Lot in the Community, (c) any easements benefiting or burdening the Lot including, without limitation, utility easements, drainage easements, lake maintenance easements, fence and hedge easements, wall and hedge easements, zero lot line maintenance and roof overhang and encroachment easements, or (d) drainage swales on the Lot. In addition to the foregoing, the locations of the various components of the Generator System shall otherwise comply with all Governmental Requirements. The location of the Generator System shall also comply with all applicable setback requirements.

All portions of a Generator System including the supporting pad must be located no closer than 1'-6" from the side property line so that adequate side yard drainage can be maintained. The Generator System must also meet City and State Building Code location criteria which requires there be a minimum separation of 1'-6" between the generator and exterior of the building structure. The proposed above-ground equipment must also be separated by more than 10' (front to rear) from the existing mechanical equipment on an adjacent lot. The addition of mechanical equipment on the side of a Home may require installation of roof gutters between homes to properly direct drainage consistent with the original design plans for the Community. At time of application for Architectural Review, a site plan and detailed Drainage Plan shall be submitted showing the location of all mechanical equipment on the Lot and adjacent lots with complete measurements to demonstrate compliance with this condition.

In addition to the above, every effort shall be made to site generators at the furthest possible distance from the adjacent single-family dwelling unit's windows and/or doors, and all Generator Systems shall have user preselected exercise times limited between the hours of 11:00 AM - 5:00 PM.

2. **Applications Submittals:** All applications for Generator Systems shall include, in addition to other standard information: (a) the make, model, propane capacity and sound level ratings for all components of the Generator System, and (b) an indemnification and hold harmless agreement from the Owner(s) of the Lot in favor of the Association, the Committee and all other Owners. With the application for installation of a Generator System, the Owner shall be required to submit a Lot Survey to the Committee showing the location and placement of all components of the Generator System, including any underground propane storage tank. The Lot Survey shall depict (i) the location of all components of the Generator System including, without limitation, the storage tank and the distances from the Home on the Lot and the Home(s) adjacent to the Lot on the side(s) where the Generator System or any portion thereof is to be installed, (ii) the size and layout of the slab that the physical generator will be installed on, (iii) the location of all easements and applicable setbacks (referenced above) affecting the Lot to show that no portion of the Generator System encroaches thereon, and (iv) the location, size and species of any landscape shrubs to be installed to screen the above-ground portions of the Generator System as required below.
3. **Screening:** Generators shall at all times be screened from view of all adjacent Lot Owners and from the street and any lake. Screening may include the use of fences, walls or hedges, or a combination thereof, as determined by the Committee. Owner shall be required to submit a landscaping/screening plan to show proper screening of the Generator. Owner shall be responsible to maintain, repair and replace from time to time any fence, wall and/or hedges which may be approved as part of the screening

## Valencia Trails Homeowners Association, Inc.

requirements for the Generator System.

4. **Compliance with Governmental Requirements:** For any Generator System approved by the Committee, the Owner shall at all times be responsible to comply with all Governmental Requirements relating to the installation and use of the Generator System including, without limitation, applicable set-back requirements and maximum sound level restrictions. In that regard, all approvals for a Generator System shall require the Owner to obtain all necessary building permits and other approvals required by the Governmental Requirements. Regardless of an approval by the Committee, no Generator System may be installed or used without such building permits and approvals. No portion of an Owner's Security Deposit shall be returned to an Owner unless and until evidence satisfactory to the Committee of such compliance with Governmental Requirements has been delivered to the Committee.
5. **Underground Propane Tanks and Plumbing:** A licensed and insured LP gas contractor must be used to install any underground propane tank and any necessary plumbing.
6. **Maintenance:** All Generator Systems must be regularly and properly maintained, repaired and replaced, as applicable, by the Owner of the Lot on which such Generator System is installed.
7. **Required Removals:** For any Generator System, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if the Generator System is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner.
8. **Limitations:** Not all Lots in the Community may be able to have Generator System installed thereon due to, among other things, the Governmental Requirements, applicable set back requirements, location of easements and the configuration of the Lot. Accordingly, even if an application for a Generator System is approved by the Committee, there is no guarantee that a particular Lot will accommodate a Generator System thereon. Accordingly, each Owner shall be responsible to confirm that their Lot can accommodate a Generator System prior to making application to the Committee and/or applying for any necessary permits and approvals.

**ALL OF THE ABOVE REQUIREMENTS MUST BE MET BEFORE ANY DEPOSITS WILL BE RETURNED**