



## PALMETTO HALL OWNERS' ASSOCIATION

### PALMETTO HALL ARB APPLICATION FOR RESIDENTIAL PROPERTY

Application for construction of a single family residential structure within Palmetto Hall is made by the parties below with the full knowledge and understanding of the Palmetto Hall Recorded Covenants and the Standards for Review published and enforced by the Palmetto Hall Architectural Review Board (PHARB) and the parties below agree to adhere to same.

Owner, Builder, and Landscaper are responsible for adherence to all policies as set forth in the Palmetto Hall Covenants/PHARB Standards for Review PHARB Application for Residential Building Permit and for adherence to the building and landscaping plans as they were submitted to and approved. Any changes to approved plans must be submitted for approval along with a new set of plans and approved prior to site changes. The ARB is very sensitive to homes situated on golf courses/lagoons. Therefore, any intended clearing in 20 ft. of the golf course or waterfront must be approved prior to such intended clearing. Wax myrtles are sometimes abundant along the lagoons and these need to be preserved from an ecological and erosion control standard. Removal of trees other than those shown on the final approved site plan or subsequently approved by the ARB is not permitted. Unapproved clearing/plan changes constitute non-compliance and fines and/or penalties will be imposed. Throughout the construction period, the site will be inspected by the PHARB Inspector, Administrator, and Board Members to determine continuing compliance with Palmetto Hall Covenants/PHARB Standards for Review/PHARB Application for Residential Building Permit/PHARB approved plans. Failure of any PHARB Inspector/Board Member to detect or object to an unauthorized design change or other non-compliance matter during the construction process does not relieve the owner/building/landscaper of any obligation to correct the non-compliance.

The Owner and/or Building hereby acknowledge that the funds so deposited will be deposited in an interest bearing account with interest accruing to the benefit of the PHARB. The Owner and/or Builder further acknowledge and agree that such funds shall be retained by the PHARB pending satisfactory completion of the Project in accordance with plans approved by the Board and in accordance with the Palmetto Hall Covenants/PHARB Standards for Review and Policies/PHARB Application for Residential Building Permit. The Owner and/or Builder further acknowledge the PHARB's right to contract for clean-up should the contractor fail to keep the premises in proper order and retain the cost of such clean up from the compliance deposit and to contract for landscaping should the owner fail to complete the Project on a timely basis, or failure to construct the Project in accordance with the approved plans, or failure to comply with the rules or conditions noted herein, the PH Covenants and the PHARB Standards for Review. Such penalties, which may be established and periodically modified by the PHARB at its sole discretion, from time to time, shall be deducted from the funds deposited by the Owner and/or Builder, but without further accounting to the parties involved. Any legal or other expenses incurred by the PHARB relative to a matter of non-compliance shall likewise be deducted from funds deposited by the Owner and/or Builder.

APPLICANTS WILL BE NOTIFIED IN WRITING OF ALL DECISIONS OF THE PHARB WITHIN 10 WORKING DAYS OF THE ARB MEETING. ORAL REPRESENTATIONS of any ARB decision shall be



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non-binding on the PHARB. No approval of plans/location/specifications and no publication of architectural standards bulletins by the Architectural Review Board shall ever be construed as representing/implying that such plans/specification/standards will, if followed, result in a properly designed residence or that such standards comply with pertinent law. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence will be built in good workmanlike manner. NO IMPLIED WARRANTIES OF GOOD WORKMANSHIP, DESIGN, HABITABILITY, QUALITY, FITNESS FOR PURPOSE, OR MERCHANTABILITY SHALL ARISE AS A RESULT OF ANY PLANS, SPECIFICATIONS, STANDARDS, OR APPROVALS MADE OR PUBLISHED PALMETTO HALL, OR THE ARCHITECTURAL REVIEW BOARD, THEIR SUCCESSORS or ASSIGNS.

Owner, Architect and Builder also certify by signing below that water conservation devices are included in the design/construction of this residence.

This application is to be completed in its entirety and signed by all parties prior to the issuance of any Palmetto Hall Architectural Review Board permits. By signing, all parties acknowledge receiving, understanding, and accepting the Standards for Review and that all information provided on this application is true and correct.

**ACKNOWLEDGED BY:**

Owner: \_\_\_\_\_ Architect/Designer: \_\_\_\_\_

Owner: \_\_\_\_\_ Builder/Contractor: \_\_\_\_\_

Owner: \_\_\_\_\_ Landscaper: \_\_\_\_\_

PHARB REFUND CHECKS FOR COMPLIANCE DEPOSIT MONIES WILL BE REFUNDED TO THE PARTY WHO PAID THE MONIES.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_