

STATEMENT BY THE OFFICERS OF ORCHID BAY POA, INC

The attached 22 page document named

ORCHID BAY POA, INC.

ALRC

ARCHITECTURAL & LANDSCAPE REVIEW COMMITTEE
Procedures & Guidelines

with this notarized statement replaces the last recorded version named Orchid Bay POA ALRC Polices & Procedures dated 1/3/13. As permitted by the Orchid Bay POA Declaration of Covenants & Restrictions, the document was revised by the 2015 Architectural & Landscape Review Committee with approval confirmed by unanimous affirmative vote at a duly convened meeting of the Orchid Bay POA Board of Directors on 8/27/15. This document was prepared by CAM Resources LLC, property manager for Orchid Bay POA, Inc.

State of Florida
Martin County

The foregoing instrument was acknowledge before me this 31 day of August, 2015

by Jerry Pofeba
Jerry Pofeba, 2015 POA President

and

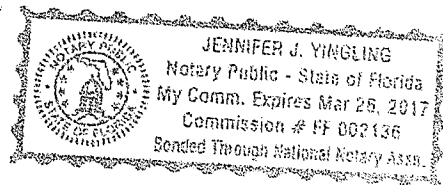
Rhonda Leonard
Rhonda Leonard, 2015 POA Secretary

Notary Public - State of Florida

Jennifer J. Yingling
Notary Signature

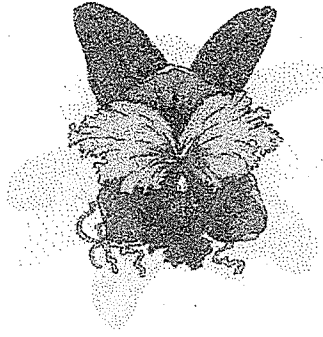
Printed Name of Notary
Notary Seal:

Personally Known _____ OR Produced Identification X
Type of Identification Produced FL DL



INSITE # 2532022 DR BK 2805 Pg 1399 RECD 09/01/2015 10:07:52 AM
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DOC \$0.00, MTG DOC \$0.00, INTANGIBLE \$0.00

Recorded instrument to be returned to:
Orchid Bay POA, Inc.
POBox#705
Palm City, Fl 34991



ORCHID BAY POA, INC.

ALRC

ARCHITECTURAL & LANDSCAPE REVIEW COMMITTEE

Procedures & Guidelines

Revisions

8/27/15 – revision & rewrite

1/3/13

5/26/11

4/15/10

3/8/10

8/16/03

7/26/99

11/19/98 rev 6/17/98 5/27/98 rev

4/1/96

4/26/94

ALRC TABLE OF CONTENTS

	<u>PAGE</u>
Purpose & Goals.....	1
Application Requirements.....	1
Application Review/Approval/Disapproval.....	1
Structural Guidelines.....	2-3
Landscape Guidelines.....	4-5
Preferred Plant List.....	6-7
Grading & Drainage Plan.....	8
Mailbox Assembly.....	9
Signs.....	10
Application Fee Schedule.....	11
Application Form.....	12
Application Checklist.....	13
Community Plat.....	14
Lot Plan.....	15
Lot & Address Directory.....	16-19
Index.....	20

Purpose & Goals

The ALRC Procedures & Guidelines are designed to facilitate the efforts of members of the association and their contractors to accomplish the mutual goals of community and harmony with minimal oversight. ALRC authority applies, but is not limited to, any and all construction, remodeling, outbuildings, patios, balconies, decks, fences, walls, landscaping, ponds, utilities, pools, lanais, driveways and other additions or changes affecting the exterior of residences and lots. No improvements of any type or nature whatsoever shall be commenced unless and until the approval thereof shall be obtained in writing from the ALRC.

Anything contained in these procedures and guidelines shall not conflict with the provisions of the Declaration of Covenants and Restrictions or the By-Laws.

If the ALRC unintentionally overlooks a discrepancy or error on a plan and such plan receives approval, the homeowner is in no way excused from fulfilling the requirements.

Application Requirements

1. Projects requiring an ALRC application must receive written approval from the ALRC prior to commencement.
2. ALRC applications must be accompanied by the applicable fee (see page 11)
3. ALRC applications must be accompanied by three (3) sets of a certified survey or site plan when applicable
4. ALRC previously approved applications requiring a change that has a material effect on exterior elevations or landscaping must be resubmitted and are subject to the same requirements as an original application
5. ALRC applications for construction must be accompanied by three (3) sets of the engineered construction drawings used to obtain any county permit.
6. ALRC applications for landscaping must be accompanied by three (3) sets of plans (site plan) and plant material specifications.
7. ALRC applications affecting surface water drainage must be accompanied by a grading & drainage plan showing existing and design grades and/or contours relating to the predetermined ground floor finish elevation.
8. ALRC forms and the application are contained in this manual or may be obtained from the property management company.

Application Review/Approval/Disapproval

Preliminary - An applicant may initially request a meeting with the Chairman of the ALRC to discuss any proposed improvement(s) being contemplated for the purpose of securing procedural information, restrictions and required forms.

Review - Plan approval is granted once the ALRC has duly met to review and votes in favor of the project based upon all required documents and fees. Once final approval is granted the project shall be completed within one year of the start date or as stated on the approved application.

Final - The ALRC will inspect the site within 48 hours after notification by the builder or homeowners that a Martin County completed building permit or Certificate of Occupancy or other county document if applicable to the project has been issued. Property owners are required to submit a certified as-built survey of the property. This final inspection is to confirm compliance with the approved ALRC application(s) as submitted.

Disapproval - See Declaration of Covenants

NOTE - Existing approved or not approved non-conforming projects are not recognized as precedence for approval on new or future ALRC applications.

Structural Guidelines

Some home designs may be unacceptable for a particular lot because of their similarity to the homes in the immediate neighborhood. If in the judgment of the ALRC, the massing, basic style, roof line, exterior materials, colors or other features of a home are too similar or dissimilar to the neighboring homes, the design or colors will not be approved and must be resubmitted with the changes. No reflective glass tinting or mirror glass in windows or thru-wall window air conditioning units will be allowed. The ALRC will utilize a professional structural architect to review all modifications to existing structures and new construction requiring a Martin County building permit excluding replacement of existing windows or doors of the same opening size and design, hurricane shutters or panels, driveways, fence installations, replacement of roof or siding without change to existing design, material type or color. Contractors and vendors are the invitees/guests of the property owner. Therefore, it is recommended that they have current Martin County and/or State licenses, insurance for liability, property damage and workman's compensation.

Antennas (Declaration of Covenants)

No radio, television, or other electronic antenna or aerial may be erected or maintained anywhere on the Common Property, Lots, or the exterior of any Dwelling Unit without the prior written approval of the Association and the ALRC.

Driveways, Garages & Sidewalks

See Declaration of Covenants

Grading & Drainage (see page 8 for plan)

All site drainage should be indicated on the site plan and/or landscape plan and shall be designed to be contained on each individual lot. It is the owner's responsibility to insure proper grading is done so as not to drain into a neighboring site. No new or amended drainage plan is required for additions providing there is no impact to existing swales and drainage elevations.

Fascia

All fascia must be a minimum of 2" x 8".

Fences

- If the owner wishes to place the fence on the side property line, it must be approved in writing by the adjoining property owners. Such agreement shall contain language that all maintenance and repairs and removal must be jointly agreed upon and both owners shall be jointly responsible. In the event an adjoining property owner does not agree to be bound by the "joint ownership" agreement, then in the event any side lot fence must be located at least 5' from the property line and landscape screening shall be installed as approved by the ALRC between the fence and the property line. The same agreement shall be made if the fence is placed on the rear property line with the adjoining property owners.
- No fences will be allowed beyond the rear of the structure on lots of homes located on lakes. All other fences shall be approved by the ALRC prior to installation and must not be higher than four (4) feet high unless approved by the ALRC. All fencing materials must be approved by the ALRC. Side yard fences shall not extend forward of the rear side of the Dwelling structure. Any fencing may require screening with vegetation at the discretion of the ALRC.
- Fences located at the rear of lots on Roby's Way shall be allowed an exception to install a six (6) feet white only, wood or wood-like fence or four (4) feet black vinyl chain link. This fence must be uniform in height and design.
- Fences and pet containment areas must meet requirements and approval from ALRC.

Home Size

See Declaration of Covenants

Mailbox Assembly (see page 9 for design)

Lighted mailboxes with an integrated automatic photo cell shall be mandatory and of uniform design and at all times be kept in an operational condition. The mailbox assembly accessible to street postal delivery is to be located in the front swale (grassy section between the sidewalk and the road) as approved by the ALRC. No plantings are permitted in the swale area. To assure uniformity mailbox assembly the design found on page 9 shall be used to construct the approved lighted mailbox and includes a list of parts and suppliers. Should any part become obsolete or unavailable please contact the property manager.

Pools, pool decks and/or enclosure requirements

1. Site Plan or survey showing existing or proposed pool and/or pool enclosure
2. Landscape Plan showing landscaping material to be removed and/or added.
3. Side and rear elevations showing relation to residence.
4. An illustration showing a typical section detailing materials and how the pool deck ties into and/or matches the existing structure.
5. Pool may be protected around the perimeter of the pool deck with a screen enclosure (white or bronze) or a fence not higher than four (4) feet approved by the ALRC.

Roof Material (Declaration of Covenants)

Tar and gravel roofs, asphalt shingles and/or fiberglass shingles, unless copper clad, shall not be permitted. No flat roofs shall be permitted unless specifically approved by the ALRC. All roof construction and the pitch thereof must be approved by the ALRC.

Setbacks & Deed Restrictions

- See Declaration of Covenants & Amendments for setbacks
- Lot #20, 5551 SW Orchid Bay Drive – limited to a one story dwelling (Martin County Public Records Bk 1297 Pg 1149 & 1150)
- Lots shall be used to construct single-family private residential dwelling and for no other purpose. As of 2015 only Lots #34 & 48 are vacant.

Service Areas

All service areas and utility meters to include water softeners, well pumps, irrigation pumps, A/C units, pool equipment and generators as well as other mechanical equipment as determined by the ALRC on new construction, renovations or additions to the property are to be screened from view from the streets and surrounding lots. Screening can be by a solid enclosure or wall to match the house decor and color or a fence not be higher than four (4) feet unless approved by the ALRC or mature landscaping as approved by the ALRC.

Signs (see page 10 for design & details)

No signs shall be placed or erected or displayed on any Lot without the approval of the ALRC.

For contractors asking to display a sign during an approved ALRC project please refer to Page 10.

Solar Heating Apparatus (Declaration of Covenants)

All solar heating apparatus must conform to the standards set forth in the HUD Intermediate Minimum Property Supplement; Solar and Domestic Hot Water Systems. No solar panels, vents, or any other roof-mounted, mechanical equipment shall project more than 1 to 1 1/2 feet above the roof surface. In no event shall solar panels be visible from the street, and the paint on all such equipment shall be consistent with the color scheme on the roof and shall be approved by the ALRC prior to installation.

Storm Water Management

All catch basin inlets and individual lot swale catch basins, if present, must be protected from all runoff, debris and soil, etc. as per Martin County Building Code requirements.

Landscape Guidelines

The primary objective of the landscape criteria is to establish planting guidelines, which will provide cohesiveness to the community, not unlike that found in native habitats. Additional benefits will be the provision of shade, framing and accent to individual homes. The plan review process and design criteria in conjunction with the attached plant palette shall be the basis for determining the acceptability of the proposed planting plan.

1. All new construction must submit a landscape plan prepared by a licensed Florida landscape architect with the structural application.
2. Major redesign, as determined by the ALRC, of existing landscapes must submit an application and landscape plan.
3. Exact replacements for existing damaged landscaping material are exempt.
4. The ALRC may utilize a professional landscape architect to review plans.

Plant Palette (see preferred plant list on pages 6 & 7)

- Native Envelope - A limited variety of proven native tree species will be used on each lot and provide reforestation and continuity to the community.
- Ornamental Accent - In immediate proximity to the dwelling, plant material more ornamental in nature may be utilized to enhance architecture and create appropriate spaces.
- Ground Cover - The lower levels of plant materials shall help reinforce the creation of spaces, shall provide understory for trees, and shall provide buffer and screen where appropriate. Predominantly, these materials shall be used in mass to minimize maintenance and simplify design.

Considerations

Central Palm City is considerably colder than Stuart being located west of major water bodies. Careful consideration shall be given to cold tolerance of selected species. While some freezing and loss of plant material may be acceptable during extreme winters, tropical and subtropical species shall be limited and replaced as necessary. Designers may feel the use of some vulnerable material is necessary to achieve desired color, texture, etc. The inclusion of frost tolerant species is encouraged for major landscaping components.

The Orchid Bay Property was at one time a producing orange grove. A number of viable citrus trees remain on site as well as a number of trees that are in significant decline. Citrus trees are obviously acclimated to this locale but are demanding of relatively high maintenance. If owners elect to preserve, transplant, or plant new citrus varieties, they shall be aware that a commitment to fertilization and periodic treatment of herbicides, fungicides and pesticides is required for optimum appearance and productivity.

Soils throughout Palm City, including those at Orchid Bay, often exemplify poor percolation characteristics. The physical properties of the soils frequently display high quantities of both fine particles and organic material. Soils that maintain consistently high moisture content can be extremely detrimental to ornamental horticulture. To overcome potentially detrimental effects, the following steps shall be taken.

1. Surface drainage shall be designed to provide optimum discharge
2. Containment areas such as those created by sidewalks, driveways, patios, etc. shall be laid out as to provide either surface or subsurface discharge.
3. Gutters and downspouts shall be used to prevent flooding of planting beds.
4. Beds and planting pits shall be back filled with soils containing 70% or more course sand. These planting areas shall be designed so as to allow discharge laterally or otherwise.
5. Planting design shall acknowledge soil conditions.
6. Species tolerant of moist conditions shall be utilized where appropriate.

Design Criteria

1. Landscape for each parcel shall include the planting of not less than twelve trees (palm trees are not counted), but shall be primarily based upon the size of the lot, and the trunk diameter of the tree which is consistent with a 12 foot height of the species selected.
2. Preservation of existing vegetation may, at the sole discretion of the ALRC, be taken into consideration in establishing landscape plan approval.
3. All residential parcels shall have St. Augustine "floratam" sod in the front, side, and rear yards, and automatically controlled underground irrigation systems for watering purposes. In no case, shall a material other than sod or other vegetation cover more than 65% of any front yard.
4. Existing trees and plants on the preferred plant list shall be identified as to location and size (height and caliper) and shall not be removed without the approval of the ALRC.
5. Landscape material (grass, ground cover, shrubs and trees) is to be identified as to the specific size to be planted, genus, species and variety of material used and condition of plants. A schedule of all plant material to be used is to accompany or be incorporated into the landscape plan. All plant material shall be Florida Grade Standard No. 1 or better.
6. All surfacing materials should be clearly noted as to whether they are concrete, grass, planting bed, or other material. Texturing or other surface treatment of concrete paving is to be indicated to include color presentation.
7. No artificial grass, plants, or other vegetation shall be placed or maintained upon the exterior portion of any lot.
8. Rock gardens or other similar stone landscaping will be permitted as long as they constitute no more than 15% of the landscape area and are first approved by the ALRC.

PREFERRED PLANT LIST

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>COMMENTS</u>	<u>KEY</u>
TREES			
Bottle Brush, Red Cluster	Callistemon Sp	Vulnerable to severe winters	^
Cattley Guava	Psidium Littoral		^
Citrus Varieties	Citrus Sp	Sunny, well drained	^
Dahoon Holly	Ilex Casine	Predominant framing/reforestation tree	^
East Palatka Holly	Ilex Attenuata	Predominant framing/reforestation tree	^
Japanese Yew Tree	Podocarpus Macrophyllis Maki		*
Laurel Oak	Quercus Laurifolia	Predominant framing/reforestation tree	^
Live Oak	Quercus Virginiana	Predominant framing/reforestation tree	^
Loquat	Eriobotrya Japonica	Sunny, well drained	*
Oleander Tree	Nerium Oleander		*
Tree Ligustrum	Ligustrum Lucidum	Accent, required good drainage	*
Red Maple	Acer Rurum	Deciduous, heavy soil, suited for rear yard & Lake front	^
Slash Pine	Pinus Elliotti	Predominant framing/reforestation tree	*
Southern Magnolia	Magnolia Grandiflora		*
Southern Bald Cypress	Taxodium Distichum	Deciduous, heavy soil	^
Wax Myrtle	Myrica Cerifera	Predominant framing/reforestation tree	^
PALMS			
Queen Palm	Syagrus Romanzoffiana	Limited quantities adjacent to home, Not a framing tree	*
Sabal Palm	Sabal Palmetto		^
Canary Island Date	Phoenix Canarieinsis		*
Senagal Date	Phoenix Reclinata		*
Saw Thatch Palm	Paurotis Wrightii		^

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>COMMENTS</u>	<u>KEY</u>
SHRUBS			
Bird of Paradise	Strelizia Reginae		*
Cardboard Plant	Zamia Furfuracea		*
Coontie	Zamia Floridana		*
Crinum Lily	Crinum Spp		*
Dwarf Oleander	Nerium Oleander		*
Pittosporum	Pittosporum Tobira		*
Philodendron	Philodendron Selloum		*
Indian Hawthorn	Rhaphiolepis Indica		*
Hibiscus	Hibiscus Rosa Sinensis		*
Nora Grand Ixora	Ixora "Nora Grant"		*
Oleander	Nerium Oleander		*
Sandankwa	Viburnum Suspensum		^
Saw Palmetto	Serenoa Reopens		*

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>COMMENTS</u>	<u>KEY</u>
GROUND COVERS			
Blue Rag Juniper	Juniperus Horizontalis		*
Evergreen Giant Liriope	Liriope Evergreen Giant		*
Boston Fern	Nephrolepis Exaltata		^
False Heather	Cuphea Hyssopifolia		*
Parson's Juniper	Juniperus Parsonii		*
Dwarf Yaupon	Ilex Vomitoria Nana		^

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>COMMENTS</u>	<u>KEY</u>
GRASS			
St Augustine	Stenotaphrum Secundatum	Sod (not from seed)	*

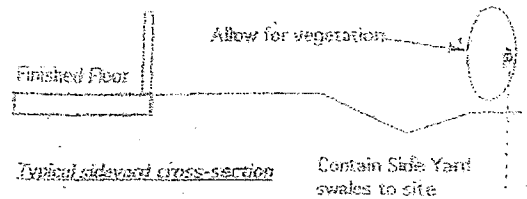
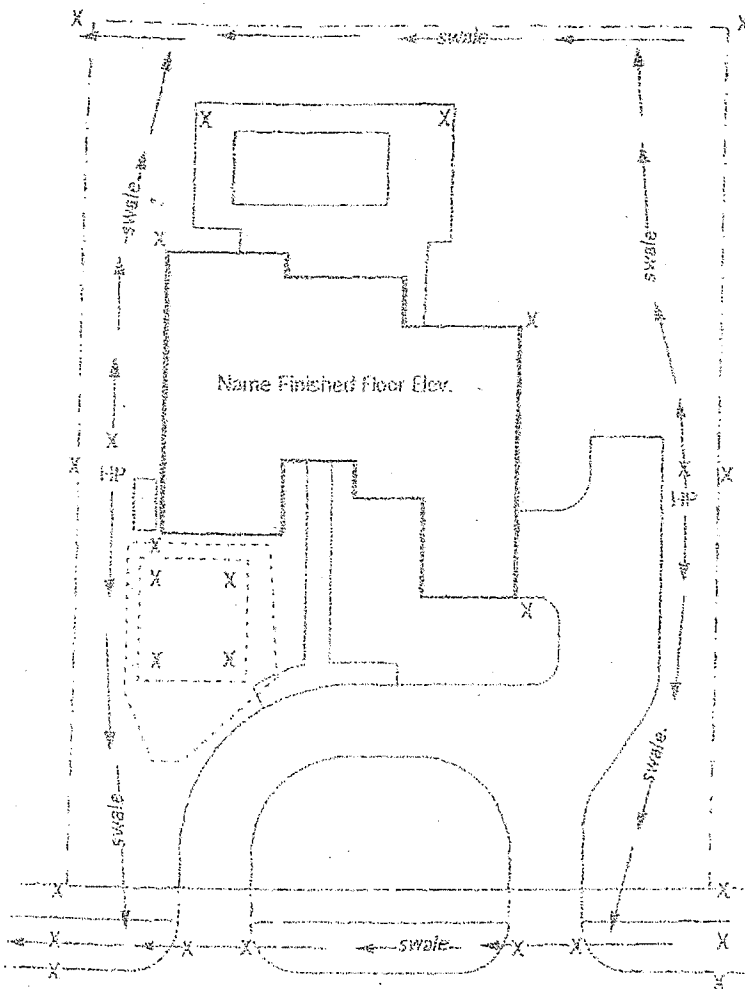
KEY

Tolerates Heavy Soils ^

Prefers Sandy, Well Drained Soil *

TYPICAL GRADING & DRAINAGE PLAN

1. Indicate direction of flow and name swale high point and low point elevations.
2. Name existing and proposed elevations as indicated by X.
3. Contain drainage to site.
4. Show drainage swales and directions of flow naming high points (HP) and discharge elevations.
5. Maintain higher elevations along the side property lines that allow buffer plantings to be elevated above swale.
6. Name and show swale high point (HP) elevations.
7. Show drain field and tank locations and name elevations. Show required expansion area. Maximum slope is 8:1.
8. Show sidewalk. Name elevations at edge of pavement and at both property lines.
9. Show centerline and direction of swale flow.
10. Name critical elevation points at property lines and at each pavement edge of drive crossings.
11. Engineer or contractor shall ascertain that flow is consistent and continuous from overall swale high point to catch basin. Flow shall be over drives and unobstructed.



Mailbox Guidelines & Assembly

Lighted mailboxes with an integrated automatic photocell are mandatory, of a uniform design and to be kept in an operational condition. The mailbox assembly goes in the front swale (*grassy section between the sidewalk and the road*) as approved by the ALRC. No plantings or ornamental stones are permitted in the swale area. To assure uniformity the mailbox diagram on pages 9 & 10 shall be used to locate & construct the approved lighted mailbox assembly.

The complete mailbox assembly and parts can be purchased through the association management company or the community website. There is no additional charge for ordering from the association. Community cost is your cost and can be billed through the association.

No external electrical boxes are permitted on or about the mailbox. A recessed flush mount vertical electrical outlet box can be installed 4" above the 6x6x18 base in the back of the post. (*See mailbox diagram*)

The only approved flag mount can be installed 8" to the bottom of the mount from the bottom of the light fixture. (*See mailbox diagram*) This can be purchased through the association management company.

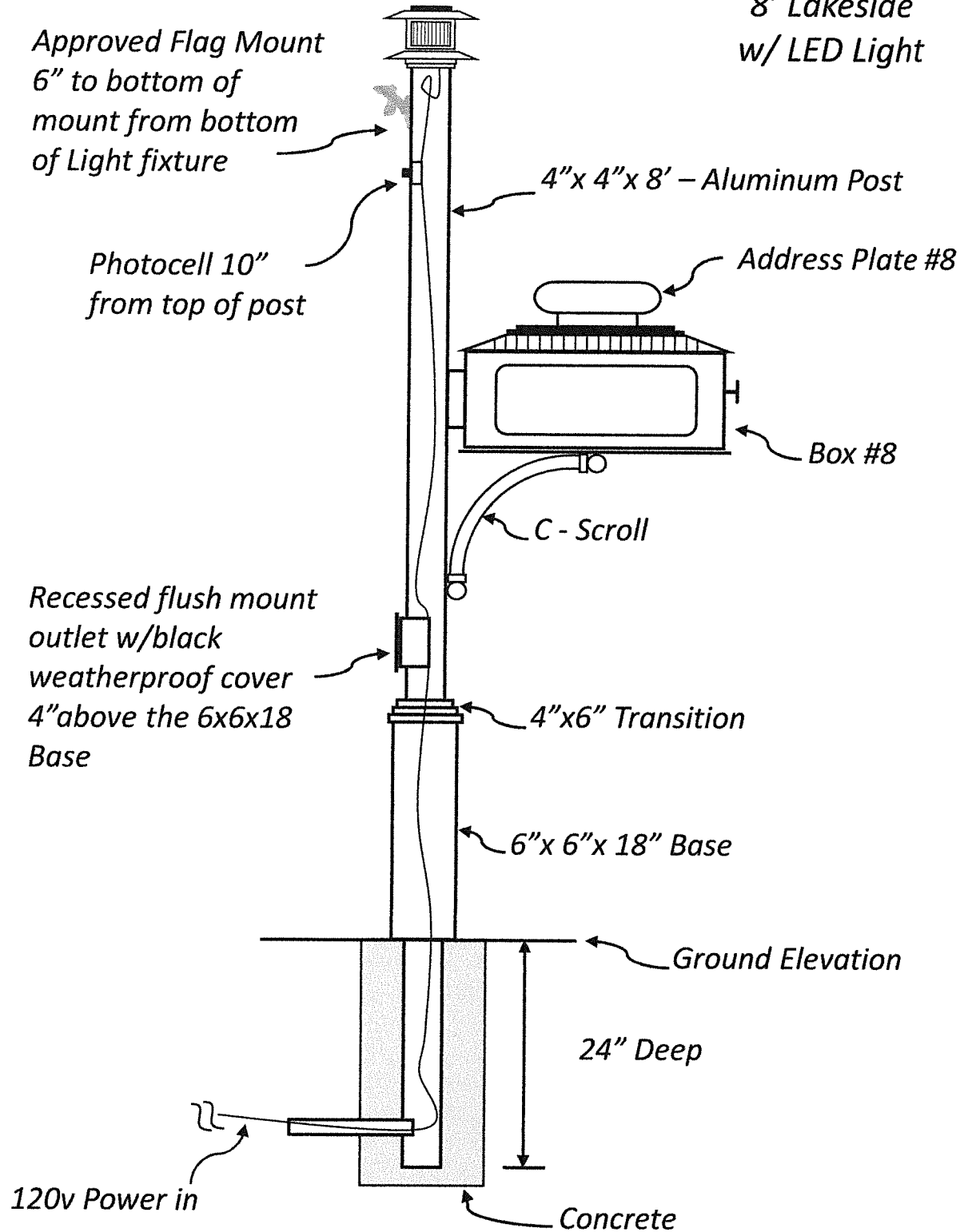
Temporary decorations on the mailbox for purposes of a holiday are welcomed so long as they are removed in an appropriate time frame. All other decorations are not permitted.

- Light bulb – 25 Watt Clear Bulb 110V E12 Base up to 5" light – 25T8
- Light fixture – Aurora Titan LED Deck Light – RLA-6048
- Light fixture base plate – 110V base plate with socket coverts 12v to 110v – EBPWS110V
- Photocell - BUTTON THERMAL PHOTOCNTROL, 120 V - K4021C
- Mailbox post - Pole - 4" X 4" X 6' Square - Mailbox Poles:12-4-26-6
- Mailbox - Williamsburg Mailbox 8 w/ Knob PC - Mailbox:32-1908-MB8-PC
- Mailbox number plate - Williamsburg Number Plate #8 PC - Number Plates:32-0209-8-PC
- Mailbox numbers - Vinyl Numbers - 2" Gold Times New Roman Set - 31-2-92-TNR
- Mailbox bracket - C Scroll Powder Coated - Brackets:32-221X5-C-PC
- Mailbox post base - Base - 4" ID X 18" H Square - Bases:22-4-26-18
- Mailbox mounting plate - Lakeside Mounting Plate - Accessories:31-0405-MP
- AOD flags for Williamsburg MB - Accessories:31-5X5-FLAG
- Approved Flag Mount

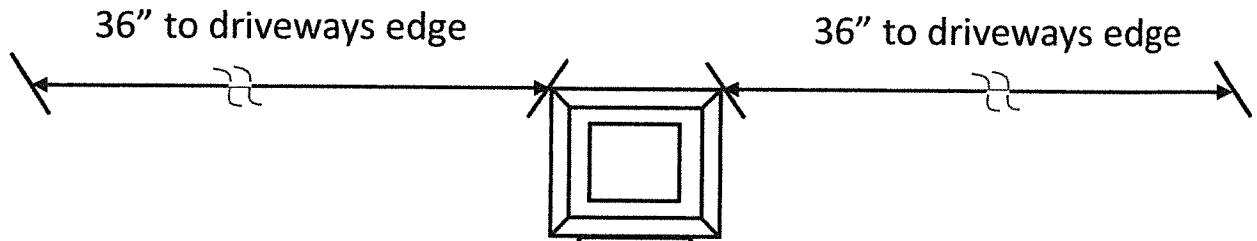
The process for buying replacement parts or scheduling a repair would be to email or call our support team (support@aodmailboxes.com/770-436-6198) with a picture of their damaged mailbox and the community name (Orchid Bay). Our support team can take it from there to let the homeowner know what parts they would need. Let me know if you need any additional information.

Mailbox Diagram w/Photocell, Outlet & Flag Mount

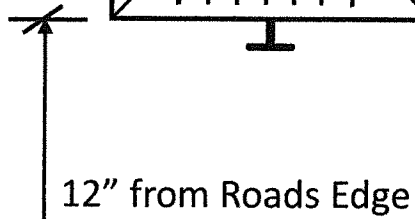
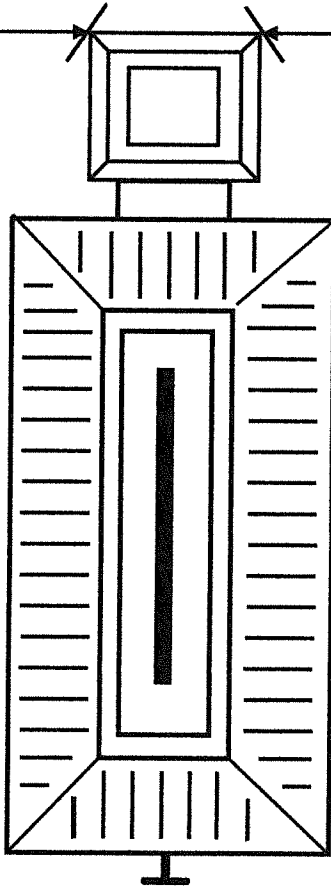
Orchid Bay
8' Lakeside
w/ LED Light



Install Diagram Arial View



Install Mailbox assembly as shown:
36" from the edge of your driveway and 12" from the roads edge.

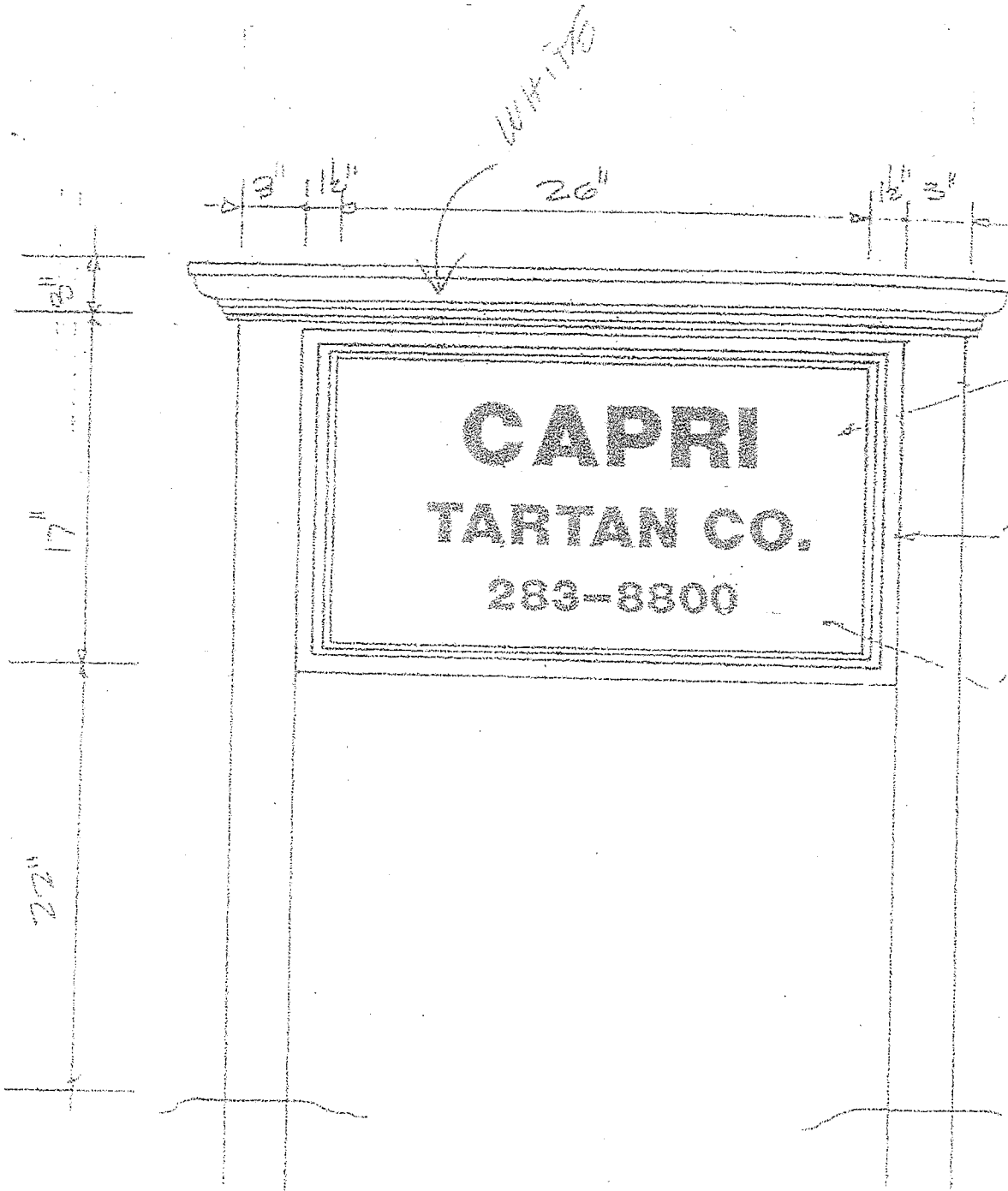


Roads Edge



SIGN DIAGRAM

One professionally designed sign as detailed below may be displayed by a licensed contractor during an ALRC approved exterior project showing the name and phone # of the contractor. All signs are to be removed upon completion of the job.



APPLICATION FEES

\$250

New construction with landscape plan

\$200

Addition with landscape modifications

\$100

Addition without landscape changes

Renovation and/or building modification (to change original design)

Improvement or modification to pool, lanai, driveway

New landscape design w/o changes to the building

New pool with or without lanai

New screened lanai

Material change to original application

\$50

Generator Installation

Fence

Pet enclosure

\$25

Changing house and/or trim color

Changing roof material and/or color

Changing or adding utility screening w/plantings or permanent structure

Addition of shutters or storm panels

Change of front door style or color

Change of window size & style

No application or fee is required for maintenance and/or repair items:

Re-painting residence the same color as previously approved

Replacing existing damaged plant material with previously approved items

Repairs to existing building without change

Repair to existing well or septic system

Replacement of front door with the same style or color

Replacement of windows with the same size & style



ORCHID BAY ARCHITECTURAL & LANDSCAPE REVIEW APPLICATION

Applicant Name(s) _____ Application Date _____

Street Address of Property _____ Orchid Bay Lot # _____

Contact Phone #s _____
Primary Cell Work

Mailing Address (if different) _____
Street City State & Zip

The Declaration of Covenants & Restrictions and ALRC Procedures & Guidelines contain key information relevant to ALRC approval. (i.e.; fees, required documents, property setbacks, easements, structural & landscaping guidelines, fences, additions/renovations, pools & enclosures, equipment, grading and surface water management, etc.)

This application will not be given consideration by the ALRC until the required fee and documents are received. Make checks payable to: Orchid Bay POA, Inc. and either mail completed package to ORCHID BAY POA; ALRC Chairman; PO BOX #705; Palm City, FL 34991 or arrange with the property manager for delivery.

Once the application is approved, work must commence within 3 months of the approval. If no work is commenced, 2 extensions up to 6 months from original approval will be given upon valid request.

Estimated completion date: _____. If the ALRC approved project is not completed by this date an extension of up to (3) months will be afforded upon valid request. The owner will promptly contact the property manager or ALRC Chairman upon completion to set a final inspection date. The ALRC final inspection requires proof of a Martin County Certificate of Compliance, Certificate of Occupancy or other County document if applicable to the project.

The ALRC reserves the right, but not the obligation, to perform periodic inspections to ensure the parameters of the approved application are being followed. Absence of ALRC periodic inspections shall not excuse the property owner from executing the application as approved without deviation.

Description of new construction, addition/modification/renovation, etc.:

The undersigned acknowledges they have read and shall comply with the Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation and ALRC Procedures & Guidelines. The undersigned understands no work shall commence until ALRC approval is issued in writing.

Property Owner Signature

Property Owner Signature

Application Checklist

Lot # _____

Property Street Address: _____

Owner Name: _____

___ Completed Application

___ Fee

For architectural changes and/or improvements

___ 3 sets of a certified survey (minimum scale 1" = 10')

A survey is conducted by a licensed land surveyor that outlines boundaries, setbacks, easements and physical dimensions as well as the relative position of the house, sheds, fences, and other hard structures on the property. It is required when applying for home improvements that expand the house or involve installing permanent structures, such as in-ground swimming pools, lanais, enclosures, fences, generators, etc.

___ 3 sets of the architectural plans with a grading & drainage Plan

Floor Plan Minimum scale 1/4" = 1'

Roof Plan Minimum scale 1/8" = 1' or 1" = 20'

Exterior Elevations Minimum scale 1/4" = 1' (front/rear/sides)

Architect Name, Address, Phone #:

Contractor Name, Address, Phone #:

For landscape changes and/or improvements

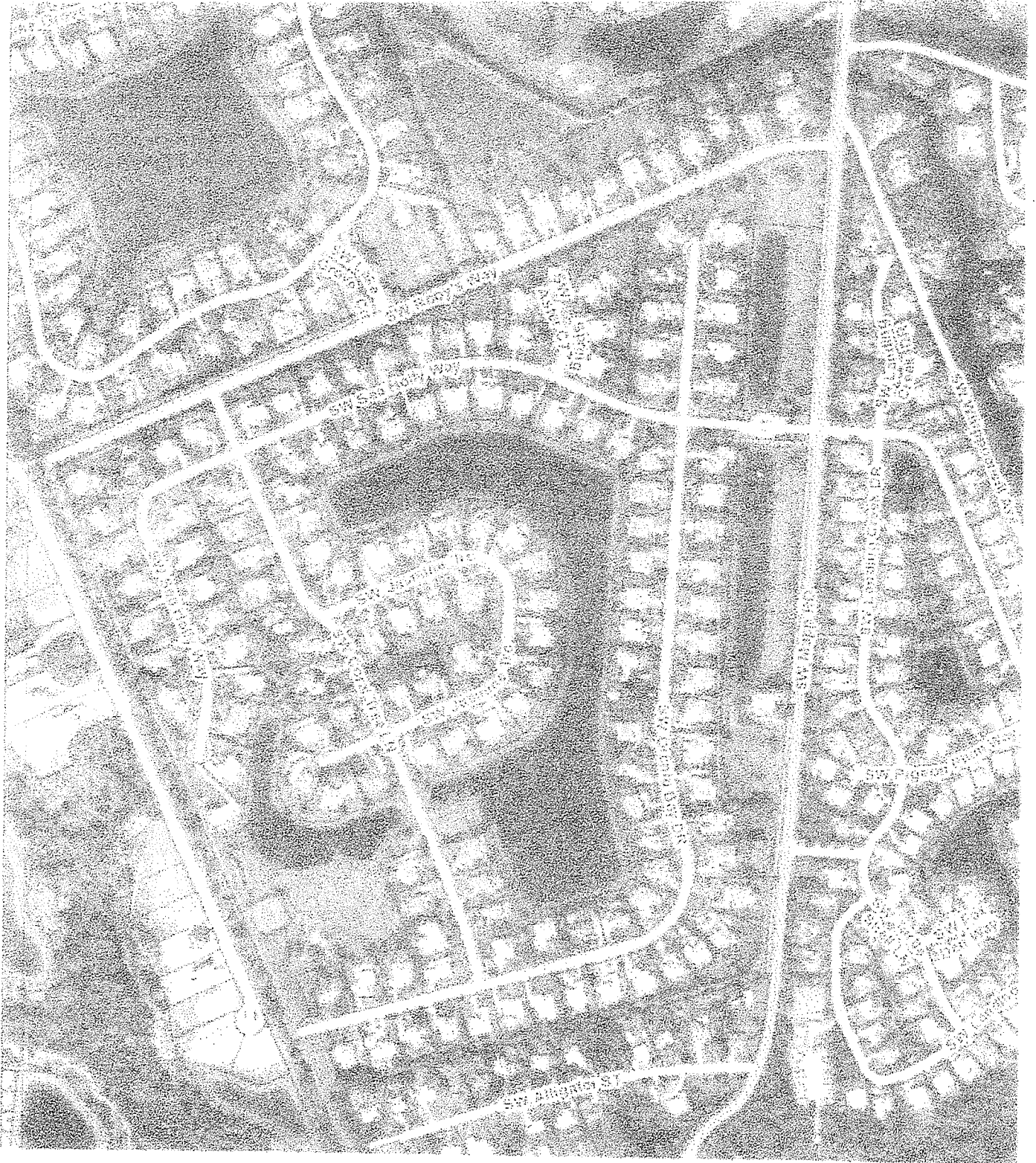
___ 3 sets of site plan

A site plan is an architectural document detailing proposed improvements to a given lot involving landscaping and the placement of same. It typically shows the building footprint, sidewalks/pathways, driveway, drainage discharge, lighting, and landscaping garden elements. Includes the #, size and location of the material. An existing as built survey may be used for submission containing the changes or improvements.

Landscape Architect Name, Address, Phone #:

Landscape Contractor Name, Address, Phone #:

COMMUNITY PLAT



Lot Plan



LOT & ADDRESS DIRECTORY

By Lot

<u>#</u>	<u>Street Address</u>	<u>By Street #</u>	<u>Lot #</u>
1	5111 SW Orchid Bay Drive	1205 SW Roby's Way	156
2	5133 SW Orchid Bay Drive	1227 SW Roby's Way	155
3	5155 SW Orchid Bay Drive	1234 SW Jasmine Trace	93
4	5177 SW Orchid Bay Drive	1249 SW Roby's Way	154
5	5199 SW Orchid Bay Drive	1255 SW Jasmine Trace	92
6	5221 SW Orchid Bay Drive	1256 SW Jasmine Trace	94
7	5243 SW Orchid Bay Drive	1271 SW Roby's Way	153
8	5287 SW Orchid Bay Drive	1277 SW Jasmine Trace	91
9	5309 SW Orchid Bay Drive	1278 SW Jasmine Trace	95
10	5331 SW Orchid Bay Drive	1293 SW Roby's Way	152
11	5353 SW Orchid Bay Drive	1299 SW Jasmine Trace	83
12	5375 SW Orchid Bay Drive	1300 SW Jasmine Trace	84
13	5397 SW Orchid Bay Drive	1315 SW Roby's Way	151
14	5419 SW Orchid Bay Drive	1321 SW Jasmine Trace	82
15	5441 SW Orchid Bay Drive	1322 SW Jasmine Trace	85
16	5463 SW Orchid Bay Drive	1337 SW Roby's Way	150
17	5485 SW Orchid Bay Drive	1343 SW Jasmine Trace	81
18	5507 SW Orchid Bay Drive	1348 SW Sea Holly Way	56
19	5529 SW Orchid Bay Drive	1359 SW Roby's Way	149
20	5551 SW Orchid Bay Drive	1365 SW Jasmine Trace	80
21	5573 SW Orchid Bay Drive	1366 SW Jasmine Trace	86
22	5595 SW Orchid Bay Drive	1370 SW Sea Holly Way	57
23	5617 SW Orchid Bay Drive	1381 SW Roby's Way	148
24	5639 SW Orchid Bay Drive	1389 SW Jasmine Trace	79
25	5661 SW Orchid Bay Drive	1392 SW Sea Holly Way	58
26	5683 SW Orchid Bay Drive	1403 SW Roby's Way	147
27	5684 SW Orchid Bay Drive	1409 SW Jasmine Trace	78
28	5662 SW Orchid Bay Drive	1414 SW Sea Holly Way	59
29	5640 SW Orchid Bay Drive	1425 SW Roby's Way	146
30	5618 SW Orchid Bay Drive	1431 SW Jasmine Trace	77
31	5570 SW Coral Tree Lane	1432 SW Jasmine Trace	87
32	5548 SW Coral Tree Lane	1435 SW Sea Holly Way	129
33	5526 SW Coral Tree Lane	1436 SW Sea Holly Way	60
34	5503 SW Coral Tree Lane	1453 SW Jasmine Trace	76
35	5525 SW Coral Tree Lane	1457 SW Sea Holly Way	128
36	5547 SW Coral Tree Lane	1475 SW Jasmine Trace	75
37	5569 SW Coral Tree Lane	1479 SW Sea Holly Way	127
38	5591 SW Coral Tree Lane	1480 SW Sea Holly Way	61
39	5530 SW Orchid Bay Drive	1497 SW Jasmine Trace	74

ALRC Lot Address Directory

By Lot

#	Street Address	By Street #	Lot #
40	5508 SW Orchid Bay Drive	1501 SW Sea Holly Way	126
41	5486 SW Orchid Bay Drive	1502 SW Sea Holly Way	62
42	5420 SW Orchid Bay Drive	1519 SW Jasmine Trace	73
43	5376 SW Orchid Bay Drive	1523 SW Sea Holly Way	125
44	5354 SW Orchid Bay Drive	1524 SW Sea Holly Way	63
45	5332 SW Orchid Bay Drive	1541 SW Jasmine Trace	72
46	5310 SW Orchid Bay Drive	1542 SW Jasmine Trace	88
47	5288 SW Orchid Bay Drive	1545 SW Sea Holly Way	124
48	5266 SW Orchid Bay Drive	1546 SW Sea Holly Way	64
49	5244 SW Orchid Bay Drive	1563 SW Jasmine Trace	71
50	5222 SW Orchid Bay Drive	1564 SW Jasmine Trace	89
51	5200 SW Orchid Bay Drive	1567 SW Sea Holly Way	123
52	5178 SW Orchid Bay Drive	1568 SW Sea Holly Way	65
53	5156 SW Orchid Bay Drive	1585 SW Jasmine Trace	70
54	5134 SW Orchid Bay Drive	1586 SW Jasmine Trace	90
55	5112 SW Orchid Bay Drive	1589 SW Sea Holly Way	122
56	1348 SW Sea Holly Way	1590 SW Sea Holly Way	66
57	1370 SW Sea Holly Way	1611 SW Sea Holly Way	121
58	1392 SW Sea Holly Way	1633 SW Sea Holly Way	120
59	1414 SW Sea Holly Way	1655 SW Sea Holly Way	119
60	1436 SW Sea Holly Way	1656 SW Sea Holly Way	103
61	1480 SW Sea Holly Way	1677 SW Sea Holly Way	118
62	1502 SW Sea Holly Way	1699 SW Sea Holly Way	117
63	1524 SW Sea Holly Way	1721 SW Sea Holly Way	116
64	1546 SW Sea Holly Way	1722 SW Sea Holly Way	104
65	1568 SW Sea Holly Way	1743 SW Sea Holly Way	115
66	1590 SW Sea Holly Way	1744 SW Sea Holly Way	105
67	5327 SW Coral Tree Lane	1765 SW Sea Holly Way	114
68	5349 SW Coral Tree Lane	1766 SW Sea Holly Way	106
69	5371 SW Coral Tree Lane	1787 SW Sea Holly Way	113
70	1585 SW Jasmine Trace	1788 SW Sea Holly Way	107
71	1563 SW Jasmine Trace	1809 SW Sea Holly Way	112
72	1541 SW Jasmine Trace	1810 SW Sea Holly Way	108
73	1519 SW Jasmine Trace	1832 SW Sea Holly Way	109
74	1497 SW Jasmine Trace	1854 SW Sea Holly Way	110
75	1475 SW Jasmine Trace	1876 SW Sea Holly Way	111
76	1453 SW Jasmine Trace	5001 SW Orchid Bay Drive	141
77	1431 SW Jasmine Trace	5002 SW Orchid Bay Drive	140
78	1409 SW Jasmine Trace	5023 SW Orchid Bay Drive	142
79	1389 SW Jasmine Trace	5024 SW Orchid Bay Drive	139

ALRC Lot Address Directory

By Lot

#	Street Address	By Street #	Lot #
80	1365 SW Jasmine Trace	5045 SW Orchid Bay Drive	143
81	1343 SW Jasmine Trace	5046 SW Orchid Bay Drive	138
82	1321 SW Jasmine Trace	5067 SW Orchid Bay Drive	144
83	1299 SW Jasmine Trace	5068 SW Orchid Bay Drive	137
84	1300 SW Jasmine Trace	5089 SW Orchid Bay Drive	145
85	1322 SW Jasmine Trace	5090 SW Orchid Bay Drive	136
86	1366 SW Jasmine Trace	5101 SW Spring Aster Ct.	133
87	1432 SW Jasmine Trace	5102 SW Spring Aster Ct.	132
88	1542 SW Jasmine Trace	5111 SW Orchid Bay Drive	1
89	1564 SW Jasmine Trace	5112 SW Orchid Bay Drive	55
90	1586 SW Jasmine Trace	5123 SW Spring Aster Ct.	134
91	1277 SW Jasmine Trace	5124 SW Spring Aster Ct.	131
92	1255 SW Jasmine Trace	5133 SW Orchid Bay Drive	2
93	1234 SW Jasmine Trace	5134 SW Orchid Bay Drive	54
94	1256 SW Jasmine Trace	5145 SW Spring Aster Ct.	135
95	1278 SW Jasmine Trace	5146 SW Spring Aster Ct.	130
96	5438 SW Coral Tree Lane	5155 SW Orchid Bay Drive	3
97	5416 SW Coral Tree Lane	5156 SW Orchid Bay Drive	53
98	5394 SW Coral Tree Lane	5177 SW Orchid Bay Drive	4
99	5372 SW Coral Tree Lane	5178 SW Orchid Bay Drive	52
100	5350 SW Coral Tree Lane	5199 SW Orchid Bay Drive	5
101	5328 SW Coral Tree Lane	5200 SW Orchid Bay Drive	51
102	5300 SW Coral Tree Lane	5221 SW Orchid Bay Drive	6
103	1656 SW Sea Holly Way	5222 SW Orchid Bay Drive	50
104	1722 SW Sea Holly Way	5243 SW Orchid Bay Drive	7
105	1744 SW Sea Holly Way	5244 SW Orchid Bay Drive	49
106	1766 SW Sea Holly Way	5266 SW Orchid Bay Drive	48
107	1788 SW Sea Holly Way	5287 SW Orchid Bay Drive	8
108	1810 SW Sea Holly Way	5288 SW Orchid Bay Drive	47
109	1832 SW Sea Holly Way	5300 SW Coral Tree Lane	102
110	1854 SW Sea Holly Way	5309 SW Orchid Bay Drive	9
111	1876 SW Sea Holly Way	5310 SW Orchid Bay Drive	46
112	1809 SW Sea Holly Way	5327 SW Coral Tree Lane	67
113	1787 SW Sea Holly Way	5328 SW Coral Tree Lane	101
114	1765 SW Sea Holly Way	5331 SW Orchid Bay Drive	10
115	1743 SW Sea Holly Way	5332 SW Orchid Bay Drive	45
116	1721 SW Sea Holly Way	5349 SW Coral Tree Lane	68
117	1699 SW Sea Holly Way	5350 SW Coral Tree Lane	100
118	1677 SW Sea Holly Way	5353 SW Orchid Bay Drive	11
119	1655 SW Sea Holly Way	5354 SW Orchid Bay Drive	44

ALRC Lot Address Directory

By Lot

#	Street Address	By Street #	Lot #
120	1633 SW Sea Holly Way	5371 SW Coral Tree Lane	69
121	1611 SW Sea Holly Way	5372 SW Coral Tree Lane	99
122	1589 SW Sea Holly Way	5375 SW Orchid Bay Drive	12
123	1567 SW Sea Holly Way	5376 SW Orchid Bay Drive	43
124	1545 SW Sea Holly Way	5394 SW Coral Tree Lane	98
125	1523 SW Sea Holly Way	5397 SW Orchid Bay Drive	13
126	1501 SW Sea Holly Way	5416 SW Coral Tree Lane	97
127	1479 SW Sea Holly Way	5419 SW Orchid Bay Drive	14
128	1457 SW Sea Holly Way	5420 SW Orchid Bay Drive	42
129	1435 SW Sea Holly Way	5438 SW Coral Tree Lane	96
130	5146 SW Spring Aster Ct.	5441 SW Orchid Bay Drive	15
131	5124 SW Spring Aster Ct.	5463 SW Orchid Bay Drive	16
132	5102 SW Spring Aster Ct.	5485 SW Orchid Bay Drive	17
133	5101 SW Spring Aster Ct.	5486 SW Orchid Bay Drive	41
134	5123 SW Spring Aster Ct.	5503 SW Coral Tree Lane	34
135	5145 SW Spring Aster Ct.	5507 SW Orchid Bay Drive	18
136	5090 SW Orchid Bay Drive	5508 SW Orchid Bay Drive	40
137	5068 SW Orchid Bay Drive	5525 SW Coral Tree Lane	35
138	5046 SW Orchid Bay Drive	5526 SW Coral Tree Lane	33
139	5024 SW Orchid Bay Drive	5529 SW Orchid Bay Drive	19
140	5002 SW Orchid Bay Drive	5530 SW Orchid Bay Drive	39
141	5001 SW Orchid Bay Drive	5547 SW Coral Tree Lane	36
142	5023 SW Orchid Bay Drive	5548 SW Coral Tree Lane	32
143	5045 SW Orchid Bay Drive	5551 SW Orchid Bay Drive	20
144	5067 SW Orchid Bay Drive	5569 SW Coral Tree Lane	37
145	5089 SW Orchid Bay Drive	5570 SW Coral Tree Lane	31
146	1425 SW Roby's Way	5573 SW Orchid Bay Drive	21
147	1403 SW Roby's Way	5591 SW Coral Tree Lane	38
148	1381 SW Roby's Way	5595 SW Orchid Bay Drive	22
149	1359 SW Roby's Way	5617 SW Orchid Bay Drive	23
150	1337 SW Roby's Way	5618 SW Orchid Bay Drive	30
151	1315 SW Roby's Way	5639 SW Orchid Bay Drive	24
152	1293 SW Roby's Way	5640 SW Orchid Bay Drive	29
153	1271 SW Roby's Way	5661 SW Orchid Bay Drive	25
154	1249 SW Roby's Way	5662 SW Orchid Bay Drive	28
155	1227 SW Roby's Way	5683 SW Orchid Bay Drive	26
156	1205 SW Roby's Way	5684 SW Orchid Bay Drive	27

INDEX

	<u>PAGE</u>
Air Conditioning.....	2
Antennas.....	2
Application Checklist.....	13
Application Fees.....	11
Application Form.....	12
Application Requirements.....	1
Application Review/Approval/Disapproval.....	1
Community Plat.....	14
Driveways.....	2
Drainage.....	2
Fascia.....	2
Fences.....	2
Garages.....	2
Grading.....	2
Grading & Drainage Plan.....	8
Home Size.....	2
Landscape Considerations.....	4
Landscape Design Criteria.....	5
Landscape Guidelines.....	4
Lot & Address Directory.....	16-19
Lot Plan.....	15
Mailbox Assembly.....	2
Mailbox Assembly Diagram.....	9
Mailbox Parts.....	9
Plant Palette.....	4
Pools, pool decks and/or enclosure requirements.....	3
Preferred Plant List.....	6-7
Purpose & Goals.....	1
Roof.....	3
Service Areas.....	3
Setbacks & Deed Restriction.....	3
Sidewalks.....	2
Signs.....	3
Sign Diagram.....	10
Solar Heating.....	3
Storm Water Management.....	3
Structural Guidelines.....	2
Window glass.....	2



ORCHID BAY ARCHITECTURAL & LANDSCAPE REVIEW APPLICATION

Applicant Name(s) _____ Application Date _____

Street Address of Property _____ Orchid Bay Lot # _____

Mailing Address if different _____

City _____ State _____ Zip _____

Home Ph # _____ Wk Ph # _____ Cell Ph # _____

The Declaration of Covenants and Restrictions and ALRC Procedures and Guidelines contain key information relevant to ALRC approval. (i.e.; fees, required documents, property setbacks, easements, structural & landscaping guidelines, fences, additions/renovations, pools & enclosures, equipment, grading and storm water drainage, etc.)

This application will not be given consideration by the ALRC until the required fee and documents are received. Make checks payable to: Orchid Bay POA, Inc. and either mail completed package to ORCHID BAY POA; ALRC Chairman; PO BOX #705; Palm City, FL 34991 or arrange with the property manager to drop off.

Once the application is approved, work must commence within 3 months of the approval. If no work is commenced, 2 extensions up to 6 months from original approval will be given upon valid request.

Estimated completion date: _____. If the ALRC approved project is not completed by this date an extension of up to (3) months will be afforded upon valid request. The owner will promptly contact the property manager or ALRC Chairman upon completion to set a final inspection date. The ALRC final inspection requires proof of a Martin County Certificate of Compliance, Certificate of Occupancy or other County document if applicable to the project.

The ALRC reserves the right, but not the obligation, to perform periodic inspections to ensure the parameters of the approved application are being followed. Absence of ALRC periodic inspections shall not excuse the property owner from executing the application as approved without deviation.

Description of new construction, addition/modification/renovation, etc.:

The undersigned acknowledges they have read and shall comply with the Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation and ALRC Procedures & Guidelines. The undersigned understands no work shall commence until ALRC approval is issued in writing.

Property Owner Signature

Property Owner Signature