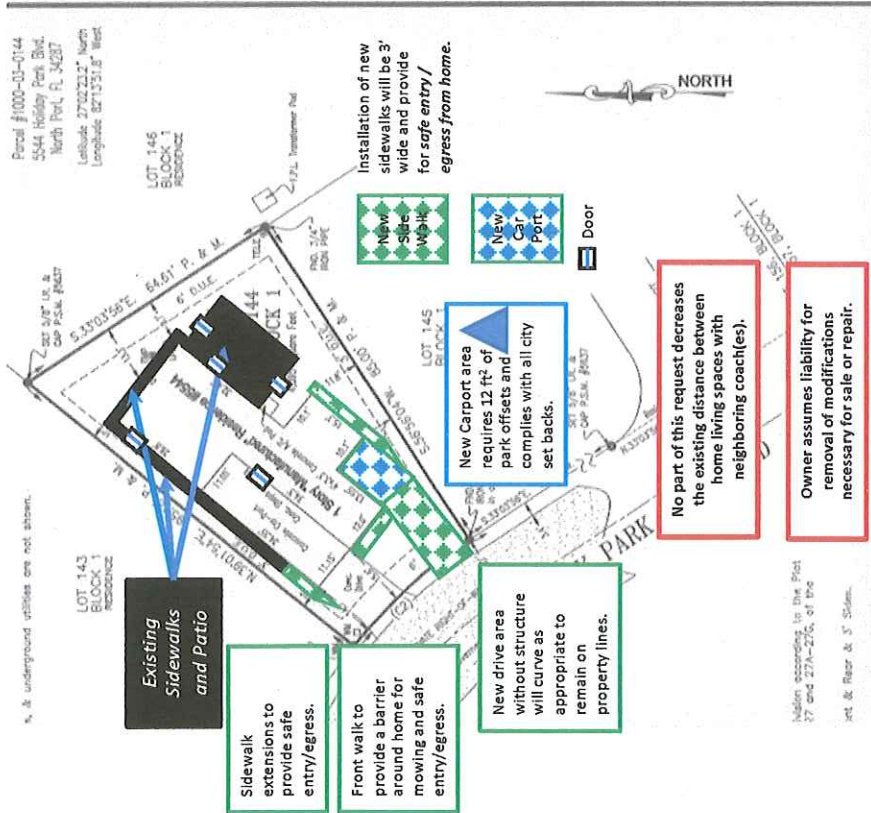


# Submitted Documents

**New Carport**  
Concrete Finishing



HIGHLAND PARK RECREATION DISTRICT NE 3557  
ARCHITECTURAL REVIEW APPLICATION  
This application must be submitted to the Architectural Review Committee meeting with  
written information of the resident to be used.

Property Owner: Paul Douglas, Ken Bovee Date: 3/26/18  
Address: 5544 Holiday Park Blvd Phone: 352-246-0423  
City: 32603-4301

Development of Work in the District  
Approved by: [Signature] Date: [Blank]

Name of Contractor: [Blank] Address: [Blank] City: [Blank] State: [Blank] Zip: [Blank]

On this date I have reviewed the Architectural Control Committee's final application and all maps and documents necessary with the project.

The Committee has reviewed the application and recommends the following:

Address of Applicant to Applicant: [Blank] Date: [Blank]

A. That the proposed improvement be in accord with all codes and ordinances of  
B. Governmental Agencies, or Public Utility,  
C. Applications must include drawings.

Approved: [Signature] Date: [Blank]

Signed: [Signature] Architectural Control Committee

This application approval does not grant permission to utilize any utility that is not shown. Hidden utilities  
may be present. Applications for utility work must be submitted to the appropriate utility company.  
See Annex 205 for Drawings.

Revised 12/12/15

We are requesting this solution to add a carport and sidewalks while eliminating adverse impacts:

- No vehicles on street
- No vehicles on lawn
- Uniformity with existing structures
- Elimination of 'creative engineering' solutions currently seen throughout the park



#1 The Architectural Committee shall have the authority to deviate from the rules under the following conditions:

1. Deviations are not excessive.
2. There must be a good reason for the deviation.
3. All setbacks front lines, sidelines and rear lines must be adhered to.
4. The deviations must be approved by the majority of the quorum.
5. Deviations are not in conflict with the Deed Restrictions.

## Homeowners and Contractors

Please review the rules and regulations of the Architectural Control Committee, which has been approved by the Board of Trustees of Holiday Park, Park and Recreation District, and shall be enforced by the Trustees.

These rules were designed to maintain the integrity and esthetic value of Holiday Park, which attracted you to the community.

The Committee is here to assist you and to make every effort to assure your projects proceed painlessly and enjoyable.

Please feel free to contact the Park Manager if you have any questions regarding your projects.

For the benefit of these rules and regulations, the Architectural Control Committee shall hereafter be referred to as A.C.C.

Any deviation to these rules shall be reviewed and approved by the Board of Trustees.

Any deviation from the original application requests shall be made in writing and signed by the homeowner and approved by the Trustees.

Best of luck with your project  
Holiday Park, Architectural Control Committee

May 1988            Revised 03/10/11    Revised 03/9/17  
Revised 11/11/91   Revised 05/05/11  
Revised 4/4/95     Revised 04/12/12  
Revised 12/11/97   Revised 10/11/13  
Revised: 4/9/09    Revised 2/12/15  
Revised 5/6/10     Revised 5/7/15

Holiday Park, Park and Recreation District  
Architectural Control Committee  
Rules and Regulations

#1 ATTACHED

#1 A The Homeowner shall be responsible for submitting an application for improvements, all work done on outside of house to the Architectural Control Committee. Permit to be returned upon completion.

#2 The Homeowner or Contractor shall be responsible for locating all property lines and supply flagged markers a minimum of two (2) feet in height at each property marker.

#3 No work shall commence unless the application has been submitted and approved by the Architectural Control Committee.

#4 Signs Contractor's signs shall be placed against the front of the coach and removed upon completion of work.

#5 <sup>WILL</sup> Contractor shall be available when submitting application for a new home replacement, upon request of the A.C.C.

#6 Air Conditioning Compressors shall be marked on the plans and placed at the most efficient location at ground level.

#7 There shall be only single story homes permitted in the park.

#8 A plot plan is required when adding a structure outside the original footprint of the home. The plot plan shall include  
a. A detailed drawing as to the original structure location.  
b. The proposed addition with dimensions.  
c. Dimension of the property, which includes property line offsets.  
d. Survey required.

#9 A certified plotted survey will be required with the application when a coach is replaced upon any lot.

#10 When a dispute or disagreement occurs with an adjoining property owner regarding lot lines, the complainant shall provide a certified survey.

#11 When the applicant has met the requirements of the Architectural Control Committee and the City of North Port Building Department, ALL permits shall be posted on the front of the coach or permit board. ALL CAPS

#12 Spacing - No more than fifty percent (50%) of the total lot area shall be occupied by the coach, building or structure.

#13 The coach shall not be placed upon any lot unless there is also affixed thereto a carport, a minimum of sixteen (16) feet length by eleven foot (11) wide in the clear.

- a. No coach, structure, shall be placed or erected on any lot closer than six feet (6) from the property line on the sides, ten (10) feet from the property line at the rear and ten (10) feet from the property line abutting the road. All measurements shall be from the base of the unit.
- b. The front set back shall conform to the set back line established by adjoining units and shall not be closer than 15 feet from the property line. DELETE
- c. All Coaches or structures shall be finished with an approved siding.

#14 Overhang- Each coach can have a maximum of a twelve (12) inch overhang on the side, front and back.

#15 Existing Carports - Roofs may be extended up to four (4) feet under the following conditions:

- a. They do not encroach on the building set back line.
- b. They do not visually impair the neighboring property.
- c. Extended carport roof cannot have decorative screening within the extended areas.
- d. The esthetic appearance shall be approved by the Architectural Control Committee.

#16 Skirting shall be of decorative block, brick, or vinyl. The block or brick shall have a minimum of four inch (4") spacing. The vinyl shall be of the same color as the home and shall be laid horizontally with proper ventilation. All products used for the vinyl shall be of a termite resistance material. The front of the home shall be enclosed solid, planters are optional. All homes not using vinyl shall use a wire mesh or hardware cloth not to exceed ½ inch in size to keep unwanted animals from under home. All homes shall have adequate ventilation, according to building code requirements. All homes using vinyl siding shall have a minimum of 12 inches of protection around the vinyl siding. This shall consist of curbing, flower beds, sidewalk, mulch beds or stone gardens. Holiday Park will not be responsible for any normal wear & tear caused by lawn care and upkeep.

#17 The Esthetic Appearance of any exterior change to any coach or attached structures shall be adhered to and considered prior to the issuance of a permit. The esthetic appearance of the coach shall be maintained in respect to all other coaches within the park.

#18 Colors. Coaches being painted or resided shall conform with the esthetic value of the community. Deep colors such as purples, blues, reds, black and browns shall be approved by the Architectural Control Committee. All paint samples shall be submitted and approved by the Architectural Control Committee.

#19 Steps to enter the coach shall not exceed eight (8) inches in height and no less than nine (9) inches in depth. Special exceptions may be made for handicapped

persons and shall conform to State and City Codes. All handicapped ramps must be approved by the Architectural Control Committee.

- #20 All handicap ramps shall be removed upon the sale of the home, unless otherwise requested and approved by the new owner.
- #21 Wood Decks will be permitted under the following conditions:
  - a. They meet the six-foot (6') property offset line and the ten-foot rear lot line.
  - b. Deck and steps shall be constructed of pressure treated Construction Grade Lumber or Engineered Deck Material
  - c. They meet the requirements of the City of North Port Building Code.
- #22 Guttering and Down Spouts shall be installed on coach and added structure. Elbow joints should be at least eight inches (8") from the ground.
- #23 Sufficient Tie Downs to conform with state and local codes shall be attached to each coach.
- #24 Coach Numbers conforming to city requirement shall be attached to the front of the coach in a visible area. Numbers to be 4 to 6 inches high.
- #25 No Garage shall be permitted.
- #26 Carport Screening of lattice or vinyl planking will be permitted under the following conditions:
  - a. Vinyl lattice or 1" x 6" vinyl planking or privacy screening shall be a minimum of 12" down from the carport top and 12" up from the carport concrete.
  - b. A sketch attached to the A.C.C. application with dimensions is required.
  - c. Soffit material will not be approved as carport lattice or screening.
- #27 Solar Panels shall be approved by the A.C.C.
- #28 New plants, shrubbery, Trees and Ornamental Floras should not be added without checking with the A.C.C. Plantings should not hamper the lawn mowing people.
- #29 Lawns Add on concrete driveway cannot encroach on the six foot property line. six foot lawn area shall be maintained from the front property line to the front of the coach on both sides. No lawns are permitted to be covered with gravel or stone. Additional hard surfaces such as concrete shall be approved by the A.C.C.
- #30 Mailboxes – ALL mailbox posts shall conform in color (White) and style as approved by the Board of Trustees. No newspaper receptacles are permitted.
- #31 No Walls and Fences are permitted.

Decorative ornamental fencing allowed if it meets the following parameters:

DELETE  
MUST BE SUBMITTED FOR  
APPROVAL BY

- A. It cannot exceed 18" from the footprint of the home and may not exceed 25 linear feet.
- B. It shall be open on each end.
- C. The maximum height is not to exceed 36".
- D. Pickets or planking shall be spaced a minimum of at least 2" apart and not exceed 4".
- E. Only metal, vinyl or pressure treated wood may be used to construct ornamental decoration (fence).

#32 All work is to be started within 90 days of issuance and completed within a year. Permit shall be returned to the A.C.C. upon completion of project.

#34

Carpports, Room Additions, Storage Area, Deck and Add-on-Structures outside the original footprint of the Home.

RE DEFINED SEE ATTACHED

1. Shall be within 6" inches of original structure.
2. To be constructed to conform in appearance with original structure and of same color as coach.
3. Be built to a set of plans approved by City Building Department.
4. Shall be in compliance with ACC Rules and Regulations #9 and #10.
5. Obtain all City and Park permits required.
6. Maximum size of shed to be 192sq ft.
7. Survey shall be required.
8. Skirting shall be required in accordance with rule number 16.

#35 No outside individual antenna, earth station, satellite dish, etc., shall be placed upon any lot or affixed in any manner to any structure thereon without written consent of the ACC. All satellite or earth stations shall be located to the rear of the property if signal can be obtained. Satellite or earth station shall not exceed 1 meter in diameter. Maximum height of antenna not to extend more than 12 feet above the roofline. Satellite dish not to extend 4 feet above the roofline.

THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE THE AUTHORITY TO PLACE A STOP ORDER ON ANY PROJECT IN VIOLATION OF THE ARCHITECTURAL CONTROL GUIDELINES.



**#34 Carports, Room Additions, Storage Area, Deck and Add-on-Structures.**

**A. Outside the original footprint of the Home**

1. Shall be within 6 inches of original structure.
2. To be constructed to conform in appearance with original structure and of same color as coach.
3. Be built to a set of plans approved by ACC.
4. Shall be in compliance with ACC Rules and Regulations #9 and #10.
5. Obtain all City and Park permits required.
6. Maximum size of shed to be 192 sq ft.
7. Survey shall be required.
8. Skirting shall be required in accordance with rule number 16.

**B. Inside original footprint of home**

1. In accordance with Rule #13, 16' of carport.
2. To be constructed to conform in appearance with original structure and of same color as coach.
3. Be built to a set of plans approved by ACC.
4. Shall be in compliance with ACC Rules and Regulations #9 and #10.
5. Obtain all City and Park permits required.
6. Skirting shall be required in accordance with rule number 16.



# FENCE OUTLET

## Proposal / Contract

www.fenceoutletonline.com

CUSTOMER NAME Holiday Park + Recreation District  
 ADDRESS 5401 Holiday Park Blvd. North Port FL 34957

PHONE: HOME # 941-426-1585 MOBILE \_\_\_\_\_

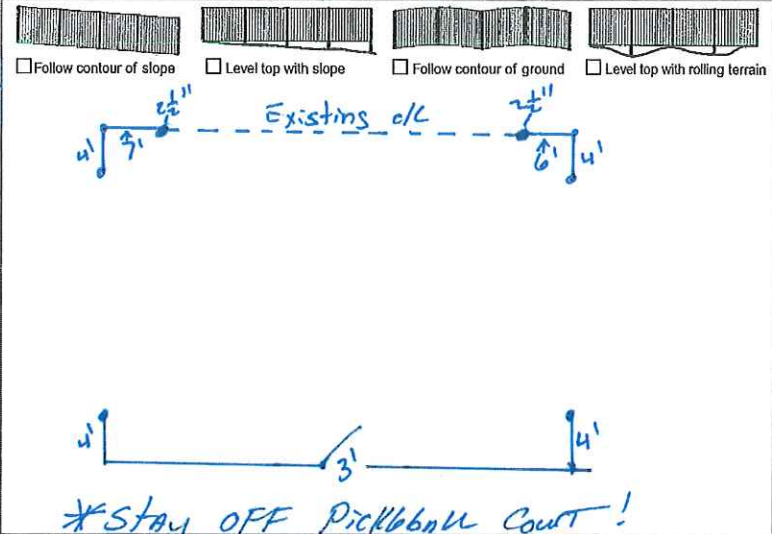
OWN PROPERTY? YES  NO

E-MAIL w.s.holidaypark@gmail.com DATE 9/25/18

- 9671 S. Orange Blossom Trail • Orlando, FL 32837  
Tel (407) 851-6660
- 1724 West Broadway St., Suite 100 • Oviedo, FL 32765  
Tel (407) 359-9092
- 201 S. Falkenberg Road • Tampa, FL 33619  
Tel (813) 651-3623
- 11507 US Hwy 19 • Port Richey, FL 34668  
Tel (727) 857-7590
- 12984 Tamiami Trail S. • North Port, FL 34287  
Tel (941) 346-6800
- 45 S. Wickham Road • Melbourne, FL 32904  
Tel (321) 802-6480
- 1725 South Nova Rd., Unit N • South Daytona, FL 32119  
Tel (386) 267-6760

<b>PVC</b> PVC Feet _____ PVC COLOR _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> T&G Privacy <input type="checkbox"/> Privacy With Lattice <input type="checkbox"/> Other Style _____ Gate Size _____ Gate Size _____ Gate Size _____ Flat Cap <input type="checkbox"/> Bal Cap <input type="checkbox"/> Gothic <input type="checkbox"/> New Eng. <input type="checkbox"/> Coachman <input type="checkbox"/> Tear Drop <input type="checkbox"/>	<b>WOOD</b> Wood Feet _____ Cypress <input type="checkbox"/> PT Pine <input type="checkbox"/> Pres. Plus <input type="checkbox"/> BOB <input type="checkbox"/> STKD <input type="checkbox"/> VSB <input type="checkbox"/> Domed <input type="checkbox"/> Scaloped <input type="checkbox"/> Other Style _____ Height 6' <input type="checkbox"/> 8' <input type="checkbox"/> Picket 1/2" x 4" <input type="checkbox"/> 1" x 4" <input type="checkbox"/> Runner 2" x 4" <input type="checkbox"/> Gate Size _____ Gate Size _____ Gate Size _____ Gothic Top <input type="checkbox"/> Traditional Top <input type="checkbox"/> Other <input type="checkbox"/>	<b>ALUMINUM</b> Aluminum Feet _____ Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Other _____ Post Size _____ Gate Size _____ Gate Size _____ Gate Size _____	3 Rail Flat Top <input type="checkbox"/> 3 Rail Box Spear <input type="checkbox"/> 3 Rail Spear Top <input type="checkbox"/> 2 Rail Pool Coat <input type="checkbox"/>	<b>CHAIN LINK</b> Chain Link Feet <u>149'</u> Height 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input checked="" type="checkbox"/> Other Height _____ Residential <input type="checkbox"/> Commercial <input type="checkbox"/> LT Comm <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Galvanized <input type="checkbox"/> Black Vinyl <input type="checkbox"/> Green Vinyl <input type="checkbox"/> Gate Size <u>6' x 8' Single</u> Gate Size _____ Gate Size _____
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Good Side In  Out   
 Remove existing Fence \_\_\_\_\_ Ft. No   
 Fence Line to be Cleared by Fence Outlet   
 Fence Line to be Cleared by Owner   
 Corner Lot Yes  No   
 Permit Needed Yes  No   
 Jurisdiction North Port



Special Instructions:  
ALL Posts Cemented  
1 yr. Labor warranty

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. Fence Outlet will assume the responsibility for locating underground cables and utilities, however, Fence Outlet is not responsible for any sprinklers or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 33 1/3% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed. Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.**

**NOTICE TO PURCHASERS OF WOOD FENCES:**  
 Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are a common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE: \_\_\_\_\_

CONTRACT AMOUNT: \$ 3,100.00  
 DOWN PAYMENT: \$ 1,050.00  
 BALANCE DUE UPON COMPLETION: \$ 2,050.00

APPROVED AND ACCEPTED FOR CUSTOMER  
 \_\_\_\_\_ CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

ACCEPTED FOR FENCE OUTLET  
 \_\_\_\_\_ SALESPERSON \_\_\_\_\_ DATE 9/25/18  
 DATE STARTED \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_  
 INSTALLER \_\_\_\_\_ LABORER \_\_\_\_\_

QUOTE VALID FOR 10 DAYS

Atlas Fence Company, Inc.

16243 Banyan Ave.  
 Port Charlotte, FL 33954  
 941-628-5147

# Estimate

Date	Estimate #
10/10/2018	2434

<b>Name / Address</b>
5401 Holiday Park Blvd. North Port, FL 34287

<b>Project</b>

Description	Qty	Cost	Total
143' of 6' tall galvanized 11.5 gage Chain-Link Fence All post are schedule 20 thickness and set in concrete tension wire installed on bottom of fence	1	2,430.00	2,430.00
6'x4' walk gate 1 5/8" frame	1	169.00	169.00
Permit and filing fees	1	140.00	140.00
<b>Total</b>			<b>\$2,739.00</b>

Atlas Fence Co. hereby guarantees the workmanship for the period of one year from the date of completion. Exclusions: This guarantee does not cover damage or material defects resulting from or in any way attributal to (a) neglect, (b) misuse, (c)abuse, (d) repair or alteration made by anyone other than Atlas Fence Co., (e) acts of God including, but not limited to, hurricanes, tornados, or severe weather, (f) lack of maintenance, (g) any cause other than workmanship defects attributable to Atlas fence co.

Atlas Fence Co. Is not responsible for any damage to sprinklers or other unmarked underground buried lines or objects. All Unpaid materials will remain property of Atlas fence co. in the event of nonpayment per the terms of this contract. Atlas fence is not responsible for the removal or disposal of trees, brush or existing fencing unless stated above.

By signing this estimate you are approving and accepting the price and terms listed.

Signature \_\_\_\_\_