

Revised 11/11/2011

**INTRODUCTION**

These Architectural Control Committee (ACC) guidelines are designed to assist the ACC and owners in the **Crystal Falls of Vero** community through the architectural review process. These guidelines compliment, support, and should be used in conjunction with the Amended Declaration of Covenants, conditions, easements, rights, limitations, and restrictions for Crystal Falls of Vero and the by-laws of Crystal Falls of Vero. These documents are available on our website [www.crystalfallsvero.org](http://www.crystalfallsvero.org) or by request in writing. The ACC review process is designed to create and preserve a community that is attractive, livable, and protective of property values.

**ARCHITECTURAL CONTROL COMMITTEE**

**Mission Statement:** The ACC shall set and through the Board enforce reasonable standards in order to ensure that the homeowner's proposed plans are harmonious in the exterior design and existing materials of the Crystal Falls of Vero Community.

The ACC will perform other duties from time to time, as necessary, including the inspection of construction and review of progress for conformance with the plans approved by the ACC. It is the goal of the ACC to work with each homeowner in a respectful and professional manner while ensuring compliance with our documents. For more details reference Article V of the Amended Declaration of Covenants, Conditions, Easements, Rights, Limitations, and Restrictions for Crystal Falls of Vero.

**Form Name:**

**Crystal Falls Property Owners Association: *Architectural Control Committee (ACC) Checklist***

**Lot Number:** \_\_\_\_\_

**Owner(s) Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**I. Lender:** \_\_\_\_\_

**II: Building Contractor**

\_\_\_ ACC notified of selected Building Contractor (Date:\_\_\_\_\_)

Builder's Name: \_\_\_\_\_

Builder's Phone: \_\_\_\_\_

Company's Name:\_\_\_\_\_

Company's Address City/State/Zip: \_\_\_\_\_

Company's Phone:\_\_\_\_\_

Builder agrees to complete home within one year of commencement of construction. [Article II, para. (66)]  
And is aware and will abide by this ACC checklist and Crystal Falls of Vero Property Owner's Association  
Amended Covenants. \_\_\_ ACC received Compliance letter (Date:\_\_\_\_\_)

\_\_\_ State License good in IRC: ACC received copy of Contractor License. [Article II, para. 24]] (Date: \_\_\_\_\_)

\_\_\_ Lender & Vendor References (Date: \_\_\_\_\_)

\_\_\_ Proof of Insurance & Workman's Comp. (Date: \_\_\_\_\_) .

Comments:\_\_\_\_\_

ACC Members Sign-Off: \_\_\_\_\_

ACC Approval Letter sent (Date:\_\_\_\_\_)

**III: Lot Clearing**

\_\_\_ ACC received request to clear lot (Date: \_\_\_\_\_) [Article II, para. (17)]

\_\_\_ Natural Vegetation: at least 15% of existing vegetation retained. [Article II, para. (17)]

\_\_\_ Trees: None over 6" in dia. being removed unless ACC considers necessary. [Article II, para. (17)]

Comments:\_\_\_\_\_

ACC Members Sign-Off: \_\_\_\_\_

\_\_\_ ACC Approval Letter sent (Date:\_\_\_\_\_)

**IV: House Plans**

\_\_\_ ACC received House Plans (Date:\_\_\_\_\_). [Article II, para. (6)]

\_\_\_ ACC received Boundary Survey (Date:\_\_\_\_\_). [Article II, para. (6)]

\_\_\_ Construction materials: all new. [Article II, para. (6)]

\_\_\_ A-frames and Domes (or other offensive structures): None. [Article II, para. (6) and para 10]

\_\_\_ Exterior Colors: Muted Earth tone; Recommended paint color approved by ACC. [Article II, para. (6)]

ACC has a selection of approved colors for review. Color Selected: \_\_\_\_\_ paint brand: \_\_\_\_\_

- \_\_\_ Exterior Walls: minimum height of 9'4". [Article II, para. (6)]
- \_\_\_ Garage: Accommodates minimum of 2 vehicles. [Article II, para. (5)]
- \_\_\_ Garage: Attached to house, 3 door max. [Article II, para. (5)]
- \_\_\_ No carports (Article II, Para 5)
- \_\_\_ Height Limitation: Not greater than 2 stories. Single Story: 25' max; 2 Story: 30' max. [Article 11, para. (7)]
- \_\_\_ Pavers: Sample received and meets ACC approval. [Article II, para. (26)]
- \_\_\_ Roof Material: Dimensional type shingles, cement tile, or tin. [Article II, para. (6)]
- \_\_\_ Roof Pitch: Minimum of 6 feet in 12 feet. [Article II, para. (6)]
- \_\_\_ Roof Sample: Received and approved by ACC
- \_\_\_ Setbacks: min. of 25' front and back, 15' sides [(Article II, para. (7)]. Plus 15' Lake Maintenance Easement for homes backing Track B. [Article I, para. (13)]
- \_\_\_ Sidewalk: 4' width with broom finish in the right-of-way of Street (lakeside properties have none). [Article II, para. (23)]
- \_\_\_ Size: One Story min living area of 1,800 s.f.; 2 Story min of 2,000 s.f.(1<sup>st</sup> floor min 1,200 s.f.); lakeside homes min. of 2,500 s.f. [(Article II, para. (7)]
- \_\_\_ Soffits: Minimum of 24" [Article II, para. (6)]
- \_\_\_ Vinyl siding: None [Article II, para. (6)]
- \_\_\_ Eight (8') Foot Tall Exterior Doors [Article II, Para (6)]

ACC Members Sign-Off: \_\_\_\_\_

ACC Approval Letter sent (Date:\_\_\_\_\_)

**V: Pool \_\_\_\_\_Yes \_\_\_\_\_No, If Yes Complete this section Note: Above Ground Pools will not be allowed.**

Contractor's Name: \_\_\_\_\_

Contractor's Phone #: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Phone #: \_\_\_\_\_

Company Address :\_\_\_\_\_

License # : \_\_\_\_\_ Expiration Date: \_\_\_\_\_

- \_\_\_ ACC received plans
- \_\_\_ ACC received Survey (If included on home survey, survey meets requirement).
- \_\_\_ Pool meets County setback requirement.

\_\_\_ To be screened or fenced \_\_\_\_\_?

**VI: Landscaping**

\_\_\_ ACC received Landscaping Plans (Date : \_\_\_\_\_). [Article II, para. (6) and Article II, para (17)]

\_\_\_ Landscaping plans meet or exceed the \$3,000 minimum dollar amount requirement (excluding sod and mulch. [Article II, para. (17) ])

\_\_\_ Sod shall be Floratam (Article II, para (17))

\_\_\_ Air Conditioning Units, wired generators and all pumps and filters shall be screened from street and adjacent properties. [Article II, para. (6) & (20, Amendment I)]

\_\_\_ Two (2) County approved canopy trees: min. of 3" dia. trunks, 10' tall, at least one centered in front yard. [Article II, para. (17)]

\_\_\_ Irrigation system & wells [Article II para.( 17)] should be dug to a level that minimizes orange stains – approx 100+ feet).

\_\_\_ No artificial plants or grass [Article II (17)]

Comments: \_\_\_\_\_

ACC Members Sign-Off: \_\_\_\_\_

ACC Approval Letter sent (Date: \_\_\_\_\_)

**VII: General**

\_\_\_ Sheds or out buildings not permitted [Article II, para 10]

\_\_\_ Fences & Hedges: If any, only along side and back, and of approved material (special restrictions for lake homes) [Article II, para. (8)]

\_\_\_ Fences: Don't restrict drainage flow and maintain a consistent horizontal line. [Article VII, para. (11)]

\_\_\_ Fences wood painted or stained or PVC [Article VII, Para 11]

\_\_\_ Gazebo: None in front yard; ACC review and approval of any in rear yard [Article II, para. (5)]

\_\_\_ No window AC units [Article II (20)]

\_\_\_ Mailbox common design, approved by ACC [Article VII, para 14]

\_\_\_ Antennas prohibited [Article II, para 9]