

CARIBE ISLE HOA

**c/o Davenport Professional Property Management, LLC
6620 Lake Worth Road Suite F, Lake Worth, FL 33467
561-642-5080/info@davenportpro.net**

APPLICATION FOR RENOVATION/CONSTRUCTION

ALL CONSTRUCTION DEBRIS MUST BE TAKEN OFF THE PROPERTY DAILY.

This Application must be completed and submitted to the Board of Directors of Caribe Isle HOA WITH ALL ITEMS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO BEGINNING ANY WORK. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Please note: it may take up to 30 days for a written response from the HOA ARB COMMITTEE AND THE FINAL APPROVAL REQUIRED FROM THE RIVER BRIDGE POA ARB MODIFICATION COMMITTEE.

HOUSE PAINT: COLOR SAMPLES MUST BE SUBMITTED WITH APPLICATION AND ROOF COLOR MUST BE NOTED. THE FRONT DOOR AND GARAGE DOOR MUST BE THE SAME COLOR AS THE STUCCO WALLS OR THE TRIM. THE FRONT DOOR CAN ALSO BE AN APPROVED NATURAL WOOD. PHOTO OF WOOD DOOR MUST BE PROVIDED. RIVER BRIDGE POA APPROVAL IS NOT REQUIRED FOR HOUSE PAINTING.

Owners Name: _____

Unit Address: _____

Phone number: (Day) _____ (Eve) _____

Description of project to be approved: _____

Roof Color (if painting house): _____

SHOULD PERMITS FROM THE CITY OF GREENACRES BE REQUIRED, THE HOMEOWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUCH PERMITS AS MAY BE NECESSARY, ONLY UPON RECEIPT OF APPROVED MODIFICATION.

Contractor or Vendors Name: _____

Telephone Number: _____ Fax or email address: _____

Additional information: _____

COPY OF CONTRACTORS BUSINESS LICENSE AND 2 CERTIFICATES OF INSURANCE MUST BE ATTACHED. CARIBE ISLE HOA AND RIVER BRIDGE POA MUST EACH BE ON VENDORS CERTIFICATES OF INSURANCE AS CERTIFICATE HOLDER/ADDITIONALLY INSURED.

I understand and I will comply with the following:

- If the modification is not completed to the same specifications that were approved, said approval can be revoked and the modification will be required to be removed at the owner's expense.
- The owner is responsible to pay for and repair any and all damages done to the common areas as a result of the installation.
- All State, County, or City building codes must be adhered to, and all work completed must be permitted as required.
- If the modification is not approved or does not comply and the unit owner is notified of such in writing, any alterations made by the unit owner are non-compliant and will be subject to legal action by the Association, and the unit owner shall bear the cost of reasonable attorney's fees incurred by the Association.
- If the Association incurs any expenses while considering the application (i.e. Architectural consultation or survey's, etc.), the applicant will bear the cost for said fees.

Owner's Signature: _____ Date: _____

Approved: _____ / _____ / _____

Date: _____

RIVER BRIDGE PROPERTY OWNERS ASSOCIATION

ARB MODIFICATION COMMITTEE

THIS FORM IS TO BE USED WHEN REQUESTING A MODIFICATION, ALTERATION OR ADDITION TO THE EXTERIOR OF YOUR HOME OR PROPERTY THAT IS VISIBLE. Request should be directed to your Individual Island Condominium, Homeowners or Community Association. Your Association will review this request to make sure it is in compliance with its' documents, complete the Sub-Association section and forward to the POA-ARB Committee with their comments. If you should have any questions, please call the POA office at 968-6054 or your local HOA Modification Chairperson.

OWNERS' SECTION:

SUB-ASSOCIATION NAME: _____

OWNER'S NAME: _____ EMAIL: _____

ADDRESS: _____

HOME PHONE: _____ BUSINESS PHONE: _____

MAILING ADDRESS, IF DIFFERENT FROM ABOVE: _____

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APPROVAL IS HEREBY REQUESTED TO MAKE THE FOLLOWING MODIFICATION(S), ALTERATION(S) OR ADDITION(S) AS DESCRIBED AND DEPICTED BELOW. (Please include such details as the nature, kind, shape, color, size, material, location, and any other pertinent data. A drawing or sketch as well as a copy of your survey is required for any kind of construction).

OWNER'S SIGNATURE: _____ DATE OF REQUEST: _____

SUB-ASSOCIATION SECTION:

APPROVED IN COMPLIANCE WITH OUR HOA MODIFICATION STANDARDS

DISAPPROVED COMMENTS: _____

SIGNATURE & PRINTED NAME OF SUB-ASSOCIATION REPRESENTATIVE DATE

ARB COMMITTEE SECTION:

DATE RECEIVED: _____

APPROVED COMMENTS: _____

DISAPPROVED _____

APPROVAL OF ANY MODIFICATION, ALTERATION OR ADDITION DOES NOT WAVE THE NECESSITY OF OBTAINING THE REQUIRED FEDERAL, STATE, COUNTY, CITY OR APPLICABLE AGENCY APPROVAL(S) OR PERMIT(S).

SIGNATURE & PRINTED NAME OF ARB COMMITTEE (BOARD OF GOVERNORS DELEGATE) DATE

WAIVER OF LIABILITY

Print Name: _____ (hereinafter "Owner")

of _____, Greenacres, FL (Unit/Address), hereinafter to the

Board of Directors _____ (hereafter "Association", and seeks

approval for said addition, change, or alteration to the above-mentioned unit.

Owner shall be responsible for all costs and expenses in the addition, change or alteration of said Unit. All such work shall be completed in a good and workmanlike manner in accordance with applicable laws, ordinances, rules, regulations and requirements of all governmental bodies or officers having jurisdiction over such work, and before such work is commenced, all required permits and authorizations shall be obtained by Owner.

Owner shall pay all costs, expenses and damages to repair or replace any portion of the common areas damaged by the subcontractors, material men, mechanics or other third parties rendering goods or services to said Unit upon notice of the Master Association Board and Sub-Association Board within forty-five (45) days of substantial completion of the review. In the event that said costs and expenses are not paid within thirty (30) days written notice, Master Association and/or Sub-Association shall have the right to levy an assessment against the Unit for said costs and expenses. The Association shall have all remedies for non-payment of assessments, including, but not limited to lien rights, as further contemplated in the Declaration of the Associations.

Owner expressly understands that Association approval or disapproval will be based on any grounds, including without limitation, aesthetic reasons, to maintain and protect the value of property within River Bridge. Owner shall seek architectural and engineering options on said plans from respective professionals in the field and shall not request or rely on the Association for these opinions.

Owner shall indemnify and hold the Association free and harmless from and against any and all liability caused by or arising from any acts, which may increase the susceptibility to loss on the described property or common areas and any loss, claim or damage by reason of any injury, accident or damage to any person or property, including common areas of the Association arising out of or in any way relating to the addition, change or alteration to the Unit, occasioned wholly or in part by any act or omission of Owner, any contractor, or any other third party rendering goods and services. In the event that Association shall be made a party to any litigation commenced against Owner concerning any addition, change or alteration to the Unit, then Owner shall defend, protect and hold the Association harmless and pay all attorney's fees, costs and expenses incurred by them in connection with such litigation.

In connection with any dispute, litigation, enforcement, or interpretation of the Waiver of Liability, the Association shall be entitled to recover reasonable attorney's fees, including appellate and post-judgement proceedings, costs and expenses.

The WAIVER OF LIABILITY has been executed on the _____ day of _____, _____.

WITNESS
(BOARD OF DIRECTOR'S DELEGATE, ARB CHAIRPERSON)

UNIT OWNER SIGNATURE

PLEASE FILL OUT AFTER COMPLETION. CONTACT HOA ARB REPRESENTATIVE TO INSPECT, CONFIRM AND PROJECT IS IN COMPLIANCE WITH ORIGINAL, APPROVED MODIFICATION. RETURN COMPLETED FORM TO RIVER BRIDGE POA, ALONG WITH A COPY OF YOUR PERMIT (IF APPLICABLE).

RIVER BRIDGE SUB-ASSOCIATION (HOA)

FORM OF COMPLIANCE

It is the desire of the Master Architectural Review Board (ARB), to seek compliance with the Architectural Standards, Rules and Regulations of the community of River Bridge and/or the City of Greenacres, to have this form completed by the individual homeowner and signed off by the Sub-Association Modification Board, **AFTER COMPLETION** of modification performed. It is important to note that approval must come from the Master ARB, in order to obtain permits from the City of Greenacres.

BEFORE any work is to commence, any project requiring a permit from the City of Greenacres, **MUST** be submitted to the ARB for approval. **NO PERMIT WILL BE ISSUED WITHOUT PRIOR ARB APPROVAL.** This certificate of compliance must also be completed, documented, inspected and approved; substantiating modifications were completed in compliance with original modification submitted.

DATE: _____ NAME OF SUB-ASSOCIATION: _____

NAME OF UNIT OWNER: _____

ADDRESS: _____

PHONE: _____ PERMIT NUMBER: _____

Signatures of Two (2) Sub-Association Modification Board Members:

NOTE: PLEASE REMEMBER TO ATTACH A COPY OF YOUR PERMIT (IF APPLICABLE) TO THIS FORM

ARCHITECTURAL REVIEW BOARD (ARB) – PART IV

PREFACE

The River Bridge Declaration of Covenants, Article XI Architectural Standards, provides the POA's ARB the vested authority to approve or reject architectural modifications submitted by River Bridge residents with the approval of the Sub-Association. In performing its duties, it shall be the mission of the ARB to provide a timely and reasonable response to the Unit Owner's request while its duties and obligations to protect, enhance and preserve the architectural beauty of both the Sub-Association Communities and the Community of River Bridge.

RULES, STANDARDS, & RESTRICTIONS GOVERNING MODIFICATIONS **Modifications requiring River Bridge POA-ARB approval**

All exterior modifications will be reviewed at the Sub-Association ARB level. If approved by the Sub-Association ARB, the modification application will then be forwarded to the POA/ARB for review and its subsequent decision of approval or disapproval. Should permits from the City of Greenacres be required, the Homeowner/Contractor shall be responsible for obtaining such permits as may be necessary, only upon receipt of approved modification.

The work on all exterior modifications approved by the POA/ARB will commence within 120 days of the date of approval, unless applicant notifies the Sub-Association ARB of a pending delay in which case a new time limit will be established. Failure to initiate work in such time period will cause the approval to become null and void and a new modification application will be required. If for any reason, the Sub-Association does not approve a modification application, that request will not be reviewed by the POA/ARB and the modification will be considered not approved. Upon Members request the Sub-Association may choose again to review the modification request. In the event of hurricane damage or other catastrophic related damage occurs to a Member's property and wherein supplies or materials needed for repair or reconstruction are not immediately available, and or the contractor is unable to commence work, proof of such unavailability of supplies and materials and inability of contractor to commence work must be provided in writing by the Member prior to the initial 120 day period. The applicant must commence work within a period of time which does not exceed 365 days from the date of ARB approval of the modification request. Construction must be completed within 90 days of its commencement to prevent ongoing unsightly conditions within the community. If an extension is needed by the applicant, a request for same must be made to the POA/ARB in writing prior to the expiration of the 90 day period. If such work is not completed within the agreed upon time extension, the POA will be free to complete the project at the applicant's expense according to the procedures in Article XIV, Section 1. Remedies For Violations of the Master Association Declaration of Protective Covenants.

1. **The following exterior modifications are prohibited within River Bridge:**

- A. No above ground pools.
- B. No fences except those required around pools by the City of Greenacres
- C. No artificial grass, plants, or vegetation.
- D. Within a sub-association, living fences (hedges) may not be placed between adjacent properties. (See Item C2 of these rules.)
- E. No sheds or shacks of any kind are permitted on any residential lot. Existing sheds or shacks installed on any residential lot prior to the approval date of these amended ARB Rules are grandfathered in; however in no case shall they be replaced or rebuilt.

NOTE – Existing modifications to exterior property that were made without the Member having followed these Rules and Regulations and have been completed for a period greater than One (1) year will be considered grandfathered and no action may be taken by the POA against such Member for the specific violation.

2. **POA/ARB approval is required, but not limited to the following modification requests:**

All Applications Must Be Made In Triplicate

A. **Decks, Patios, Driveways and Walkways**

All structural modifications to decks, patios, driveways, walkways and building exteriors must be submitted for approval to the POA/ARB, except as permitted by Article XI, Section 1. Of the Master Association Declaration (POA) of Protective Covenants the following procedure applies for all color selection for exterior painting.

Upon submittal of a modification request, the Sub-Association ARB shall determine if the new selected color meets with their approval. The approved modification with a color swatch of the selected color shall be submitted to the POA/ARB for final review and approval. Only upon receipt of this final POA/ARB approval can the project commence. This procedure applies to single and multi connected units.

B. **Screened / Acrylic / Glass enclosures for patios, entrances, lanai, pools, etc.**

The frame color of the enclosure must be white or conform to the color of the home's window frames.

C. Fences

1. The City of Greenacres requires fences for all in-ground pools. The strictest regulation between the River Bridge Property Owners' Association Declaration of Covenants and the City of Greenacres building Codes shall prevail for the placement and construction of the pool fence. The color of the fence must be white or conform to the color of the home's window frames. The fence material must be aluminum or PVC. Fences shall be of an open design or style with the open design being sufficiently large enough to withstand category one (1) hurricane force winds. The fence must also meet child safety criteria.
2. In the event a Homeowner (Member) with a Pool wishes to extend an existing patio beyond the original footprint with the addition of either a fence or screened enclosure, the Sub-Association ARB shall be required to submit an approved modification request to the POA/ARB for its ruling on the request. Should approval be granted the Homeowner (Member) must receive a permit from the City of Greenacres prior to proceeding with the modification. In no event shall the fence or screen enclosure be permitted to be installed beyond the footprint of the patio.
3. Living fences are permitted only under the following conditions: if they are used to separate two sub-associations or if they are used to provide backyard privacy from the common area of the POA or backyard privacy from a HOA common area roadway. POA/ARB approval is required prior to planting such living fence in order to insure it does not infringe on an existing easement or not meet other City Codes.

D. Awnings

Only retractable awnings covering patios on residential units are permitted.

E. Solar Heating Panels

Solar heating panels are permitted with POA/ARB approval and the installation conforms to the City of Greenacres building code.

F. Flags- Is to be consistent with title 36 of the U. S. G. and must meet all City and State requirements.

1. Vertical flag poles are limited to one per residential lot with a maximum height of 15 feet.
2. Flags are limited in size to a maximum as approved by Florida State Statutes.
3. Cantilevered poles require the use of a mounting adapter which may be permanently installed on a building, tree or fixed object. Both fixed and removable poles require base mounting designed to withstand 120 MPH wind velocities.
4. The flag must be lit when left over night, as specified in Florida Statutes.
5. Position and manner of display, time, hoisting, and lowering should follow title 36.
6. The flag is never flown in inclement weather except when using an all-weather flag.

G. Juvenile Play Equipment

1. Appropriate non-corrosive or "approved" pressure treated wood for juvenile play equipment is permitted in the rear yard area of an owner's property in conformance with the City of Greenacres' property line setbacks. Portable units may be placed in the front of the house during the day but must be brought in-doors at night.
2. The homeowner is responsible for maintaining the condition and appearance of this equipment.
3. Permanent rear yard equipment must be anchored in a manner approved by the City of Greenacres in order to withstand hurricane force winds of 120 miles per hour.

H. Removal of Sod and Shrubbery: Alteration of Drainage, etc.

Except for builder's acts and activities in the development of the Property, no sod, topsoil, muck, trees or shrubbery shall be removed from any Sub-Association' common property or any lot thereon. No Homeowner (Member) or Sub-Association is permitted to change the condition of the soil or the level of the land of the property, which may results in any permanent change in the flow or drainage of surface water of such land or of the flow or drainage of surface water within River Bridge, without prior written consent of the POA /ARB.

I. Vegetation or Tree Removal

A modification form approved by the Sub-Association is required for the removal of any tree.

1. Invasive species require identification from either an Arborist, Tree Service Co., or Landscaper. Such identification shall be in writing with a photo of the Tree(s) to be removed. POA ARB approval is required and once given, the invasive Tree(s) may be removed. No City of Greenacres approval is required.

Invasive Species per Section 16-1312 of City code:

- **Australian Pine**
 - **Brazilian Pepper (Florida Holly)**
 - **Carrotwood**
 - **Earleaf Acacia**
 - **Malaleuca (Punk Tree)**
 - **Schefflera (Umbrella Tree)**
2. All Hardwoods, Palm and other trees approved by the City of Greenacres Require City approval prior to being removed. Your POA Modification must state or the removal. Request and photos should be included. Some of the reasons for the request are as follows: dead tree, damaging sidewalk, damaging foundation, Potential danger to property Once the POA has approved the modification, a permit from the City is required prior to removal. Replacement trees may be required by the City.
 3. There shall be no new fruit trees, planted on any residential properties or common grounds. Nor shall any existing plantings or fruit bearing plants be replaced once they have died.

J. Shutters

1. Shutter installation must meet POA /ARB guidelines and the requirements of the City of Greenacres' building code.
2. Bahama type shutters are not permitted.
3. Only aluminum, vinyl or screen type shutters are to remain on a residence in excess of two weeks, they must be either painted the color of the house, be white or be clear in color. All other shutters should be removed within 72 hours after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm.
4. Shutters may be put up 36 hours prior to an impending storm.
5. If a resident is occupying the unit, all shutters must be removed after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm. In no event shall shutters remain up in an occupied unit more than 72 hours after the storm has passed.

K. In Ground Propane Gas Tanks

1. In-ground propane gas tanks designed to be used to provide emergency power during FPL blackouts are permitted providing that they meet the City of Greenacres' code and are approved by the Sub-Association ARB and the POA/ARB.

L. Irrigation from the Lakes

1. Residents are permitted to irrigate their lawns by pumping water from the lakes or by sinking a well. Applicants must complete the modification form indicating that the system includes the ability to switch to city water in times of drought (as declared by Florida agencies) or when ordered by the POA Board of Governors. A permit from the City of Greenacres is required prior to the installation of pumping equipment. (Forms available at POA Office)
2. Any float attached to the intake pipe, shall be a duck float.
3. When sinking a Well, the installation of a Rust Preventative System must be included and installed in the ARB Modification Application and applicant sign an agreement stating they will use and maintain such system.