

CHEVAL PROPERTY OWNERS ASSOCIATION, INC.

4142 Cheval Blvd., Lutz, FL 33558 Phone: 813-949-6058

DATE SUBMITTED: _____ DATE RECEIVED BY ALRC: _____

FENCE APPLICATION

FEE: alteration fee of \$50

The Following MUST Be Submitted With Application:

Attach **2** copies of your certified property survey to this application with a site plan drawing showing **fence placement**, lot dimensions, setbacks, easements and ancillary equipment.

Proof of notification to neighbors (both sides, across the street and others in view of equipment) **must be attached** (see sample letter).

Landscaping Plan: Fence must have an **IMMEDIATE 80% opaque screening of hedges 36" in height at time of planting**. Fences should be placed on property line, except where they interfere with easements. This provides a more harmonious appearance to the neighborhood. **Front** of Fence must be screened (landscaped) on the **outside**. **Sides** of Fence must be screened (landscaped) on the **inside**. **Rear** of Fence should be suitably screened (landscaped). **80% opaque screening must be maintained at all times.**

Please include specifications and a color photo of all fence materials.

Note: Fences **MUST BE BLACK** aluminum or wrought iron 40" to 60" in height.

Narrative Description of Alterations: _____

Anticipated Completion Date: _____

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations, or additions described herein comply with all applicable laws, rules, regulations, codes, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The ALRC shall have no liability or obligation to determine whether such improvements, alterations, and additions comply with any such laws, rules, regulations, codes, or ordinances.

I agree not to begin property improvement(s) until the Architectural & Landscaping Review Committee (ALRC) notifies me in writing of their approval. If any change is made that has not been approved, the Committee has the right to ask me to remove the improvement from my property.

I WILL NOTIFY THE ALRC IN WRITING WITHIN 30 DAYS OF COMPLETION OF THE PROJECT AND PROVIDE THE NOTICE OF COMPLETION AND PHOTOGRAPHS OF ALL VIEWS OF COMPLETED WORK TO THE ALRC.

SIGNATURE OF OWNER: _____ PRINT NAME: _____

STREET ADDRESS: _____

TELEPHONE (Home): _____ (Work): _____

_____**RECOMMEND APPROVAL** _____**RECOMMEND DISAPPROVAL**

Full Approval of this Application is subsequent to Notice of Completion where this Committee may find it necessary to request modification.

COMMENTS: _____

DATE: _____

ALRC

ALRC

THIS APPROVAL IS GOOD FOR ONLY 6 MONTHS AFTER THE DATE OF APPROVAL AFTER WHICH TIME YOU WILL NEED TO RESUBMIT FOR APPROVAL.

CHEVAL PROPERTY OWNERS ASSOCIATION, INC.
ALRC SPECIFICATIONS
REGARDING FENCES, AND WALLS

Original:

FENCES AND WALLS:

No wood fences are permitted. All fences and/or walls where permitted shall be of the same material and design as the adjacent building. Where a fence or wall is deemed to be unnecessary or unsightly and detracting from the visual value of common areas, a landscape screen in lieu of a fence or wall shall be required. No fence or wall over six (6) feet in height shall be permitted except for tennis courts and other special conditions as approved by the Committees. In general, fences or walls are not encouraged within CHEVAL; hedges, berms, or other landscape alternatives are preferred.

ADDENDUM TO ORIGINAL 4/20/2000

FENCES AND WALLS:

Minimum ALRC requirements for approval of fences:

1. Must be aluminum or wrought-iron, no wood or PVC will be approved.
2. Must have wrought-iron look.
3. 40" to 60" height.
4. Must be black (black is preferred) or white.
5. Must be landscaped in a way that will eventually shield from view, hedges etc. to be planted outside of fence.
6. Must be deemed by the Committee to be architecturally appropriate for the home or neighborhood.
7. Must have at least one gate for access.

ADDENDUM OR BK 11858 PG 1797 08/16/02

FENCES:

1. Fence must have an immediate 80% opaque screening of hedges 36" in height at time of planting.
2. Fences must be aluminum or wrought iron 40" to 60" in height.
3. **Only black color fences will be approved.**
4. Front of Fence must be screened on the outside.
5. Sides of Fence must be screened on the inside.
6. Rear of Fence should be suitably screened.
7. 80% opaque screening must be maintained at all times.

SAMPLE NEIGHBOR NOTIFICATION LETTER

(Neighbors on both sides, across the street and others who are in view of the equipment)

**MUST BE SENT BY CERTIFIED RETURN RECEIPT REQUESTED OR
THEIR SIGNATURE ON A COPY OF THEIR LETTER SHOWING RECEIPT**

(Applicant's Name)
(Address)
(Contact Information)

(Date)

Mr. & Mrs. (Name)
(Address)
(Address)

Re: Application for (Fence, Basketball Goal or Playground Equipment)

Dear Mr. & Mrs. (Name)

I am submitting an application to the Architectural & Landscaping Review Committee (ALRC) for (a fence, basketball goal, or playground equipment) which will be considered for approval at their (date) meeting. The meeting will be held at 4142 Cheval Blvd., Lutz, FL 33558 at 8:30 a.m. The meeting is open to all residents. Please plan on attending if you wish to address any concerns regarding this application.

If you would like to discuss the matter PRIOR to the meeting date above, please contact our Association Manager, Tom Sholl, at 813-949-6058.

Sincerely,

(Applicant's Name)

NOTICE OF COMPLETION

4142 Cheval Blvd., Lutz, FL 33558 Phone: 813-949-6058

The undersigned OWNERS hereby:

1. Notify the Cheval Property Owners Association, Inc. (CPOA) Architectural and Landscaping Review Committee (ALRC) that construction of the improvements at _____ has been completed, and
2. Request the CPOA ALRC to make its final inspection of the improvements.
3. Project Description: _____.
Attached hereto are (i) a final as-built survey of the property and the newly constructed improvements and (ii) the ALRC copies of approval information.

NAME OF OWNERS: _____

SIGNATURES OF OWNERS: _____

DATE: _____ PHONE: _____

[TO BE COMPLETED BY THE ARCHITECTURAL AND LANDSCAPING REVIEW COMMITTEE]

An inspection was made of the above-referenced property on _____ and such inspection revealed:

↑ that the improvements **were** constructed in substantial compliance with the plans and specifications for which Plan Approval was received.

↑ that the improvements **were not** constructed in substantial compliance with the plans and specifications for which Plan Approval was received and the following corrections and/or modifications are required:

NOTE: Inspection and approval of construction hereunder is made on the basis of aesthetic considerations only and the ALRC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. The ALRC and its members shall not be held liable for any injury, damage or loss arising out of the manner or quality of approved construction or modifications.

**CHEVAL PROPERTY OWNERS ASSOCIATION, INC.
ARCHITECTURAL AND LANDSCAPING REVIEW COMMITTEE**

Date: _____

By: _____

(February 28, 2012)