

FishHawk Ranch

HOMEOWNERS' ASSOCIATION, INC.

ALTERATION APPLICATION

OWNER'S NAME: _____ DATE: _____

ADDRESS: _____ PHONE: _____

E-MAIL ADDRESS: _____

DESCRIBE IN DETAIL THE TYPE OF ALTERATION AND MATERIALS TO BE USED:

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM)

For Paint Applications, please provide: Color scheme #: _____

Body color: _____

Trim color: _____

Front Door color: _____

Garage Door color (circle one): same as body / same as trim

Note: garage doors are required to be the same color as the body or the trim.

Garden District Only – Accent color: _____

All applications requesting approval for any alteration which occurs beyond the exterior walls of the structure and within property lines **must be accompanied by a copy of the lot survey with a sketch indicating location, size and type of construction. A contractor's estimate showing style, color, height, and any additional information pertinent to the application must also be included.**

Please refer to the Design Guidelines for FishHawk Ranch for detail regarding applicable standards and restrictions. This document is available on fishhawkconnect.com or may be viewed at the Resident Services office.

NOTE: Do not contract for work until you have an approval letter from the FishHawk Ranch HOA Architectural Review Committee since the application may not be approved as submitted.

Work must be completed within six months from the date of final approval. If the approved work is not completed within six months, another alteration application must be submitted.

***NOTE: The six months completion time frame does not apply to applications for the remedy of a violation. Applications for the remedy of a violation must follow the compliance deadline noted in the final approval. ***

Please mail, fax or email completed applications to:

**Resident Services
5721 Osprey Ridge Dr
Riverview, FL 33578
FAX: 813-657-4429**

fishhawkbranch@rizzetta.com

For questions or inquiries regarding applications please contact the FishHawk Committee Coordinator at 813-657-6629

FishHawk Ranch

Applications requesting approval for tree removal - All trees located within the property must be marked indicating their location on the lot survey. The tree(s) requesting to be removed must be circled and/or highlighted.

Applications requesting approval for fence installations in the Garden District: In addition to the above information, the lot survey must clearly show the proposed location of the fence.

Applications requesting approval for fence installations outside the Garden District: Fences are generally not approved forward of the rear corner of the house. A variance may be requested to allow a fence to be installed no further forward than 25% from the rear corner of the house on either side. In order to facilitate review of the application for a variance, the lot survey must clearly show the proposed location of the fence with measurements, in feet, indicating the total length of the house on both sides and the distance from the rear of the house to where the proposed fence will be installed.

****All fence applications must include Fence Measurement Form****

Applications requesting change to exterior paint color(s): Paint selections must be chosen from the approved paint book. The paint book is located at the Osprey Club as well as the Sherwin Williams Paint Store located on the corner of Fishhawk Blvd. and Lithia Pinecrest. A minimum 2' by 2' swatch of the proposed **body and trim color** must be painted side by side on the front of the house. **Paint sample cards must be provided with the application and will be kept on file**. These new color swatches must be in place prior to the meeting at which the application is to be reviewed.

Proposed **Door color, shutter color, and garage color swatches** only need to be submitted with the application and do not need to be painted on house.

**Please keep in mind that each village within FishHawk Ranch has its own style, architecture and design. Color schemes that are established in one village may not be compatible with the houses in another village.*

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. It is understood and agreed that FishHawk Ranch Homeowners' Association, Inc. and Rizzetta & Company, Inc. are not required to take any action to repair, replace, or maintain any such approved change, alteration, or addition, or any structure or any other property. The homeowner and its assigns assume all responsibility and cost for any addition or change and its future upkeep and maintenance.

DATE: _____ OWNER'S SIGNATURE: _____

Applications must be received by 12:00 p.m. the Thursday prior to the next meeting. ARC meetings are the 2nd and 4th Tuesday of each month at 10:00 a.m.

******Approval or denial of this application will be sent in writing to the homeowner within 30 days of receipt of the application by Rizzetta & Company, Inc.******

EXHIBIT 2-A

EXAMPLE OF MEASUREMENTS REQUIRED FOR REQUEST FOR FENCE APPLICATIONS.

The following information should be clearly shown on the lot survey submitted with the Alteration Application:

1. The total length of the house on the leftside: _____.
(measured front corner of the house to rear corner of the house)

2. On the left side of house, the fence comes _____ feet forward of the rear corner.
(measured from rear corner of the house to where the fence will connect to the house)

3. The total length of the house on the rightside: _____.
(measured front corner of the house to rear corner of the house)

4. On the right side, the fence comes _____ feet forward of the rear corner.
(measured from rear corner of the house to where the fence will connect to the house)

The ACC will calculate whether the proposed fence falls within the limitations of these Guidelines as follows:

Example: If #1, above is 60 feet; and #2, above is 15 feet, then the proposed fence is to be installed 25% from the rear corner of the house on the left side. (15 feet/ 60 feet)