

WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC.

ARC ALTERATION APPLICATION

Please mail or drop off your completed application to Wilderness Lake Preserve, C/O Greenacre Properties, Inc., 4131 Gunn Highway, Tampa, FL 33618, Attn: Architectural Review Committee or email to lcallaway@greenacre.com. **Applications will NOT be accepted at the Lodge.** Applications must be received by the Thursday before a scheduled ARC meeting or they may not be reviewed until the next scheduled ARC meeting.

An application requesting approval for any alteration which occurs outside the exterior walls of the dwelling MUST BE ACCOMPANIED BY THE FOLLOWING FOR CONSIDERATION: If your application includes landscaping and you plan to landscape based on the State of Florida's Florida Friendly law, please complete the Florida Friendly Landscape Application also.

As a reminder only the Homeowners of record are allowed to submit ARC applications.

- * Copy of the lot survey with the alteration(s) drawn on it.
- * Detail description of alteration (Page 2 of form).
- * Legible sketch and/or drawing indicating, size, and type of construction.
- * Contractor information.
- * Color swatches, pictures and or materials.
- * Other pertinent information as required.
- * NOTE – Deerfield homeowners CANNOT apply for any landscape ARC applications through "The Wilderness Lake Preserve Association, Inc."

It is recommended that you review our Declaration of Covenants, Conditions and Restrictions provided for a complete description of your responsibilities regarding Architectural Review Committee requirements and submittals. Note well: A "Notice of Completion" form must be submitted within 14 days of completion of the project.

You will be notified in writing with the decision made by the Architectural Review Committee. Pursuant to the Declaration of Covenants, Conditions and Restrictions of Wilderness Lake Preserve, your application process may take up to forty-five (45) days or less. Please plan accordingly.

If approval is granted, it is not to be construed to include approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. Any alterations/improvements that are to take place within the public right-of-way between the sidewalk and street curb require county approval and a right-of-way use permit. A right-of-way use permit is not required for the private streets within the gated areas. It shall be the sole responsibility of the owner to determine whether a permit is required. The Association and/or the Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code, or ordinance.

Please Check your subdivision *Gated Communities italicized*

Cormorant Cove	<i>Deerfields</i>	Eagle's Cove	Eagle's Crest	Eagle's Grove
Eagle's Landing	Eagle's Nest	Eagle's Park	Eagle's Watch	Egret Glade
Hawk Wind Trails	Heron's Glen	Heron's Wood	<i>Lakewood Retreat</i>	<i>Natures Ridge</i>
Oakhurst	Osprey Point	Quail Trace	Sparrow Wood	<i>Waters Edge</i>
Woodsmere				

Owners Name:		Date:	___ / ___ / ____
Address:			
Home Phone:	()	Mobile Phone:	()
Email Address:			

WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC.

ARC ALTERATION APPLICATION

DESCRIBE ALTERATION IN DETAIL BELOW:

1. Alteration Type(s):

(Example: Pool Installation, fence install, screen enclosure, landscape alteration, house painting, etc.)

2. Type of Material(s) Used:

(Example: PVC fencing, stone pavers, aluminum framing, St. Augustine sod replacement, exterior paint, etc.)

3. Color(s) of Materials Used:

(Provide sample of color of paint, roof shingle, etc.)

4. Details of Alteration(s):

(If more space is required, please attach another sheet to this form)

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance, or replacement of any such change, alteration, or addition. **IT IS UNDERSTOOD AND AGREED THAT WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC. IS NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE AND OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION, CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.**

I agree not to commence with any change, alteration, additions and/or improvements to the dwelling/lot as stated above until the Association or the Architectural Review Committee notifies me in writing of their decision. I further acknowledge that I am responsible for removing and restoring to its original state, any alteration not approved by the Association or the Architectural Review Committee. Remember the attached "Notice of Completion" form must be submitted within 14 days of completion of project or you shall automatically be in violation of our CCR's.

Owners Name:	
Owner's Signature:	
Owner's Signature:	

Date: ____ / ____ / ____

For Official Use Only – ARC Committee Chairperson or Designee

ACTION TAKEN BY THE ARCHITECTURAL REVIEW COMMITTEE

DATE: ____/____/____ ☐ APPROVED ☐ CONDITIONALLY APPROVED ☐ DISAPPROVED

Conditions of Approval: {"Notice of Completion" form must be submitted within 14 days of completion of project}

Approving ARC Chairperson/Designee {Print Name}

Approving ARC Chairperson/Designee {Signature}

WILDERNESS LAKE PRESERVE

4131 Gunn Highway, Tampa, FL 33618

813-600-1100

llcallaway@greenacre.com

Architectural Review Committee "Notice of Completion Form"

This form must be returned to Greenacres Properties Inc. via email to llcallaway@greenacre.com or by mail via the US Postal service to 4131 Gunn Highway, Tampa, FL 33618 Attn: "Architectural Review Committee" **within 14 days after completion of project.**

Date		Home Phone	() -
Name		Mobile Phone	() -
Address			
Email			

<input type="checkbox"/>	Project is Complete	Date of Completion:
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Required Submittals:

<input type="checkbox"/>	As-Built Photographs (required for all modifications): Provide photographs of the finished project.
<input type="checkbox"/>	Permit: If a Permit is required by the County or State, it is incumbent upon the homeowner to ensure a Completion Certificate is issued and to provide the Association a copy of the Permit.
<input type="checkbox"/>	Drawings as per plan (applies to room additions only): Provide any red line drawings of the finished project.

Homeowner Comments/Other Submittals:

Homeowner Certification:

Homeowner certifies that the approved modifications were completed in accordance with the approved ARC Application and County approvals as needed. I hereby request that a Final Inspection be conducted.

Homeowner Signature	Date
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To be completed by the ARC Chairperson/designee

<input type="checkbox"/>	the project APPEARS TO BE completed in substantial compliance with the approved application.
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<input type="checkbox"/>	the project DOES NOT APPEAR TO BE completed in compliance with the approved application.
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NOTE: Inspection and approval of project hereunder is made based upon the above notification by the homeowner as well as a possible visit to the site. The Architectural Review Committee (ARC) is comprised of volunteer residents who are not professionally trained in construction matters. Neither the ARC nor any of its members shall bear any responsibility for ensuring the structural integrity or soundness of construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. In addition, neither the ARC nor any of its members shall be held liable for any injury, damage, or loss arising out of the manner of quality of approved construction or modifications.

WLP ARC Chairperson/designee Name	WLP ARC Chairperson/designee Signature	Date
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