

Spanish Wells Unit Two HOA, Inc.
P.O. Box 1565
Bonita Springs, FL 34133
www.spanishwellshoa2.com

APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS

The undersigned Owner(s) hereby applies for approval of their plans and specifications for a new home or major remodeling located at _____ Spanish Wells Unit Two HOA, Inc, a subdivision in the City of Bonita Springs, Lee County, Florida. Any proposed modification that alters the physical size or footprint of the home—including additions, expansions, or structural changes, must receive prior written approval from the Spanish Wells Unit Two Board of Directors. The following are submitted as part of this application (all must be submitted for new construction or major remodeling):

A security bond of \$2,000.00 to be held by the Spanish Wells Unit Two HOA, Inc. See the section on the next page regarding the security bond reimbursement. The check should be payable to Spanish Wells Unit Two HOA, Inc.

The property owner is responsible for insuring all of the necessary permits have been obtained and approved from Bonita Springs and Lee County. One set of building plans/material specifications, complete insofar as they pertain to the Architectural Criteria, including a plot plan detailing foundation location and setbacks with lanai and pool location where applicable.

One set of landscape drawings with description of plantings and site locations

A color plan with color chips (or link to website) related to all exterior surfaces of the new home or changes and roof tile design/color

Deadline completion date for the new home or modifications.

The builder must maintain a certificate of insurance showing a minimum dollar coverage of \$1,000,000 for property, general liability, auto and workers compensation.

The builder must have a copy of all contractor licenses showing current registrations

The Undersigned Builder/Residential Contractor and the Property Owner(s) hereby acknowledge that they have received, read and understand the Architectural Criteria of Spanish Wells, Unit Two and agree to abide by the same. It is the responsibility of the Builder/Contractor to ensure all subcontractors fully comply with the Architectural Criteria of Spanish Wells Unit Two HOA, Inc.

Owner(s): _____ Builder/Contractor: _____

Date: _____

Date: _____

Owners Signature

Contractors Signature

Please print this form, have both parties sign and mail to the address at the top of this letter.

OWNER/CONTRACTOR PERFORMANCE RESPONSIBILITIES

This is a summary of the Architectural Planning Criteria and specific requirements, Section 5.0, “Architectural Control”, which identifies the site management procedures that must be followed during all construction and improvements. This summary is only as a quick reference.

All sanitation units shall be located on the Owner's lot, 20 feet from the street with the door facing the rear of the site.

All dumpsters shall be located on the Owner's lot (minimum size 6 yards for new construction). All trash to be deposited daily therein. Dumpster(s) be emptied promptly when full.

All vehicles use owner's lot only for parking.

Any and all road damage must be repaired to the satisfaction of Spanish Wells Community Association.

Avoidable noise, (i.e., radios, etc.), to be minimized.

Placement of a 4-foot plastic barricade on side and rear boundaries to remain for the duration of the project.

Alcohol beverage consumption is not permitted by contractors on construction sites.

Contractors may work from 7:00 am > 6:00 pm Monday through Friday and from 7:00 am > 4:00 pm on Saturdays. Contractors are not allowed to work on Sundays or Holidays.

All contractors will use the shortest route for ingress and egress to the construction site.

The non-interest-bearing security bond (\$2,000) will be refunded to the owner within 10 business days after the first meeting of the Board following receipt by the Board of a copy of the official Certificate of Occupancy, and satisfactory inspection by the ARC to verify that all items of the Architectural Criteria have been upheld.

Reviewed and approved/rejected by the Spanish Wells Unit Two ARC committee.