

BONITA LAKES P.O.A.

DOCUMENTATION CHECKLIST FOR APPLICATIONS FOR ARCHITECTURAL CONTROL COMMITTEE REVIEW

Notwithstanding the existing provisions of the documents, the foregoing is intended to supplement and compliment the broad permissions of the documents and provide a checklist for submission of ACC Applications.

The following documents must be included with and become part of the application for Architectural Control Committee review:

1. **ALL APPLICATIONS:** Property Survey: Show location on survey of proposed improvements by pencil edits and approximate dimensions; relationship to existing structures and property line/common areas.
2. **MIAMI-DADE PERMIT REQUIRED / STRUCTURAL:** If a Miami-Dade County building permit will be required for such improvement (see our web site for a link to Miami_Dade Building Department/Permits for exceptions and requirements) **AND** the improvement is structural **OR** reduces in any way the grassy/landscaped and/or unimproved portion of the lot, a complete set of plans of proposed project will be required. These plans must include the following, where applicable:
 - a. Site indication. (Exact location of proposed modification/addition indicated on the Property Survey) (See provision 1.)
 - b. Materials that will be used in the proposed modification/addition. (Must include type, size, color and texture; photocopy of brochure or product literature is preferred)
 - c. Two Side Elevation (professionally prepared plans only). All above ground modifications/additions must include a drawing showing how the modification/addition will look as seen from two different locations, example: North/West or South/East).
 - d. Drainage surface water plan. (If the proposed modification/addition is going to cover any part of the ground with a concrete slab, the plans must consider the water that is going to be displaced by the proposed modification/addition and provisions for the adequate disposal of this water must be shown in the plans. If the modification/addition corresponds to a swimming pool, then the plans must indicate adequate disposal of pool water whenever the pool will be emptied).
3. **MIAMI-DADE PERMIT NOT REQUIRED and/or PERMIT REQUIRED – NON STRUCTURAL IMPROVEMENTS:**
 - a. Provisions of (1) apply.
 - b. Description of materials, color, brochure copy if available showing the hardware/appliance, décor item etc. desired.
 - c. Comply with 2(d) if applicable, i.e. slabs, patios.
4. **GUTTERS & SPRINKLERS, PATIO SLABS (other than Pavers set in sand)**
 - a. Provisions of (1) apply.
 - b. All water run off discharge from any source must be contained completely on the applicants property and not create muddy conditions on the adjacent lots.
 - c. Gutters should direct water to the front of the lot where it can be discharged into storm drains IAW DERM regulations.

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- d. Sprinklers must include rain day intercept switches if system is automatic.
- e. French drains must be completely within the applicants' lot and of capacity to insure compliance with (b) above.
- f. Professional drainage contractor survey and plan **MAY** be required before approval can be granted to insure the dry property rights of neighboring lots.
- g. No discharge of any run off water is permitted down lakeshore embankments, or into lakes by way of any piping or concealed drain.

5. FAST TRACK APPROVAL:

Generally, items included in the "fast track" list will be approved without delay.

Hurricane Shutters (Dade County Product Approval code materials only)

Satellite dish (NOT on the front of the house, must be a clean installation with no visible wires, wires can and must be painted to match the house)

Replacement of existing items with identical hardware, color, material.

Repaint with exact colors, and/or schemes already approved.

Fast track guidelines, same as section 3 above; as minimums.

All attachments and supportive documents will be kept by the Management Company and will be considered part of the application. A new application shall be submitted for any deviation to the original and approved plans submitted herein. Any modifications to the final construction which are found not to be in accord with the plans submitted herein shall constitute a violation and will be dealt with accordingly.