

**EXHIBIT A
JACKSONVILLE RANCH CLUB TWO
CONSTRUCTION ADMINISTRATION FORM**

Jacksonville Ranch Club Two Architectural Review Committee

GENERAL INFORMATION

Builder/Contractor: _____ License No: _____

Builder/Contractor Address: _____ City/State _____

Property Owner: _____ Lot No. _____

Construction Address: _____

AGREEMENT:

I, _____, as Builder/Contractor for the above described construction project, acknowledge the improvements which will be constructed shall be in accordance with the plans and specifications as approved by Jacksonville Ranch Club Two ARC.

I further acknowledge and agree:

1. I have read and understood the Jacksonville Ranch Club Two ARC Guidelines and the Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club Two and will follow and obey these documents and the covenants, restrictions and guidelines contained therein.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted for review and approval by the ARC prior to implementation.
3. I will maintain a clean construction site at all times and install a job sign, commercial dumpster, and job toilet in conformance with the ARC Guidelines.
4. I am responsible for the conduct of all workers performing service on this project at all times while they are in Jacksonville Ranch Club Two.

5. I will notify the office of Jacksonville Ranch Club Two for field inspections.
6. Upon satisfactory final inspection of the Homesite and Dwelling by the ARC, in the ARC's sole opinion and discretion, the Compliance Fee will be returned, less any compliance costs.
7. Contractor/builder will be given written notice by the Association of noncompliance with the ARC Guidelines or any other Governing Document of the Association, and will have 30 days to cure the noncompliance and to comply with applicable covenant, restriction and/or guideline.
8. Contractors/builder must provide a Certificate of Insurance and Builders License to the Association along with the ARC application materials.
9. The builder/contractor shall start breaking ground within six (6) months after approval to avoid a new application with resubmission fees.
 - (a) The construction project should be completed within 12 months of the ARC approval.

****COMPLIANCE FEE & DESIGN REVIEW FEE****

Compliance fee (\$2,000) _____

Design Review Fee (\$600) _____

Resubmittal / Remodeling
Review Fee (\$200) _____

THIS APPLICATION, the appropriate Fees and Agreement submitted this _____
day of _____, 20__ by:

BUILDER/CONTRACTOR SIGNATURE

(Print Name)

(Company Name)

Application approved this _____ day of _____, 20__ by:

JACKSONVILLE RANCH CLUB TWO ARCHITECTURAL REVIEW COMMITTEE

By: _____

Print Name: _____

Title: _____

***** Please make out one check for the Compliance Fee and a separate check for the Review Fee. Both checks should be made payable to Jacksonville Ranch Club Two Owners' Association, Inc.**

***** Please provide a copy of receipt of payment.**

EXHIBIT B
JACKSONVILLE RANCH CLUB TWO
HOMESITE DEVELOPMENT APPLICATION

The Architectural Guidelines for New Construction and for Improvements, Additions and Alterations to Existing Structures has been approved by Jacksonville Ranch Club Two Owners' Association, Inc. pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club Two, for the purpose of producing an aesthetically pleasing community of high quality, in harmony with the existing environment, with compatible and complimentary designs, all combining to protect and enhance the property value of each Member of the community. The authority of Florida Land & Ranches, Inc. has been delegated to the Jacksonville Ranch Club Two Owners' Association, Inc.

These ARC Guidelines apply to all new construction of every Homesite within the Association and also to all improvements, additions and alterations to existing Dwellings and structures within the Association. No construction, improvement, or alteration shall commence on any Homesite or to any Dwelling or structure in any manner or respect until prior written approval of all submitted applications and plans has been provided by the ARC. Each applicant must be current on all fees and maintenance before an application can be submitted. If a Homesite is purchased where vegetation is overgrown, the new owner will be responsible for clearing vegetation.

Attached hereto, is the required Homesite Development Application Form to be completed, signed, and submitted with the aforementioned plans.

**JACKSONVILLE RANCH CLUB TWO
HOMESITE DEVELOPMENT APPLICATION**

GENERAL INFORMATION:

LOT NO: _____

OWNER'S NAME: _____

OWNER'S ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

BUILDER NAME: _____

BUILDER ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____

E-MAIL ADDRESS _____

LICENSE NUMBER: _____

ARCHITECTURAL PLANS SUBMITTAL CHECKLIST:

- 1). **Site Plan (Dimensioned Layout Plan)** _____
 [@ Min. 1" = 8'0" Scale]

Setbacks Required: Single Story*

Front: As per recorded plat

Rear: 25'

Left Side: 10'

Right Side: 10'

Setbacks Required: Two Story*

(*Please refer to Jacksonville Ranch Club Two Community Declaration for setbacks from Regulatory and Jurisdictional Buffer areas and Perimeter Buffer areas.)

Exhibit-B-1

House Sizes Required:

Minimum A.C. Area:

2,800 square feet

1) **Finished Floor Elevation shown:**

Existing trees shown (if applicable):

Grading and Drainage shown:

2) **Dimensioned Floor Plan**

[@ Min. 1/4" = 1'0" Scale]

3) **Foundation Plan**

[@ Min. 1/4" = 1'0" Scale]

4) **Roof Plan**

[@ Min. 1/4" = 1'0" Scale]

If the home has brick exterior then roof should be no less than 20 inches. For all other home exterior materials (non-brick) the roof should be no less than 16 inches

✓ 5) **Roof Pitch**

[@ Min. 7/12, with plate height no less than 9 feet]

6) **Pool Enclosure Plan**

[@ Min. 1/4" = 1'0" Scale]

✓ 7) **Exterior Elevations (Four Sides)**

[@ Min. 1/4" = 1'0" Scale]

8) **Landscape Plans**

[@ Min. 1/4" = 1'0" Scale]

Number of trees shown (minimum 3)

Number of Trees Planted

Irrigation Plans included:

Meets Tree Removal Permit Requirement

St. Augustine grass "Floritam"

Bahia "Paspalum Notatum" grass

(either Argentine Bahia or Pensacola Bahia)

Color/Material Samples

Roof

Stucco Brick & Stone

Fascia (Trim/Banding)

Door

Driveway

Gutters

PLEASE NOTE: Approved plans may be retrieved from the Jacksonville Ranch Club Two Architectural Review Committee after completion of the final inspection.

Exhibit B-2

EXHIBIT "C"
JACKSONVILLE RANCH CLUB TWO ARC REVIEW CHECKLIST

Property Owner: _____

Lot #: _____ **SQ Footage** _____

Address: _____

- Standards & Criteria Review Packet**
 - Construction Administration Form
 - Lot Development Application
 - Acceptance Review Checklist
- Copy of receipt to show the following have been paid**
 - Compliance Fee
 - Design Review Fee
- Copy of license & insurance certifications (contractors and builders)**
- Elevation plans (front, right, left and rear)**
- Foundation plan**
- Site plan with drainage, grading and setbacks (must be on official survey that is recorded with the City of Jacksonville, to show home on recorded plat)**
- Ensure no structures are within the BRL (Building Restriction Line) (i.e. No driveways, sidewalks or permanent pavers)**
- Finished floor elevation (existing trees shown (if applicable) grading and drainage shown)**
- Floor plan**
- Roof plan**
- Pool enclosure (if applicable)**
- Irrigation plan**
- Landscaping/Septic**
- Colors/material samples (roof, brick, stucco, fascia (trim/banding), door, driveway, gutters)**

Reviewed by: _____

Date: _____