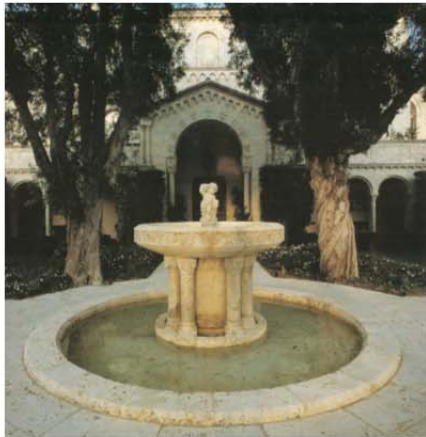




RESIDENTIAL ARCHITECTURAL GUIDELINES



Revised April 16, 2013

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DISCLAIMER

All plans, dimensions, improvements, amenities, features, uses, specifications, materials and availability depicted herein are subject to change without notice. Illustrations are samples and depictions only and may differ from completed improvements.

These guidelines are not intended to be a complete list of all criteria that must be satisfied in connection with construction of improvements. Compliance with these guidelines does not assure approval of any particular designs. Tuscan Hill reserves the right to approve particular designs, which vary from or otherwise do not comply with these guidelines.

These guidelines are a tool for maintaining and enhancing the overall aesthetics and quality of life of Tuscan Hill; they do not create any duty to any person. Review and approval of any designs may be based on aesthetic considerations only. Tuscan Hill shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, for ensuring compliance with building codes and other governmental requirements, or for ensuring that every structure is of comparable quality, value, or size, of similar design, or is aesthetically pleasing or otherwise acceptable to other owners of property in the Tuscan Hill community. Tuscan Hill makes no warranty, express or implied, that the information or guidelines contained herein are suitable for any particular use, and hereby disclaims any liability in connection with the use of this information.



I. ORIGINS OF THE TUSCAN HILL HOME

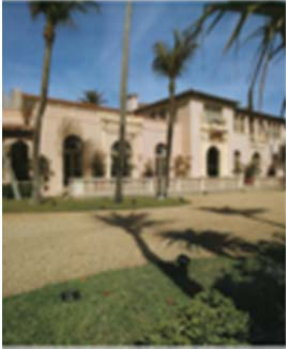
The homes of Tuscan Hill are to be based on classic and timeless architecture. A full set of building plans and specifications is required for approval by the Tuscan Hill Design Review Board (DRB) prior to commencing the project. All buildings shall be elegantly scaled and proportioned with massing, detailing and colors that create an elegant, tranquil, harmonious and desirable residential destination.

This guide and the design review process have been established to assure that the community achieves a consistent, high level of quality. The intent is to create a serene and aesthetic neighborhood that enriches each Owner's quality of life and also serves to protect and accelerate property values.

The Design Review Board functions to assist and serve the interests of all Owners.

The Tuscan Hill Design Review Board wants to encourage the development of authentic individual homes that exhibit a substantial amount of integrity and incorporate tasteful elements that reflect the personality and spirit of the original owner.

It is the Owner's responsibility to become thoroughly acquainted with the Tuscan Hill Design Guide. It is in the Owner's interest to be knowledgeable about government regulations.



II. SITE REGULATIONS

BUILDING SIZE

The minimum conditioned area of each house shall be four thousand (4,000) square feet. Basements, garages, exterior courtyards, terraces etcetera shall not count towards the minimum size. The front of the house shall face to the street. The composition shall present a substantial mass that contributes to the streetscape.

BUILDING SETBACKS

- Front Yard Setback One Hundred Twenty (120) Feet
- Side Yard Setback Sixty (60) Feet
- Rear Setback Seventy-Five (75) Feet
- Exception Lot 9 Front Setback Ninety (90) Feet



ENCROACHMENTS

No portion of the structure or ancillary equipment shall project past the setback lines. Garden walls, fences and pools may be located outside of the setbacks when approved by the DRB.



CLEARING AND GRADING

Site clearing shall be undertaken to prevent excessive and unsightly grading, indiscriminate earth moving and clearing, and removal of specimen trees and/or native plants which may cause disruption to natural water courses or which will scar the natural land forms. No hardwood tree over 24” caliper or ornamental tree over 6” caliper shall be removed unless approved by the DRB.

STORMWATER

Stormwater shall be controlled so that runoff does not damage adjacent properties. Stormwater shall follow the existing terrain, flow into drainage structures or follow the recorded drainage easement. It is the responsibility of the Owner to comply with all Leon County storm water rules and regulations.

SIGNS

No advertising signs shall be erected during construction of the homes. One approved sales sign will be allowed. Design of the sales sign shall meet the community standard or an alternate design shall be approved before it is erected. Temporary signs required by government and legal actions are permitted.

III. SITE DESIGN

HOUSE IDENTIFICATION, MAIL BOXES AND NEWSPAPERS

The mailboxes for each lot must be alike and approved black cast aluminum standard for Tuscan Hill subdivision. To assist emergency vehicles house numbers shall be located on the mailbox.

DRIVEWAYS

Driveways shall be a maximum of 12' wide with a maximum radius of 3' on each side of the drive at the street. Layout of the drive shall be consistent with the style of the home. Driveways shall be constructed of concrete or concrete pavers. At the street entry to all drives a 24' deep accent treatment shall be installed consisting of restrained brick, stone or concrete pavers. A similar treatment shall be installed at the forecourt. The pattern and choice of materials shall be consistent with the style of the house.

GARDEN WALLS AND FENCES

No fence, wall or other dividing instruments which exceed six (6) feet in height will be constructed or maintained on any Lot. No fence shall be located nearer to the front Lot line than the rear of the dwelling constructed on the Lot.

WALKWAYS

Site walks may be concrete or restrained brick, stone or concrete pavers.

MECHANICAL EQUIPMENT & TRASH CONTAINERS

Compressors, meters, containers, satellite dishes, pool equipment and miscellaneous devices and exterior storage shall be grouped and screened to minimize the impact on neighbors and the community. Screens shall be comprised of landscaping and fencing that is compatibly detailed to harmonize with the exterior. Dishes, exposed vents, grilles and other MEP components shall be shown on the exterior elevations and be coordinated with the building elements and rhythms. Conceal these items from the street and from all vantage points to the maximum possible extent. Satellite dishes shall be less than 18" in diameter.



POOLS AND PLAY EQUIPMENT

Pools shall be located to the rear of the house, constructed below grade and be greater than fifty feet from the rear property line. Play equipment shall be located so that it is not visible from the street. A rear yard location is preferred. If located in the side yard, the equipment shall be screened from the street and the adjacent house.

LANDSCAPING

Approved landscape plans shall be designed to complement and support the house and present an attractive and visually pleasing setting that is in harmony with the adjacent houses and the community.

SIGNS

One legible sign of reasonable size indicating protection by a security company shall be permitted.

IV. EXTERIOR DESIGN

MASSING

Massing is the relationship of a building's shapes and volumes in conjunction with the roof forms. The volumes shall be consistent to each other and the overall mass. The ground floor for all habitable portions of the residence must be a minimum of two (2) feet above the adjacent grade. Primary living spaces shall have a minimum clear ceiling height of ten (10) feet. The head height elevations of each floors openings and the overall height of the openings shall be balanced and in proportion to their respective story.



ROOFS AND EAVES

Roofs and eaves shall coordinate with each other and be based on the characteristics of the historic prototype. The roof materials, roof pitch, overhang, eave exposure or closure, exposed decking, cornices, moldings, fascia, etc. shall be classically detailed in accordance with the approved style.

Roof surfaces shall be constructed from clay tile, concrete tile, slate, 40 yr. architectural shingles or architectural staples. All gutters, downspouts and flashings shall be copper or painted to match the house.

EXTERIOR MATERIALS

Exterior finishes shall be specified and assembled from natural materials that were traditionally used in the applicable period.

Approved materials consist of:

- Portland Cement Stucco
- Synthetic Stucco
- Stone
- Cast Stone
- Wood Mould or standard Brick



WINDOWS AND DOORS

Windows and doors shall be made from Teak, Mahogany, legacy-anodized aluminum clad or vinyl finish. Skylights are permitted on the rear elevation only and shall be constructed from flat glass. The window manufacturer's specifications and color shall be submitted for approval. Doors shall be fiberglass, wood or clad with clear glazing and/or panels. Exterior hardware shall be historically accurate and be corrosion resistant. Windows and doors shall have the appearance of traditional simulated or true divided glass lights. Mullion and muntin patterns shall be true to the historic design. Oversized and large-scale windows and doors in keeping with applicable historic houses is encouraged.

SHUTTERS

Shutters shall be traditionally scaled and be made from Mahogany, Teak, Spanish Cedar or comparable natural wood material.

EXTERIOR LIVING SPACES

Terraces, Loggias, Courtyards, Balconies, Pergola's are encouraged. The exterior living space shall relate to the interior areas and exterior mass and be comprised of columns, walls, openings, ceilings etc. that shelter and promote use of the outdoor area. Flooring shall be constructed from brick, stone or concrete pavers.

FIREPLACES & CHIMNEYS

Fireplaces shall be constructed from traditional masonry or a Rumford/Isokern pre-fabricated masonry and tile systems. The exterior style shall be consistent with the historic origin. Chimney caps and pots shall be constructed of Superior clay, with stone, galvanized steel or copper chase caps.

PARKING AND GARAGES

Each house shall have a garage or garages with space to facilitate a minimum of three cars. Garages shall be designed and located to minimize their exposure to the street and adjacent neighbors. Garages may be separate or attached. Parking courts, porte cocheres and carriage houses based on the original designs are encouraged. Garage doors must be paneled and they may incorporate glazing. Garage doors must be wood, metal or other approved material, and shall be detailed to appear as traditional swinging, folding or sliding doors.

EXTERIOR LIGHTING

When appropriate to the composition, traditional flickering gas fixtures are encouraged. Exterior lighting shall be kept to a minimum and shall be limited to entries, exterior living areas and to mark paths where necessary. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. The light source shall be shielded from view to the greatest extent possible. Recessed fixtures are prohibited unless covered by a decorative metal grille. All fixtures with an exposed bulb must use half mirrored lamps with a blacked out bottom or other deflecting and diffusing lamp types and techniques to shield the source of the light. The brightness of any single exterior house light fixture is not to exceed the lumen value of a 30W A bulb. The brightness of any single exterior

site light fixture is not to exceed the lumen value of a 20W A bulb. These values shall be reduced if multiple closely spaced fixtures are installed. Refined and subtle fixtures that exhibit an authentic and distinct character are encouraged. All metals shall be corrosion resistant. Motion sensor spotlights that are concealed from the street and attached to a ten-minute timer are allowed for security. An interior override switch is permitted for emergencies but the lights shall normally be off. Specification sheets for all exterior light fixtures shall be shown and included in the record set.

EXTERIOR COLORS

Exterior colors shall be selected from the historic palette associated with the house type and place. Colors shall be shown for all painted exterior surfaces submitted at approval.

V. DESIGN REVIEW PROCESS

This section describes the procedure to achieve an approved house design. The process has been refined to provide the property Owner with an efficient method for the successful development of their property.

Submissions shall be sent to:

TUSCAN HILL HOA
P.O. Box 13565
TALLAHASSEE, FL 32317

REVIEW SUBMISSIONS

1. The applicant shall submit a schematic architectural design (one sets) to the Tuscan Hill Design Review Board. Preliminary plans shall include, but are not limited to:
 - a. Design Review Application
 - b. Site plan at 1:20 minimum showing all trees as previously described, all grades, horizontal and vertical improvements with pertinent dimensions, setbacks, easements, parking, etcetera
 - c. Floor plans at not less than 3/16 inch scale with appropriate notes and dimensions.
 - d. All exterior elevations at not less than 3/16-inch scale to completely define wall materials, windows, doors, trim, columns, finish floor(s) elevation(s), ceiling elevation(s), roof plate elevation, roof slope(s), roof materials etcetera.

FINAL REVIEW SUBMISSION

1. Submit one (1) set of construction documents, dated, by the approved design professional. The construction documents shall be complete and detailed so that all significant aspects of the construction are clearly identified and can be readily understood by construction professionals. The drawings shall all be a uniform size and they shall be bound in one set.

2. Once the design is approved by the DRB, the letter to initiate the permit application is contingent on the receipt of:
 - a. One set of construction documents that is dated, signed and sealed and is identical to the DRB reviewed plans and is also identical to the sealed construction documents that will be submitted for a permit.
3. At a minimum, a uniform set of dimensioned and noted drawings shall include:
 - a. Title Sheet
 1. Project Name, Location, and Lot Number
 2. Architect or Designer and professional consultants identifications
 3. Index of Drawings
 4. Date
 - b. Certified Site Survey
 - c. Dimensioned Site Plans: Scale in size appropriate to show detail but not less than 1" = 20' 0", indicating:
 1. Access street(s) and walkway(s), drives and other exterior improvements, including material and color.
 2. Grading plan
 3. Fill plan, if any (indicating run-off and tree preservation method.)
 4. Exterior lighting plan.
 5. Utility services, water, power, telephone, cable, gas; show all existing service pedestals
 6. Tree survey showing location and species of trees
 7. Dimensioned building plan to scale, overlaid on tree survey indicating all structures and other improvements to be included in the scheme with an indication of trees to remain and trees to be removed (at the same scale as boundary/tree survey).
 8. Location and identification of any special features
 9. Exterior equipment and miscellaneous elements showing location and screening details and landscape buffer
 11. Location(s) of the standard house identification
 - d. Floor Plans: Not less than 3/16 inch minimum scale drawings with an exact square footage (SF) computation for each floor showing conditioned and non-conditioned areas separately along with finished floor elevations.
 - e. Roof Plan: Not less than 3/16 inch minimum scale drawing showing materials, pitch, flashings and penetrations
 - f. Structural Plans: Not less than 3/16 inch minimum scale drawings showing all foundation plans, framing plans and details. Identify all exposed structural connections
 - g. Exterior Elevations: Not less than 3/16 inch minimum scale drawings of the building and any accessory structures showing all sides, including any hidden views.

1. Existing and finished grades
 2. Floor to ceiling and floor-to-floor dimensions
 3. Exterior materials, door and window identification
 5. Roof pitch and eave overhang dimension
 6. All exposed mechanical and electrical equipment, fixtures, and vents etc.
- Note: All visible MEP components shall be shown on the Site Plan, Floor Plan(s) and matching Exterior Elevations
7. Exterior equipment screening

h. Typical Drawings: Provide a sufficient number of drawings to show all exterior conditions at a large legible scale depicting:

1. Exterior materials
2. Roof and eave construction
3. Any exposed structural connections
4. Design features and other conditions requiring clarification
5. Wall assembly from foundation to eave
6. Eave, fascia and trim details
7. Doors and windows – manufacturer and color.
8. Garage doors - manufacturer's specification sheet including model and color
9. Chimney and chimney cap construction
10. Guardrails and handrails
11. Shutter dimensions
12. Construction of Exterior Living Areas

i. Exterior Colors: In addition to a completed color application submit:

1. A folder with minimum 2"x3" swatches for all proposed colors shall be submitted for approval
2. A color sample of the window and/or door manufacturer's material. Provide the actual material. Manufacturer's paper cards or photocopies will not be accepted
3. Paver, chimney and other exterior material samples, as applicable

j. Landscape Plans: At the scale of the site plan, showing:

1. Boundary: Indicate all perimeter property lines, setbacks, dedicated easements and the north arrow.
2. Structures: Position all structures on the property and indicate the location of all windows, doors and proposed permanent construction elements.
3. Perimeter Areas: Reflect all adjacent site conditions and surrounding roadways and pertinent features, which may affect the subject property.
4. Hardscape: Indicate all proposed vehicular and pedestrian circulation treatments, miscellaneous amenity elements, garden features, pools and permanent site furnishings, which may affect the use of the site.
5. Utility elements: Show all air conditioner equipment locations, exposed utility

meters, garbage areas, LP gas tank, pool equipment, wood piles and any service or utility elements which may require landscape treatment or buffer screening.

6. Grading: Indicate existing grades and all proposed grading revisions at one-foot (1') intervals.

7. Existing Vegetation: Based upon a current tree survey, accurately identify and locate all existing vegetation which is intended to be removed, remain or be relocated on the site.

8. Proposed Vegetation: Provide a comprehensive landscape layout for all trees, palms, shrubs, ground covers, vines etcetera proposed throughout the site.

9. Plant List: Identify all proposed vegetation with a plant list that reflects the scientific and accepted common name, height, spread, caliper, or size at time of installation as well as any necessary remarks which may be required to clearly portray the technical needs for design review, and/or final installation purposes.

BUILDER SELECTION

1. Select a Licensed Contractor.

FINAL APPROVAL

1. Upon completion of construction and before applying for a Leon County Certificate of Occupancy, submit the following to the DRB Administrator:
 - a. Site survey
 - b. As-built set of drawings showing hidden utility conditions and any approved modification(s) to the approved documents
 - c. Certificate of Construction Compliance
2. Upon inspection by the Reviewer that all improvements have been constructed in accordance with the plans approved by the DRB, the Reviewer will issue a Certificate of Process Completion. No residence within Tuscan Hill may be occupied by any person until the DRB issues a Certificate of Process Completion.

ENFORCEMENT POWERS

1. The Tuscan Hills Homeowner's Association and its designees, i.e., the Design Review Board have the right during construction of any proposed improvements to enter onto the lot to inspect the proposed improvements in order to assure their compliance with the approved plans and specifications.
2. If any improvements are made without Reviewer approval, or are not in compliance with the approved plans and specifications, then the owner of the lot shall, upon written demand, cause the improvements to be removed, or restore the lot to substantially the same condition as existed prior to the event of non-compliance. The correction shall be made within ten (10) days from the date of the written demand, and such owner shall bear

all costs and expenses of such restoration or removal, including any Association's costs and reasonable attorney's fees. All such costs may be assessed against the owner and the lot as a "Benefited Assessment" under the Declaration.

3. If an owner has not commenced to correct an unapproved improvement within the ten (10) day period, Declarant or the Association shall have the right to institute an action to recover damages and costs, or to seek injunctive relief to require the owner to cease, remove or restore the unapproved improvement. Violations of the requirements under these Design Guidelines may not be adequately compensated by recovery of damages. Accordingly, the Association may seek an injunction to restrain a violation or breach or threatened violation or breach.
4. The remedies described above and in the Declaration are cumulative. No delay, failure or omission in exercising any right, power, or remedy herein provided shall be construed as an acquiescence thereto or a waiver of the right to enforce its rights, powers or remedies. No right of action shall accrue nor shall any action be brought or maintained by anyone against the Declarant or the person(s) it designates to review and approve applications under these Design Guidelines, or the Association, the DRB, or any owner on account of any failure to bring any action or on account of any violation or breach of the provisions of these Design Guidelines.
5. In all enforcement actions, the prevailing party shall be entitled to recover all costs, including attorneys' fees and court costs reasonably incurred, prior to or at trial or on appeal.

BASIS FOR DECISION

Approval of any application under these Design Guidelines shall be granted or denied based upon the standards and guidelines Reviewer promulgates from time-to-time, including:

- Compliance with the provisions of the Design Guidelines;
- The quality of workmanship and materials;
- The harmony of the exterior design with the surrounding community;
- The effect of the construction on the appearance from neighboring property;
- Other factors, including objective and subjective aesthetic judgments, which in the Reviewer's view, may affect the desirability or suitability of constructing the house in Tuscan Hill

LIMITATIONS OF RESPONSIBILITY

The goal of these Design Guidelines and the design review process is to review the application, plans, materials, and samples submitted to determine if the proposed structure conforms in appearance with the Design Guidelines. Neither the Design Review Board nor the HOA Board nor the Association (nor any party reviewing applications under these Design Guidelines is responsible for:

- The structural integrity, soundness, adequacy, capacity, or safety features of any approved construction or modifications.
- Soil conditions, drainage, erosion requirements, or other general site work.

- Compliance with all building codes, safety requirements, and other governmental laws, regulations, or ordinances.
- The reputation, competence, performance, work quality, integrity, or the financial condition of any Contractor or Subcontractor.
- Ensuring that every dwelling is of comparable quality, value, or size, is of similar design, or is aesthetically pleasing or otherwise acceptable to other owners.

The Association, its officers, the Association's Board of Directors, the Association's management agent, the DRB, any committee, or any member of any of the foregoing shall not be held liable for;

- The approval, disapproval, or failure to approve or disapprove any proposed plans.
- The existing soil and ground conditions, storm water drainage, or any other general site work issues.
- Any substantial or inconsequential defects existing in the proposed plans either as approved hereunder or as may be revised.
- Loss or damage arising out of the action, inaction, integrity, financial condition, or quality of work of any Contractor or its Subcontractors, employees, or agents, whether or not Declarant has listed such Contractor as a builder in Tuscan Hill-
- Any injury, damages, or loss arising out of any other circumstances pertaining to the construction and habitation of the site relative to the approved plans for any lot.
- Each owner shall be solely responsible for the maintenance, repair and insurance of any approved improve- ment and for assuring that the improvement, as constructed, is in full compliance with all local, state and federal laws, rules and regulations.

APPEALS

If an application has been denied by the DRB, or the approval is subject to conditions, which the owner feels are unacceptable, the owner may request a hearing before the DRB. DRB decisions are not subject to appeal.

VARIANCES

The Reviewer may authorize variances from compliance with the Design Guidelines and any procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. No variance shall

- (a) be effective unless in writing
- (b) be contrary to the Covenants, or
- (c) prevent the Reviewer from denying a variance in other circumstances.

Variances require the Association Board's written consent.

ADDITIONAL REQUIREMENTS

These Design Guidelines have been adopted to assist owners and builders within Tuscan Hill and the Reviewer in connection with the architectural approval process. These are merely guidelines, and the Reviewer will have the right to waive any of the requirements, or will have the right to require additional or more stringent requirements. Once commenced, construction must be diligently pursued to completion. All construction work shall be completed within eighteen months of commencement unless a shorter time is otherwise specified in the notice of approval or unless the Reviewer, in its discretion, grants an extension in writing. If approved work is not completed within the required time, it shall be in violation of the Declaration and these Design Guidelines and shall be subject to enforcement.

VI. CONTRACTOR STANDARDS

The following shall apply to any and all construction, improvement, alteration or maintenance of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, and landscaping or any other change to the grounds of a single-family site within Tuscan Hill. In the event a violation of these criteria and guidelines takes place, the construction or work being performed shall cease until conformance is achieved. Infractions of the construction rules may be cause for a \$500.00 fine per infraction

1. BUILDING CONTRACTORS

All General Contractors and their Subcontractors must have all appropriate Florida licenses.

2. PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the job site and in a manner so as to least disturb other residences and other construction away from the street.

4. CONSTRUCTION HOURS

The construction working hours are currently from 7:00 am until 6:00 pm, Monday through Saturday. No construction work will be allowed on Christmas or Thanksgiving.

5. SITE CLEAN-UP

All construction sites must be maintained in a neat and orderly fashion. All contractors are required to provide one (1) small covered trash dumpster. Location of the dumpster will be approved on the submitted site plan. Dumpsters must be emptied on a regular basis. The builder is responsible for trash that blows off the site and shall retrieve such trash immediately.

6. CLEARING

Only plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the community as soon as is practical but not later than five (10) working days.

7. CONSTRUCTION DAMAGE

Any damage to streets and curbs, drainage inlets, sidewalks, streetlights, street markers, mailboxes, walls, etc., will be the responsibility of the lot owner(s) who retained the construction work. Repairs will be made within 30 days.

8. CONSTRUCTION SPILLAGE

Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for cleaning it up. Please report any spills as soon as possible.

9. UTILITY, TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, etc., lines are cut; it is the contractor's responsibility to report the accident to HOA within thirty (30) minutes and pay for any repairs.

10. DRESS

All Construction workers will be required to wear clothing compatible with safe performance of their specific job requirements. SHIRTS WILL BE WORN AT ALL TIMES.

11. CONSTRUCTION SITE APPEARANCE

All personnel working in the community are to keep all of their areas free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

12. NOISE LEVELS

Loud radios or noise will not be allowed within the community. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.

13. VEHICLES AND EQUIPMENT

No vehicles (trucks, vans, cars, etc.) may be left in the community overnight. Construction equipment may be left on the site while needed, but must not be kept on the street, unless prior permission has been granted. Due to the narrowness of the residential streets within Tuscan Hill, all construction vehicles should attempt to park on one side of the street only. This will ease the flow of all traffic and increase safety within the community.

14. PERSONNEL

Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the sub-contractor. For safety reasons, children will not be permitted on the job site. No alcoholic beverages are permitted on or near the job site. Contractor personnel will not be permitted to bring pets on the property.

15. SIGNAGE

During construction, one (1) approved standard construction sign shall be allowed within the front set-back of the lot to assist subcontractors and others in locating the job site. The back of the sign is to be used to mount and conceal from view the standard white Leon County Building inspection container.

TUSCAN HILL Design Review Application Form - New Construction

DATE: _____ TO: Tuscan Hills Design Review Board

OWNER(S):

Name

Street

City, State, Zip Code

Telephone

Telephone

BUILDER/ CONTRACTOR:

Name

Street

City, State, Zip Code

Office Telephone

FL License Number

RESIDENTIAL ARCHITECT/ DESIGNER

Name

Street

City State Zip Code

Telephone

LANDSCAPE ARCHITECT/DESIGNER

Name

Street

City, State, Zip Code

Telephone

LOT NUMBER _____

Air Conditioned Space (First Floor)	_____ sq. f.
Air Conditioned Space (Second Floor)	_____ sq.f.
Air Conditioned Space (Above the Second Floor)	_____ sq.f.
Air Conditioned Space (Tower)	_____ sq.f.
Total Heated and Cooled Sq. Ft.	_____ sq.f.

Covered Porches/Entries, etc.	_____ sq.f.
Garage	_____ sq.f.
Other	_____ sq.f.
Total Gross Sq. Ft.	_____ sq. f.

GENERAL INFORMATION:

Lot Dimensions:	_____
Stories	_____
Bedrooms	_____
Baths	_____
First Floor Elevation	_____ <input type="checkbox"/>
First Floor Ceiling Elevation	_____
Second Floor Elevation	_____

Second Floor Ceiling Elevation
Roof pitch
Maximum Elevation

Exterior Features	Color Finish	Description
Driveway	_____	_____
Siding	_____	_____
Trim	_____	_____
Shutters	_____	_____
Windows	_____	_____
Columns	_____	_____
Entry Door	_____	_____
Garage Door	_____	_____
Other Doors	_____	_____
Roofing	_____	_____
Fascia	_____	_____
Soffit	_____	_____
Gutters	_____	_____
Chimney	_____	_____
Screening	_____	_____
Walls	_____	_____

The preceding application is submitted for review in accordance with Tuscan Hill Design Guidelines. Required design documents are attached.

SUBMITTED BY: _____

Date: _____

Certificate of Construction Compliance

As the General Contractor for the house built on the above referenced lot, the signed seal below certifies that the building is constructed in complete accordance with the approved Construction Documents dated _____, and all approved modifications (if any).

List any modification(s) to the approved Construction Documents and the date(s) of approval.

1. _____

2. _____

3. _____

4. _____

This certification that all improvements are complete and as built as shown on the Construction Documents may be relied upon by and shall inure to the benefit of the Tuscan Hill Design Review Board and its successors and assigns.

General Contractor

Signature

Date