

**TURKEY CREEK MASTER OWNERS ASSOCIATION
APPLICATION FOR RESIDENTIAL PLAN APPROVAL**

FORM MUST BE COMPLETELY FILLED IN BEFORE APPROVAL PROCESS WILL BEGIN

Description of Property: Unit Name/Number: _____ Block No: ___ Lot No(s): _____

Plat Book: _____ Page: _____ Street Address of Property: _____

Owners Name: _____ Owners Phone: _____

Owners FAX: _____ Owners e-mail: _____

Owners Address: _____

Builder's Name: _____ Builder's Phone: _____

Builder's FAX: _____ Builder's e-mail: _____

Builder's Address: _____

Builder's Contact Name: _____ Phone: _____ Mobile: _____

Heated and cooled square footage of unit(s): _____

ALL ITEMS REQUESTED MUST BE DELIVERED BEFORE APPROVAL PROCESS WILL BEGIN

Submitted herewith are (check): **Submit COMPLETE set**

- () 1. Capital Contribution of \$80 per living unit per Master Declaration 9.10.
Review fee in the amount of \$350 per building plus \$50 per additional residential unit.
(i.e., \$350 per single detached, \$400 per duplex, \$450 per quadraplex, etc.)
Checks payable to TCMOA
- () 2. Floor plan to scale showing total square footage and conditioned square footage.
- () 3. Front, rear and two side elevations with material indicated.
- () 4. Exterior finish and color schedule with samples of paint and roofing included. **(See attached Exterior Finish Schedule)**
- () 5. Site plan to scale showing:
 - a. property lines
 - b. setback lines
 - c. placement of building on lot
 - d. walks
 - e. driveways **(See attached Driveway Construction Requirements)**
 - f. patios
 - g. porches
 - h. pools
 - i. a lot drainage plan indicating how lot will be graded to accommodate drainage from the lot so as to not adversely affect adjacent lots.
- () 6. Landscaping plan and description stating size and types of plants. **(See attached Landscape Requirements.)**
- () 7. Other _____

IMPORTANT NOTICE TO OWNER/BUILDER APPLICANT

Owner and Builder, as his agent, agree as a condition to this review by the Owners Association as follows: The applicable restrictive covenants for Turkey Creek mandate that all construction meet the architectural approval of the Turkey Creek Master Owners Association, Inc. Board. This architectural approval has been delegated by the Master Association Board to the Association's Building Representative, who is N. Forest Hope.

The purpose of the Board's architectural approval is to approve proposed construction in compliance with the aesthetic and related requirements of the restrictive covenants and the rules and regulations adopted pursuant thereto.

The Board's architectural approval in no way should be assumed to ensure compliance with applicable government ordinances or regulations or with the technical or substantive requirements of the restrictive covenants such as building set backs and the like.

By submission of this application, the owner/builder applicant acknowledges The Master Association's Board's and the Building Representative's approval (s) is limited to said architectural approval and agrees to hereby expressly waive any liability of The Master Association Board and of the Building Representative based on the lack of compliance with any other requirements whatsoever.

1. TCMOA approval when given, will be good for 90 days only and construction must start within those 90 days.
2. Owner and Builder recognize the plan approval by the Owners Association does not waive any applicable governmental requirements, permits or approvals, Owner/Builder also recognize that they are also subject to any Restrictive Covenants and Rules of the Owners Association.
3. Owner and Builder agree to construct the dwelling(s) as indicated on the attached plans and specifications and shall make no deviations therein without the written consent of the Owners Association. The Owners Association may require as-built drawings.
4. Owner and Builder agree to notify the Owners Association's Building Representative (386.462.5653 or 352.514.0270) or the TCMOA Management Office at 386.462.0595 for all required Owners Association inspections. **(See attached Construction Inspection Requirements.)**
5. Owner/Builder must provide a copy of the CO from the City of Alachua immediately upon receipt to the Building Representative or TCMOA Management Office.
6. Owner/Builder hereby agrees to complete all items specified in rules for construction, including but not limited to landscaping, painting of metal flashing and vents on roof and driveway construction.

**TURKEY CREEK MASTER OWNERS ASSOCIATION
EXTERIOR FINISH SCHEDULE**

AREA	MATERIAL	FINISH	COLOR	SPECIALTIES
Front			*	
Left Side			*	
Right Side			*	
Rear			*	
Porch			*	
Gable End			*	
Trim			*	
Fascia			*	
Soffit			*	
Shutters			*	
Front Door			*	
Garage Door			*	
Roof			*	
Chimney			*	
Brick				
Walkway				
Driveway				
Other				

* Indicates color sample required.

**THE ATTACHED RULES FOR CONSTRUCTION, CONSTRUCTION INSPECTION
REQUIREMENTS, DRIVEWAY CONSTRUCTION REQUIREMENTS, AND LANDSCAPE
REQUIREMENTS ARE TO BE KEPT BY OWNER AND BUILDER FOR REFERENCE DURING
CONSTRUCTION.**

EXAMPLE

We acknowledge receipt of:

Landscape Requirements

Construction Inspection Requirements

Rules for Construction

Driveway Construction Requirements

A final inspection will be done by the Building Representative to insure compliance with this application. The final inspection will be done when any one of the following take place: the Builder/Owner calls for it, a CO is issued or the nine-month construction time is over – whichever occurs first.

If any discrepancies are noted, Builder/Owner will have 14 days to correct and pay a \$50 re-inspection fee.

If a discrepancy still exists, the association will start fines of up to \$100/day and a maximum of \$1,000 until corrected.

If an owner has outstanding violations on other new construction, an approval on a new application will not take place until violations are remedied.

We understand, failure to comply with the requirements of the Turkey Creek Master Owners Association and/or failure to complete all items as outlined in the approval letter may result in legal proceedings and the costs of said legal proceedings will be borne by us.

Date: _____ Signed: _____
Owner

Date: _____ Signed: _____
Builder

Plan Review Approval _____ Date _____ Owners Association Building Representative

See attached special conditions.

Final Inspection Approval _____ Date _____ Owners Association Building Representative

See attached comments.

SHEETS 1 THROUGH 5 ARE REQUIRED TO BE SUBMITTED IN DUPLICATE

**TURKEY CREEK MASTER OWNERS ASSOCIATION
RULES FOR CONSTRUCTION**

- 1. NO CONSTRUCTION SHALL COMMENCE UNTIL APPROVAL IS RECEIVED FROM THE OWNERS ASSOCIATION.**
- 2.** This is a residential and recreational community and loud noise and/or disturbances that will be annoying in the neighborhood or recreational areas will not be allowed.
- 3.** Construction work hours are Monday through Friday, 7:00 a.m. to 7:00 p.m.
- 4.** Certain Owners Association inspections are required during construction. See attached. **Construction Inspection Requirements.**
- 5.** Paint all flashing, stacks, vents, decorations or anything protruding above the roofline a color to blend in with the roof.
- 7.** Driveways will use the swales and culverts will not be allowed in the swale. Driveways must be either cement concrete or asphaltic concrete. The standards in the attached **Driveway Construction Requirements** must be met unless the Owners Building Representative approves a variance to the standards. The owner/builder is responsible for making sure drainage flows properly and causes no flooding of adjacent lots.
- 8.** Landscaping must be accomplished in accordance with the approved landscape plan, which must be in accordance with the attached **Landscape Requirements**.
- 9.** No signs are allowed in the common areas. Only one sign/stand per lot will be allowed, with no more than three signs on said stand, as long as the signs and stand are neat and in good taste.
- 10.** Construction debris and/or trash shall be cleaned up daily. A dumpster or other suitable means of trash disposal must be provided at the site.
- 11.** All homes are to be completed within nine months from the date of commencement and will be assessed Owners Association dues at that time.
- 12.** Residents and guests must observe the 25-mph speed limit at all times.
- 14.** The contractor is responsible for erosion/sedimentation control practices during construction to minimize on-site erosion/sedimentation and to protect against damage to off site property.
- 15.** Erosion/sedimentation control shall be placed prior to site excavation and shall remain in place until site vegetation and landscaping is completed.
- 16.** All inlet structures and pipes shall be protected from siltation by constructing inlet protection as defined in the FDOT standards. If siltation occurs, the contractor is responsible for its removal.

Revised 12-21-05

TURKEY CREEK MASTER OWNERS ASSOCIATION CONSTRUCTION INSPECTION REQUIREMENTS

The Owners Association requires inspections at the following stages.

1. When the lot and building corners are staked.
2. When the driveway has been graded and forms placed, prior to placing concrete.
3. Upon final completion.

For an inspection call the Owners Association's Building Representative,

Forest Hope

Telephone 386-462-5653

Mobile 352-514-0270

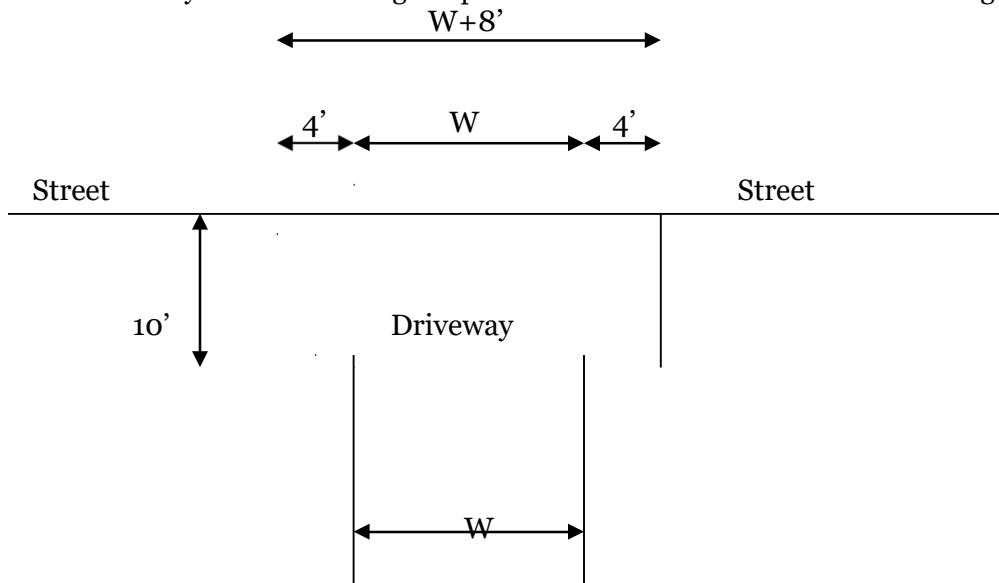
Inspections should be scheduled 24 hours in advance.

In the event the Building Representative is unavailable call TCMOA Management.

(352) 234-4131 Office (352) 350-7619 Google Voice

**TURKEY CREEK MASTER OWNER'S ASSOCIATION
DRIVEWAY CONSTRUCTION REQUIREMENTS**

1. Concrete driveways shall be constructed of 2500 psi concrete.
2. Asphalt driveways shall be constructed of 1 1/4" asphalt surface and 6" limerock base.
3. The minimum thickness shall be 4" with woven wire mesh (wwm), or 6" without wwm.
4. The driveway shall be constructed up to the edge of pavement and formed 1" higher than the edge of pavement. Placement of a 1" form board on the pavement will accomplish this. This will allow a better fit for subsequent street resurfacing.
5. The **standard** drop from the edge of pavement to the swale line shall be 6". However, in no case shall a driveway be constructed higher than the next driveway up-gradient, nor lower than the next driveway down-gradient.
6. The **standard** driveway slope along the swale line shall be the same slope as the edge of pavement.
7. The **standard** driveway width at the edge of pavement shall be in accordance with the graphic detail below;



8. If the **standard** requirements stated above can not be met call Forest Hope, TCMOA Building Representative, by calling 386-462-5653 or 352-514-0270 for resolution.
9. The streetside swale across the entire width of the lot shall be reshaped as necessary to provide a uniform swale depth and positive drainage along the street swale.
10. No concrete or asphalt is to be placed prior to receiving driveway inspection. Call the Building Representative, for a driveway inspection when the driveway has been graded and formed.

Approved 11/20/02

TURKEY CREEK MASTER OWNERS ASSOCIATION LANDSCAPE REQUIREMENTS

GENERAL

These requirements apply to new construction on lots and **re-landscaping of existing lots**. The overall intent is to provide for a community that is attractively landscaped. The selection of plants and the landscape design must be approved by TCMOA.

Irrigation is desirable but not required.

It is desired that landscaping be in-place prior to move in and is required to be in-place no later than 30 days after issuance of the Certificate of Occupancy (CO) by the City of Alachua.

Landscaping should not be installed prior to completion of construction. Any landscaping damaged during construction shall be restored as soon as possible and no later than 30 days after issuance of the CO.

LANDSCAPE PLAN SUBMITTAL REQUIREMENTS

All new construction must submit a landscape plan to the TCMOA for approval as part of the building approval process. The landscape plan must be submitted in duplicate at the same time as the submittal for building plan approval. A landscape architect or an experienced landscape designer must prepare landscape plans. No building plan will be approved until the landscape plan is approved. The landscape plan must include the following:

1. Site plan showing lot boundary and dimensions, north arrow, building, sidewalks, driveway, existing trees over 8" caliper and any other features. Plan must indicate Turkey Creek unit, block and lot number(s), and street address if known.
2. Site plan shall be at a scale no less than 1" = 10' or 1/8" = 1'.
3. A detailed graphic planting design indicating location of all proposed landscaping features, including sod.
4. A plant list indicating common name, botanical name, number and gallon size of plants; and common name of sod.
5. If irrigation is to be installed, include irrigation layout plan.

Major re-landscaping of existing lots must submit a landscape plan as identified above. This does not apply to replacement of existing plants.

SITE REQUIREMENTS

Landscaping shall be extensive and homes must be fully landscaped on all sides, including areas around pools, decks and patios. Where structures are built adjacent to a zero setback on a lot, only ground cover, gravel or sodding is required on that side. All plantings shall be of sufficient size to look established at the time of planting. Specific site requirements are as follows:

1. **GRASSING:** All lots shall be completely sodded, where not otherwise landscaped. Sodding shall be completed up to the edge of pavement and finished at 1 1/2" below the edge of pavement.
2. **TREES:** Each building site shall have a minimum of one tree in the front yard. If there is not at least one existing tree, then at least one tree must be planted.
3. **SHRUBS AND GROUND COVER:** The entire perimeter of the house shall be landscaped with a variety of shrubs and/or groundcover. Areas around pools, decks and patios shall be landscaped using a combination of sod, trees, shrubs and ground cover. Three gallon size plants shall be planted at least every five feet and one gallon size plants shall be planted at least every two feet around the perimeter of the house, driveways and patios excluded.

PLANT REQUIREMENTS

The following are minimum requirements:

1. **GRASSES**: Approved grass types are Centipede, Zoysia, Bermuda, St. Augustine and Argentine Bahia. All sod should be sand grown. Over seeding of sod with Winter Rye in the cool months is acceptable.
2. **TREES**: A caliper of 2" to 2 1/2" and a height of 10' to 12' is required. Bailed or container grown trees are preferred to spaded trees. Trees shall be a hardwood type. Acceptable species are oak, elm, ash, hickory, maple, dogwood, etc.
3. **SHRUBS**: Minimum 3-gallon size. Recommended that plants be 14" to 18" high by 18" to 24" spread.
4. **GROUND COVERS**: Minimum 1-gallon size. Recommended that plants be 10" to 12" high by 12" to 18" spread.
5. **MULCH**: Must be a natural color. Colored mulch is not recommended.

TREE PROTECTION

It is the desire of the TCMOA to protect trees on building sites during construction to the maximum extent practicable. During the building approval process trees outside the building construction footprint are required to be located and identified. The owner/builder is to indicate the trees planned to be saved. These trees are then to be protected during construction. The guidelines in the pamphlet "*Tree Protection During Construction*" by Duane Durgee and published by the Florida Department of Agriculture and Consumer Services are to be followed. Reprints of this pamphlet are available from TCMOA.

All differences of opinion as to what trees should be saved on a building site shall be referred to the Landscape Committee for resolution.

TREE REMOVAL

The removal of trees greater than 8" outside of the building footprint and setback area requires the approval of the City of Alachua and the TCMOA.

Approved 1/15/03