

ARCHITECTURAL  
REVIEW  
COMMITTEE  
REGULATIONS

November 11, 2021

Valencia Lakes at Orange Tree Homeowners' Association  
2700 Orange Grove Trail Naples, FL 34120  
Office: (239) 268-0050

# ARC Requirements

Article 6 of the *Declaration of Covenants and Restrictions of Valencia Lakes at Orangetree* (“Declaration”) requires the Valencia Lakes at Orangetree Homeowners’ Association, Inc., (“Association”) through the Board of Directors [the “Approving Party” defined in the Declaration] to approve any improvement or modification that in any way alters the exterior appearance of any structure, lot, or area inside a pool screen (“Improvements”). The Board of Directors formed the Architectural Review Committee (“ARC”) to consult with the Board in approving all Improvements that fall within the scope of the Architectural Control provisions of the Declaration, as outlined further in these Regulations. The Improvements requiring ARC/Board approval include but are not limited to:

- Building modifications (windows, doors, skylights, painting, roofs, shutters, additions, etc.)
- Driveway modifications (pavers, parking additions, painting, resurfacing)
- Fencing
- Pools
- Screens
- Landscaping modifications
- Statuary
- Fountains

All plantings, with the exception of annual flowers and replacement plants, require ARC approval. Tree planting and removal always requires approval. The Association may authorize immediate removal of diseased trees.

These changes shall not be made until the plans, specifications, and location have been approved in writing by the ARC as confirmed by the Board, as described below. All plans and specifications shall be evaluated as to harmony of external design and as to conformance with the architectural criteria of Valencia Lakes.

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## **A. Welcome**

Welcome to Valencia Lakes at Orangetree! The general concept has been established and is protected by the recording of the Declaration in the public records of Collier County. Those Covenants and Restrictions, the Articles of Incorporation, and the By-Laws have created the community association and specify the legal responsibilities and methods required to protect and continue its operation.

Supplemental to the recorded legal documents are the following guidelines and requirements which will be administered by the Valencia Lakes Architectural Review Committee (ARC), as an advisory committee to the Board of Directors as further specified in the Valencia Lakes at Orangetree Homeowners Association, Inc. Committee Policies and Procedures Manual.

Approval of prior applications or plans shall not constitute a waiver of the ARC's right to withhold future approval of similar applications, plans, or others matters subsequently or additionally submitted for approval.

ARC Regulations will never be less restrictive than Collier County Regulations. All Residents must abide by both Valencia Lakes and Collier County Regulations.

**Acquiring a property does not absolve a resident from responsibility for any previous deviations from ARC Regulations or Collier County Regulations.**

## **B. Requirements General**

### **1.1. ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUIREMENTS**

Article 6 of the Declaration defines the scope of Architectural Control the Association, Inc. and outlines the process necessary for review and approval of applications. Refer to Application Form in Appendix II.

APPLICATIONS SHOULD BE SUBMITTED TO:

*Valencia Lakes at Orange Tree Homeowners' Association*  
c/o 2700 Orange Grove Trail  
Naples, FL 34120  
Office: (239) 268-0050

## **Required Information:**

Applicants are required to submit complete set of drawings, pictures, and specifications for all proposed work to include, but not limited to, new construction, additions, renovations, pools, enclosures, grading, landscaping, and docks to ARC. A survey may be required for projects and/or landscaping close to property lines.

The ARC must respond to completed applications in writing within thirty (30) days after submission of the Application. Therefore, the ARC must approve or deny an Application and the Board of Directors must ratify such approval or denial, within thirty (30) days after submission of the Application to the ARC.

The ARC/Board approval for your project is good for a period of 60 days. The project must be commenced during this time. An extension may be requested. As outlined and detailed in the Covenants, failure to comply with ARC regulations may require you to restore the property to its original state or to a status acceptable to the ARC.

## **1.2 APPLICATION PROCEDURE**

1. Owner shall request an application form from Valencia Lakes HOA Office.
2. Applications may also be downloaded from the Valencia Lakes website.
3. Owner shall complete and present the application, with detailed drawings and specifications attached to the Administrative office along with any deposits required. It is often difficult for homeowners and the ARC members to visualize a large area in a new color palette. Therefore, in addition to providing paint chips, owners are encouraged (and may be required) to paint a sample of the requested new paint color. The sample should be at least 2 square feet, located in an inconspicuous area of the driveway, roof, house, trim, etc. for ARC review prior to approval of an application. The original application will remain at the Administrative Office.
4. The ARC will meet regularly to consider applications. Applications must be submitted four business days prior to a meeting. Meeting dates are announced in the newsletter, on the website, and in the office.
5. The Valencia Lakes Administration office or the Architectural Review Committee will call the Owners and mail a letter to them informing them of either the approval or denial.

### **1.3 BOARD RATIFICATION AND APPEAL PROCEDURES**

The ARC shall make written minutes of all meetings and distribute these minutes to each committee member, the CAM, and the Board of Directors. These minutes shall specifically include all approvals and disapprovals of Applications made pursuant to Section 1.2 of these Regulations, including any reasons for disapproval, which must be stated in writing and provided to both the applicant and to the Board of Directors.

The Board of Directors shall review minutes of all meetings of the ARC and approval of these minutes shall constitute ratification of all actions taken by the ARC at the meeting, including all approvals or denials of Applications made pursuant to Section 1.2 of these Regulations. Upon such approval of the ARC meeting minutes, the ARC's decision regarding a particular Application shall become final. The Board must ratify all decisions of the ARC within thirty (30) days of the receipt of a complete Application by the ARC.

Any party aggrieved by a decision of the ARC shall have the right to make a written request to the Board of Directors within thirty (30) days of the Board of Directors' ratification of the ARC decision, for a review thereof. The Board shall rule on the appeal within 45 days of the receipt of an appeal. The determination of the Board reviewing the appeal shall be final.

### **1.4 NO LIABILITY; EXCEPTIONS**

As provided in the Declaration, the Board of Directors, and therefore the ARC as its advisory committee, shall have no duty or obligation to exercise architectural control or to otherwise enforce the architectural control provisions of this Declaration. Therefore, neither the Board of Directors nor the ARC shall be liable to any Owner or to any other party whatsoever as a result of the exercise of or failure to exercise architectural control or to otherwise enforce the architectural control provisions of the Declaration or any requirements set forth herein (but not to Collier County requirements) including, but not limited to, intentionally failing to enforce any specific requirement to account for the uniqueness of any particular lot or other circumstances that may make enforcement of a specific requirement unreasonable or unduly burdensome under the circumstances. The Board of Directors and/or the ARC may condition such an exception to enforcement upon the undertaking of certain additional obligations by the owner, such as, but not limited to, a covenant running with the land agreeing to assume responsibility for any and all damages resulting from any claims, actions, costs, or expenses of any nature arising out of or because of the installation and/or maintenance of the nonconforming Improvement, which covenant shall be recorded in the Public Records of Collier Count, Florida.

## **C. Design Specifics**

### **2.1 LANDSCAPE DESIGN**

When considering the installation of new landscape material on your lot, it is important to take into consideration Florida's water shortages and ongoing irrigation restrictions. Therefore,

Florida Native plants and other drought tolerant material should be included in your new landscape wherever possible. A good resource for such material and ways to incorporate it into your landscape design is a web site maintained by The University of Florida ([www.floridayards.org](http://www.floridayards.org)). The plant palette in Section 2.2 should also be implemented. Xeriscaped plans are considered.

a. **SOD**

Sod shall be used in all areas which abut the right of ways and areas adjacent to the lake. This includes the lake bank. The sod is used to minimize erosion in these areas. The approved sod shall be St Augustine (Floritam) or Empire Zoysia. Landscaped beds are encouraged, incorporating drought tolerant plant material. All developed lots must have sod in all areas except for landscaped beds.

b. **MULCH MATERIALS AND DECORATIVE STONE**

Mulch within landscape beds shall be a wood derivative (Cypress, Eucalyptus, Pine, Pine Straw etc.).

Decorative stone and stepping stones may be used as pathways and borders around landscaped beds.

## **MINIMUM REQUIREMENTS**

All plantings, with the exception of annual flowers and replacement plants, require ARC approval. Any change to the existing landscape bed footprint including re-design, require an ARC approval. Trees always require ARC approval for either planting or removal. The Association may authorize immediate removal of diseased trees.

All developed lots are required to have at least one native canopy tree from the list under Section 2.2. Collier County requires more native canopy trees on some of the larger lots. The required native canopy tree(s) must be graded Florida # 1 or better and be a minimum of 10' in height and with a 4' canopy and a 1 <sup>3</sup>/<sub>4</sub> inch caliper. All plantings must conform to Collier County regulations.

**Owners must abide by all Collier County and ARC landscaping regulations and should not plant any of the Unacceptable Plants listed in Section 2.3 or any exotic plants banned by Collier County.**

### **Replacement of Trees**

The Association may authorize the immediate removal of diseased trees. When the ARC approves the removal of a required native canopy tree (including an oak) the Owner must replace that tree with a tree of the same type, size, and quality and in the same location as the tree that previously existed. These trees should be Florida # 1 or better and conform to Collier County Regulations.

Special attention should be given to locating current underground utilities within easements of lots. Owners and contractors will be held responsible for damage to underground services, streets, and sidewalks where applicable.

### **Landscape Screening**

A landscape screen of shrubs or sub-canopy material is suggested but not required around all air conditioning units, pool equipment, generators, small propane tanks (rated 40 pounds and smaller), garbage cans, and other mechanical equipment. The plantings should be sufficient to ultimately hide any of the aforementioned equipment.

### **Landscape Architects**

Landscape Architects and Contractors must be informed of these regulations by the general contractor and/or owner for landscaping a property within Valencia Lakes.

### **Landscape Lighting**

Landscape lighting plans other than low voltage lighting must be submitted to the ARC for approval. Care should be given to placement and direction of all lighting as not to disturb or affect neighbors.

### **Statuary and Fountains**

Fountains, statuary, and other permanent decorative items in the yard must have ARC approval.

Anything requiring a/c power must have ARC approval.

***NO ONE SHALL INSTALL LANDSCAPE, FENCING, OR OTHER MATERIAL WHICH WILL MATERIALLY OBSTRUCT THEIR NEIGHBOR'S VIEW OF THE LAKE.***

## 2.2 RECOMMENDED PLANT PALETTE

In addition to the required canopy tree listed in section 2.2 the following plants are recommended. Plant materials not included on the list shall receive consideration on an individual basis as they relate to environment, function, location, size, and compatibility within Valencia Lakes.

All plant material shall be Florida Fancy or Florida Grade #1 as defined in grades and standards for nursery plants, State Plant Board of Florida and comply with Collier County regulations.

### Trees

Black Olive/Shady Lady  
Bottlebrush  
Geiger Tree  
Gumbo Limbo  
Hong Kong Orchid  
Jacaranda  
Magnolia  
Mahogany  
Oak, Live  
Red Maple  
Royal Poinciana  
Simpson Stopper  
Tabebuia

### Palms

Adonidia Palm  
Alexander Palm  
Areca Palm  
Bismarkia Palm  
Canary Island Date  
Carpentaria Palm Chinese Fan  
Palm  
Foxtail Palm  
Paurotis  
Reclinata  
Robelleni  
Raphis Excel  
Royal Palm  
Sabal Palm  
Teddy Bear Palm  
Thatch Palm  
Veitchia Palm

### Bushes

Agave  
Alamanda  
Arboricola  
Gardenia  
Ginger –Variegated  
Ixora (Maui & Nora Grant)  
Jasmine (Asst)  
Jatropha  
Juniper (Parsoni & Blue Rug)  
Lantana (Asst)  
Ligustrum  
Liriope  
Philodendron  
Purple Queen  
Society Garlic

### Ferns and Grasses

Fakahatchee Grass  
Fern, Boston  
Fern, Macho  
Fern, Wart  
Fountain Grass  
Muhly Grass

### Shrubs

Bird of Paradise  
Black Magic/Dracena  
Bougainvillea  
Buttonwood  
Carissa  
Clerodendrum  
Clusia Rosea

Cocoplum Red Tip  
Croton  
Copperleaf  
Crown of Thorns  
Dracena  
Eugenia  
Ficus  
Firebush  
Flax Lily  
Guava Cattley  
Hibiscus (Asst)  
Indian Hawthorne  
Oleander  
Plumbago  
Podocarpus  
Sea Grape  
Snow on Mtn.  
Surinam Cherry  
Thryallis  
Viburnum  
Wax Murtle  
Wild Coffee  
Zamia

## **Native Canopy Trees**

Collier County Regulations require that all lots have at least one native canopy tree depending on the size of the lot. At the time that you plant it the tree must be graded Florida # 1 or better and be a minimum of 10' in height with a 4' canopy and a 1 3/4 inch caliper and conform to all Collier County regulations.

The following is a list of acceptable Native Canopy Trees recommended for our frost zone:

### **Large Trees**

Fiddlewood  
Hackberry  
Laurel Oak  
Live Oak  
Mahogany  
Mastic  
Red Maple  
Seagrape  
Sycamore  
Wild Tamarind  
Willow Busic  
Wingleaf Soapberry

### **Medium to Small Trees**

Black Ironwood  
Dahoon Holly  
East Palatka Holly  
Florida Elm  
Geiger Tree  
Magnolia  
Pigeon Plum  
Scrub Hickory  
Scrub Live Oak  
Simpson Stopper

## **2.3 UNACCEPTABLE PLANTS**

The following plant materials are considered unacceptable and should not be planted in Valencia Lakes. Those that the state has considered prohibited exotics and prohibited species are noted (\*) and cannot be planted according to Florida law.

Air Potato *	Indian Rosewood *
Asparagus Fern	Java Plum *
Australian Inkberry *	Kudzu
Australian Pine *	Lather Leaf *
Bishopwood *	Melaleuca Tree *
Brazilian Pepper Bush *	Mexican Petunia
Carrotwood *	Norfolk Island Pine
Catclaw Mimosa *	Old World Climbing Fern *
Chinaberry Tree *	Sago Palm – King & Queen
Chinese Tallow Tree *	Schefflera Umbrella Tree
Climbing Fern *	Shoe Button Ardisia *
Cuban Laurel Fig *	Silk Oak
Downey Rosemyrtle *	Sword Fern
Ear Tree *	Women's Tongue *
Earleaf Acacia *	

## **2.4 FENCES AND WALLS**

Fencing and walls, while discouraged, may be considered when used for:

1. Privacy gardens
2. Utility buffers
3. Small dog runs

The following guidelines will be used in evaluating requests for fences and walls:

1. Six-foot-high fences may be permitted to create small privacy gardens or utility buffers. Fences should be within the building setback limits. The ARC reserves the right to approve the construction of a fence outside of the setback limits.
2. No galvanized chain link will be permitted. Vinyl coated chain link, aluminum, wrought iron or PVC are permitted. Fences will not be permitted on the property line.
3. No Fence may be installed at a point forward of the front of a Unit. Natural hedge style “fencing” is encouraged.

## **2.5 HOUSE COLOR**

The ambience within Valencia Lakes is determined by many factors, including the colors, and the compatibility of colors, used throughout the community. While not wishing to dictate what color a homeowner may paint a house, control must be exercised by the Association to assure that overall appearances are consistent and pleasing. The ARC reserves the right to withhold approval of colors the same or similar to those of nearby homes.

All external colors used on and around a residence must be approved in advance by the ARC. This includes repainting with what is intended to be the same color. It is mandatory that paint schemes and color chips be submitted for approval. Failure to do so, or failure to then use the approved colors, could result in having to repaint your house.

## **2.6 ROOFS**

Installation of a new or replacement roof requires submission of an application to the ARC. A sample must accompany the ARC application form.

Asphalt shingle, aluminum, or metal materials are not permitted.

Roofing material must be tile and the style and color should fit in with the ambience of the community and the Owner’s home. The ARC reserves the right to withhold approval of colors similar to those of nearby homes.

## **2.7 DRIVEWAYS**

Any change to a home's driveway, including changes in material, color, shape or configuration, should be submitted to the ARC for approval. Bricks or interlocking paver colors along with drawings or site plans should accompany the application. Driveways may not be black asphalt or concrete.

## **2.8 OUTDOOR EQUIPMENT**

An application must be submitted for any outdoor equipment (basketball hoops, playhouses, hockey nets, swing sets, dog houses, playhouses, etc.) that cannot be stored out of sight. Location and a picture of the proposed equipment must be submitted to the ARC for approval before installation. The equipment shall not interfere with the view of the lake from a neighboring home. If possible, it should not be in view from the street. No more than one piece of playground equipment per lot will be allowed. NO PORTABLE BACKBOARDS SHALL BE PERMITTED OVERNIGHT.

## **2.9 PROPANE TANKS**

All propane gas tanks rated 40 pounds and smaller are to be screened by an enclosure or landscaping. Propane tanks larger than 40 pounds must be buried. Location of all propane tanks 40 pounds and larger along with a site plan of the property should be submitted to the ARC for approval before installation. Propane tanks and supply lines may not be sited in an easement. Owners must comply with all Collier County regulations and associated required permits.

## **2.10 SIGNAGE**

No signs shall be erected or displayed on any lot unless first approved in writing by the ARC. In order to protect and enhance property values within Valencia Lakes, the ARC will regulate a uniform signage policy within the following guidelines:

### **Open House Signage**

The Association will allow you to place one "Open House" sign at the entrance to Valencia Lakes as needed on Saturdays and Sundays from 12:00pm to 5:00pm.

### **Resale and Lease Signage**

Approved for sale/lease signs are permitted. Signs must be 10" x 18" PVC oval shape, dark green background with white letters and border. Contact the Association office for the approved vendor information.



10" x 18" PVC sign, green background with white lettering and border, mounted to metal step stake.

**Security Signage**

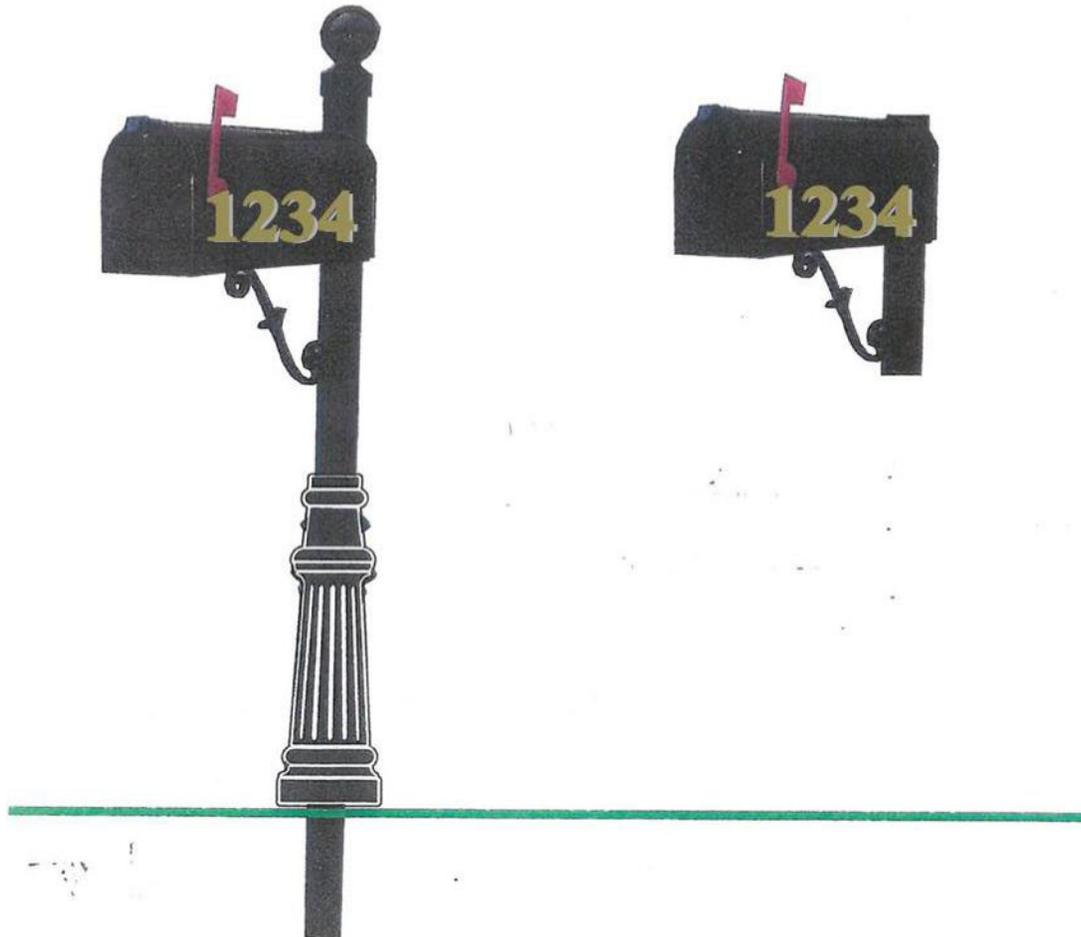
A sign from a contractor for security services does not need approval if it is within 5 feet of the house. It must be no larger than 100 square inches.

## 2.11 MAILBOXES

Mailboxes are responsibility of the homeowner. They must be black with gold numbers. Contact the Association office for approved vendor information.

To comply with the requirements of the U.S. Postal Service, plants are not allowed to extend beyond the front of the mailbox and must not interfere with mail access. Also, plants on either side of the mailbox may not infringe on the approach and departure of the mail carrier's vehicle and shall have a maximum height of two feet.

### *The Valencia Mailbox*



## **2.12 HURRICANE SHUTTERS**

Metal shutters, fabric, plywood, clear plastic and other protection is permitted only during tropical storm watches, tropical storm warnings, hurricane watches, hurricane warnings, hurricanes and for two days after or when it is safe to return home.

## **2.13 SATELLITE DISHES**

Information about satellite dishes is covered in Section 7.24 of the Covenants and complies with written Federal law.

1. ARC approval is not required to install a dish antenna.
2. Dish antennas shall be placed in the rear of a lot where they are not visible from the street.
3. Dish antennas can be no larger than 18" in diameter.

## **2.14 FLAGPOLES**

An ARC approval is required for installation of a permanent flagpole.

The following language from Section 720.304(2) of the Florida Statutes (2015) is for reference:

1. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.
2. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, , not larger than 4 1/2 feet by feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.
3. Owners must comply with County, State and Federal regulations.

## **2.15 DUMPSTERS FOR RENOVATIONS**

When a dumpster is needed ARC approval is required. A dumpster may be in place for no more than 14 days. A deposit may be required.

## **2.16 SOLAR PANEL INSTALLATION**

The installation of solar panels or other solar collectors will require an ARC application. The ARC will not deny such applications but may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that such determination does not impair the effective operation of the solar collectors, per FL Statute Section 163.04.

# **D REQUIREMENTS FOR CONTRACTORS**

## **3.1 REGULATIONS FOR VALENCIA LAKES CONTRACTORS**

Contractors abusing the following rules will be denied entrance:

1. Working Hours: Monday through Friday 7:00 a.m. to 6:00 p.m.; Saturday, 7:00 a.m., to 3:00 p.m. WORK IS NOT ALLOWED SUNDAYS OR HOLIDAYS. There will be no unauthorized entry by workers. Acceptable permit board must be used to display building permit.
2. No litter, pets or alcohol on Valencia Lakes properties.
3. Swearing or foul language on site will not be tolerated.
4. Loud Music on site will not be allowed.
5. Sidewalk areas are for residents use only and must be kept clear and clean of obstructions.
6. Job site must be clean at all times. Remove trash or unused materials. Trimmings, cut-offs, waste is to be placed in dumpster DAILY. Daily clean-up of trash on job site is required.
7. Subcontractors and workmen shall not over-fill dumpster and shall notify contractor of anticipated large volumes of material to be dumped in dumpster. Contractor will arrange for a replacement dumpster.
8. Keep materials neatly stacked until installation.
9. Dripping spillage, overspray, etc., shall be cleaned immediately, not after hardening. Any debris tracked into the street or by runoff, due to fill operation or other construction traffic, will be cleaned or swept immediately, NOT JUST AT THE END OF THE DAY. If proper cleaning procedures are not followed, the **Valencia Lakes Association reserves the right to perform the work at the builder's expense.**
10. "Washing Out" of concrete trucks or equipment will be conducted off site only.
11. Contractors and subcontractors will be responsible for the actions of their workmen and their compliance with the regulations outlined herein.

## **3.2 RESIDENCE DESIGN REQUIREMENTS**

### **Single Family Property Development Requirements**

1. Minimum air-conditioned residence floor area – refer to covenants for appropriate phase specifications.
2. Enclosed garage for at least two cars.
3. Minimum building setbacks from property lines: See Section 3.4.
4. All roofing material(s) must be approved by the ARC. The type of material proposed for a structure must be included in the building plans submitted to the ARC for approval. (Asphalt roofs or materials of a similar nature are not allowed.)
5. All screened enclosures shall have a pitch compatible with the pitch of the roof of the dwelling to which it is attached.
6. The minimum elevation of all habitable floors will be one (1) foot above the grade of the roadway in front of the property OR at least 15.5 feet NGVD, whichever is greater. The maximum elevation of all floors will be 18 feet HGVD.

### **Required Building Plan Information**

1. Residence floor plan (1/8" or 1/4" scale)
2. Building elevations for all sides (1/8" or 1/4" scale)
3. Material specifications and colors proposed for exterior walls, roof and driveway.
4. Pool, screen and enclosure design and location.
5. Exterior lighting plan.

### **Required Site Plan Information** *(scale not to be smaller than 1" = 30')*

1. Existing grades; finished grading plan and drainage plan.
2. Building location with dimensions to property lines and setbacks.
3. Drives, walks, walls, pools, terraces, etc.
4. Location of trash dumpster and toilet facilities.
5. Landscape planting plan, irrigation plan, and cost breakdown for all trees and plants.
6. An as planted paid invoice must be presented on completion.
7. All working plans shall be signed by the author of the drawings and dated.

**3.3 NEW BUILDING, RENOVATION AND MAJOR CONSTRUCTION AGREEMENT**

1. A dumpster may be required for each building site at the discretion of the ARC.
2. A sleeve with locator wire is to be provided under the driveway to house utility cables. The sleeve should be 3” in diameter, placed 3’ back of curb and 30” deep.
3. Nothing is to be placed or stored on Association property, streets, vacant lots or abutting lots without the written approval of Valencia Lakes.
4. Review and agree to the attached “Regulations for Valencia Lakes Contractors.”
5. In the sole judgment of the Association, any contractor found not working with due care of Association property (i.e. R.O.W.’s (Right of Way) aprons, surrounding sod and landscaping, lake banks, sidewalks, curbs and irrigation) will be barred from Valencia Lakes.

**3.4 APPLICATION FORM**

I, as General Contractor or designated representative for the Contractor, will abide by the rules and regulations set forth by the Valencia Lakes Association.

General Contractor

Date

\_\_\_\_\_

\_\_\_\_\_

Valencia Lakes Homeowner’s Association, Inc.

Date

\_\_\_\_\_

\_\_\_\_\_

Construction deposit in the amount of \_\_\_\_\_ has been received.

Valencia Lakes Homeowner’s Association, Inc.

Date

\_\_\_\_\_

\_\_\_\_\_