

TALLAHASSEE

RANCH CLUB

Standards & Criteria for NEW CONSTRUCTION

TALLAHASSEE RANCH CLUB STANDARDS AND CRITERIA FOR NEW CONSTRUCTION

CONTENTS

SECTION 1 OVERVIEW

1.01	PURPOSE	1
1.02	APPLICABILITY	1
1.03	ENFORCEMENT.....	1

SECTION 2 TALLAHASSEE RANCH CLUB ARCHITECTURAL REVIEW COMMITTEE

2.0 1	ESTABLISHMENT	1
2.02	LIMITATIONS	1
2.03	NON-LIABILITY	2
2.04	DELEGATION.....	2

SECTION 3 PLAN REVIEW PROCEDURES

3.01	IN GENERAL.....	2
3.02	APP LICATION AND SUBMITTALS.....	2
3.03	VARIANCES	3

SECTION 4 ARCHITECTURAL STANDARDS AND CRITERIA

4.01	TYPE OF LOT.....	3
4.02	SIZE OF RESIDENCE ·	3
4.03	BUILDING ENVELOPE, SETBACK AND PLACEMENT OF RESIDENCE	4
4.04	GRADING AND DRAINAGE	4
4.05	DESIGN AND ELEVATIONS	4
4.06	EXTERIOR MATERIAL AND COLORS.....	4
4.07	ROOFS.....	5
4.08	WINDOWS, DOORS, AWNINGS AND SHUTTERS	5
4.09	GARAGES, DRIVEWAYS AND CULVERTS.....	5
4.10	FENCES AND WALLS	5
4.11	POOLS AND ENCLOSURES.....	5
4.12	MECHANICAL, ELECTRICAL, AND ELECTRONIC EQUIPMENT,	5
	GARBAGE AND TRASH CONTAINERS, AND ANTENNAS	6

CONTENTS (Continued)

4.13	ACCESSORY STRUCTURES AND DECORATIVE OBJECTS	6
4.14	MAILBOXES.....	6
4.15	LANDSCAPING.....	6
4.16	LIGHTING	7
4.17	IRRIGATION.....	7

SECTION 5 CONSTRUCTION RULES AND REGULATIONS

5.01	COMPLIANCE	7
5.02	CONSTRUCTION TRAILERS.....	8
5.03	CONSTRUCTION REFUSE.....	8
5.04	SIGNAGE.....	8
5.05	CONSTRUCTION HOURS	8

SIGNATURE PAGE.....	9
---------------------	---

EXHIBIT LIST.....	10
-------------------	----

Exhibit "A" Construction Administration Form	11
Exhibit "B" Lot Development Application	13
Exhibit "C" Acceptance Review Checklist	16
Exhibit "D" Approved Mailbox Plan.....	17
Exhibit "E" Recommended Plant Material and Tree Palette	18
Exhibit "F" Approved Real Estate/Construction Sign . . .	19

TALLAHASSEE RANCH CLUB STANDARDS AND CRITERIA FOR NEW CONSTRUCTION

SECTION 1: OVERVIEW

1.01 PURPOSE: Standards and Criteria for the control of new construction within Tallahassee Ranch Club have been approved by the Tallahassee Ranch Club Property Owners Association, Inc., through its Board of Directors, for the purpose of producing an aesthetically pleasing community of high quality, in harmony with the existing environment, with compatible and complimentary designs, all combining to protect and enhance the property value of each member of the community.

1.02 APPLICABILITY: These Standards and Criteria are adopted and apply to all new construction on every Lot within Tallahassee Ranch Club. **No construction, improvement, or alteration shall commence on any lot in any manner or respect until approval has been tendered by the Tallahassee Ranch Club Architectural Review Committee.**

1.03 ENFORCEMENT: Tallahassee Ranch Club Property Owners Association, Inc. and other parties having the right of enforcement shall have the right to proceed at law or in equity to compel compliance and enforcement of the standards and provisions imposed. The costs and attorney fees incurred from such proceedings by the party having the right of enforcement who prevails in such action shall be borne by the person alleged to be in violation. Other remedies available to the enforcing party include, but are not limited to: (i) fines pursuant to foreclosure; (ii) petition to appropriate governmental agencies to issue a stop order on construction until the violation is corrected; (iii) revoking prior approvals, and; (iv) withholding approvals, variances, etc.

SECTION 2: TALLAHASSEE RANCH CLUB ARCHITECTURAL REVIEW COMMITTEE

2.01 ESTABLISHMENT: Tallahassee Ranch Club Property Owners Association, Inc. (hereinafter, "the Association"), acting through its Board of Directors ("the TRC Board"), has created the Tallahassee Ranch Club Architectural Review Committee ("TRCARC") to enforce these Standards and Criteria and to approve all improvements on Lots within Tallahassee Ranch Club.

2.02 LIMITATIONS: Approval by TRCARC of any submittal is limited to its conformity with the standards and criteria set forth herein, and to the aesthetics of the improvements, and not to their sufficiency or adequacy. Approval shall not be construed or interpreted as a representation or determination that any governmental regulation, requirement or code has been properly met. Each Applicant, his architect and/or engineer shall be solely responsible for the safety and adequacy of any structure and for obtaining the approval of all appropriate governmental agencies prior to and during construction.

2.03 NON-LIABILITY: The members of TRCARC are charged with the administration and enforcement of these standards to help safeguard and perpetuate the mutual investment value of all property owners and shall be indemnified and held harmless for their actions. Such actions include granting, denying or withholding of their consent, permission or approval in any instance and at their sole discretion

2.04 DELEGATION: The power and authority to enforce these Standards and Criteria set forth herein and to approve all plans for new construction within Tallahassee Ranch Club is delegated to the TRCARC. TRCARC members, whether individually or as a group, are authorized to enter subject properties to conduct periodic inspections of projects under construction, solely for the purpose of ensuring compliance with these Standards and Criteria. The TRCARC will notify owners prior to conducting inspections.

SECTION 3: PLAN REVIEW PROCEDURES

3.01 IN GENERAL: The Association has established plan review procedures to formalize and equitably administer the plan review process. The Association, through the TRCARC, may reject plans for any reason whatsoever, including purely aesthetic grounds, in its sole and absolute discretion. However, TRCARC shall not arbitrarily or unreasonably withhold approval. TRCARC intends to be completely fair and objective in its review process and maintain a sensitivity to the individual aspects of design.

TRCARC will make all reasonable efforts to complete the plan review process within 30 days of receipt of all submittal documents required in this section, but the failure to complete the plan review process within that time frame shall not act as an automatic approval of the plans. TRCARC shall retain a full copy of the submitted plans, noting its actions and comments. Plans which are rejected must be revised and resubmitted for TRCARC's review before the final review process can commence.

3.02 APPLICATION AND SUBMITTALS: TRCARC shall commence the plan review process upon receipt of a complete application package (Lot Development Checklist - Exhibit "B ") from each Applicant, which shall include the following submittals:

- a) Application letter signed by the Applicant listing the lot and the name, addresses and phone number of both of the builder and lot owner. The Construction Administration Form must be completed and the Compliance Fee and Design Review Fee must be paid (see Exhibit "A").
- b) One (1) complete set of final architectural plans including site plans with pool and screen enclosure detail and solar panel placement, if applicable, elevations, floor plans, foundations plans, roof plans and landscape plans. Plans may be submitted either digitally or in large format hard copies.

The site plan shall depict the placement of the residence and appurtenances thereto (driveways, walks, patios, pool, privacy walls, screen enclosures, well and HVAC equipment placement, etc.) on the lot, with delineation of setbacks and easements clearly noted.

Accessory structures must be located behind the rear line of the residence. The water well must also be behind the rear line of the house unless environmental issues prohibit such placement, in which case a variance request must be submitted (see Section 3.03) for approval of an alternative location. The orientation of the house on the lot must match the orientation of the architectural plans. Landscape plans shall show all existing trees of 6" or greater caliper (excluding slash pine trees), size, type and location of new plant material, and irrigation plan.

- c) Material specifications and color plans for all exterior surfaces of the building, driveway, and paved surfaces of the lot.

It is expected that construction of new residences will be completed within 18 months of the commencement of construction activity. The length of time for completion of accessory structures shall be 12 months from commencement of the project. Failure to meet these deadlines may result in fines as set by the Fining Committee and approved by the TRC Board unless the owner or builder can demonstrate mitigating factors that made the delay necessary.

3.03 VARIANCES: In those instances where strict compliance with a specific term, condition or criteria would create an undue hardship by depriving the owner(s) of the reasonable use of their site or where, in the opinion of the Association, there are unusual characteristics which affect the property or use in question and which would make strict compliance with the standards unfeasible, the TRC Board may grant a variance from the standards as long as the general purpose and intent of the standard is maintained. All variance requests and approvals shall be in writing. Variances shall be considered unique to the specific site and conditions for which it was granted and shall not set a precedent for future decisions.

SECTION 4 ARCHITECTURAL STANDARDS AND CRITERIA

4.01 TYPE OF LOT: Tallahassee Ranch Club shall be subdivided into eight (8) to sixteen (16) acre parcels, pursuant to the master site plan for Tallahassee Ranch Club. The Standards and Criteria contained herein shall apply equally to all lots unless variances have been approved as specified in Section 3.03

4.02 SIZE OF RESIDENCE: The living area of each residence is measured by calculating the total air-conditioned square footage of the residence, exclusive of garages, porches, patios and terraces. The minimum size limitation for a residence is 2,300 square feet of living area.

The ground level minimum air-conditioned area of a two- story residence shall be 2000 square feet.

Residences shall be limited to a maximum of two stories, and the maximum height of any structure may not exceed thirty-five (35) feet as measured in accordance with the Leon County Zoning Ordinance.

4.03 BUILDING ENVELOPE, SETBACK AND PLACEMENTS OF RESIDENCE:

Because lots vary in size, shape, easement locations and interface with Common Area(s) and Buffer Areas, Tallahassee Ranch Club has established a building envelope and specific setback criteria to which each residence must conform. Such information is depicted on the lot survey which shall be provided to each Owner at closing.

So long as the residence is constructed within the building envelope, a variance shall not be required.

STANDARD BUILDING ENVELOPE

Setbacks establish the maximum outer boundaries within which the residence must be constructed. . No structure shall be-allowed to encroach into an ability, drainage or any other easement. For a typical standard lot, the minimum building setback requirements are as follows:

FRONT	REAR	SIDE
100'	50'	40'
CONSERVATION EASEMENTS	KARST FEATURES	
50'	100'	

4.04 GRADING AND DRAINAGE: All residences shall be constructed at a minimum finished floor elevation established by ordinance adopted by Leon County, Florida.

Existing trees and vegetation shall be spared whenever possible. Cuts and fills should be designed to complement the natural topography of the site. Existing drainage structures, including swales, banks and natural wetlands, shall not be altered or affected in any way.

Flow of water shall be directed to existing drainage structures in such manners as not to allow runoff onto adjacent property nor allow puddles or pending in paved or swale areas.

4.05 DESIGN AND ELEVATIONS: Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. Similar elevations on adjacent lots will be discouraged.

Elevation approval shall consist of front, side, and rear elevations. All elevation treatments shall follow the common architectural design theme of the residence as closely as possible.

4.06 EXTERIOR MATERIAL AND COLORS: Artificial, simulated or limitation materials (i.e., plywood, aluminum siding, simulated brick, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriate:

- Stucco
- Masonry - stone or brick
- Hardie Plank

- Wood - May be used for columns, fascia, etc. where appropriate
- Metals - May be used for columns, fascia, etc. where appropriate

Exterior colors and textures that, in the opinion of TRCARC would be inharmonious, discordant or incongruous shall not be permitted. The colors of roofs, exterior walls, banding, doors and trims shall be integral to, and harmonious with, the exterior color scheme of the residence.

4.07 ROOFS: All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes and shall not be visible from the street unless determined to be absolutely necessary.

Flat roofs and tar and gravel surfaces are prohibited. Gutters and down spouts shall be painted to blend with the exterior color scheme. Storm water flow must be directed to, and conform to, the approved drainage plan and requirements. Solar panels and solar water heating panels shall be reviewed on an individual basis, and if approved shall not be visible from the subdivision streets. All solar panels shall be parallel to the roofline on which they are installed and shall not protrude beyond the roofline. All piping and supports must be painted to match the roof or wall surface on which they are attached.

4.08 WINDOWS, DOORS, AWNINGS, AND SHUTTERS: Unfinished aluminum, bright-finished, or bright-plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electro-statically painted and be in harmony with the exterior color and texture of the residence. Wood frames must be painted, sealed, or stained. Dominant awning windows are not allowed.

4.09 GARAGES, DRIVEWAYS AND CULVERTS: Each residence must have a private, fully enclosed side or rear entry garage for not less than two (2) or no more than three (3) standard size American cars. A four (4) or more car garage may be allowed if approved by the TRCARC

All residences shall have a poured-in-place driveway. Hot-mixed rolled asphalt, finished concrete, patterned or imprinted concrete, and impregnated stone finishes are permitted. Driveways may also be constructed of brick or interlocking pavers but must be of stable and permanent construction. Painted or stamped concrete are allowed. Milled asphalt, also known as reclaimed or recycled asphalt, is specifically prohibited. An 18" or equivalent mitered end culvert is required as recommended by Leon County.

4.10 FENCES AND WALLS: Fences or walls shall be allowed on any lot outside the established building envelope. Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding and abutting pool decks are considered structures appurtenant to the residence and may be allowed within the building envelope.

4.11 POOLS AND ENCLOSURES: All swimming pools must be in ground. Pools and Jacuzzi shall not be permitted on the street side of the residence, and no screening of a pool area may stand beyond a line extended and aligned with the sidewalls of the dwelling. All screen framing, doors, door frames, and structural members of enclosures shall be anodized or electrostatically painted a color in harmony with the exterior color and texture of the residence. All pool screening shall be of a black, charcoal or white tone unless approved by TRCARC.

4.12 MECHANICAL, ELECTRICAL AND ELECTRONIC EQUIPMENT, GARBAGE AND TRASH CONTAINERS, AND ANTENNAS: All mechanical, electrical and electronic equipment, including air conditioning compressors and condensers, swimming pool equipment, transformers and meters, and sprinkler controls shall be properly housed within an enclosure constructed with the residence or screened with fence panels or an accessory structure (e.g., a well house) in a manner that will blend with the site. No window or wall air conditioning or heating units shall be permitted. Mechanical equipment and structural items must not be sited on easements of the lots. All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, kept within an enclosure constructed with the residence.

All antennas of any type must be approved by TRCARC in advance.

4.13 ACCESSORY STRUCTURES AND DECORATIVE OBJECTS: Barns and accessory structures, to include sheds, wellhouses, gazebos, playhouses, tree houses, etc., must be of architectural style similar to the house. Pole barns are permitted; if pole barns are visible from subdivision streets, they must have a façade matching the residence on the side facing the street.

No decorative objects such as sculptures, birdbaths, fountains, flagpoles and the like shall be placed or installed on any lot without approval of TRCARC.

4.14 MAILBOXES: The initial cost, installation, maintenance and future replacement of the mailbox, post and house address shall be the responsibility of the lot owner and shall conform in size, design and color to the approved mailbox detail attached hereto as Exhibit "D".

4.15 LANDSCAPING: Landscaping is an essential element of a residence. A complete landscape plan must be submitted to and approved by TRCARC prior to commencement of construction. The plan shall provide for trees and other plant material, sod, berms, rocks and other decorative landscape features, and irrigation system.

Existing trees (excepting planted slash pines) should be retained to the greatest extent possible. The landscape plans submitted for a lot must show existing trees of six inches diameter or greater and whether the trees will be preserved or removed. Removing any such existing trees must be approved by TRCARC, and the necessary tree removal permits must be obtained from Leon County. Copies of tree removal permits may be requested and will be provided if available.

As a minimum, trees must be included in the landscape design of your residence and the Leon County minimum requirements for trees must be met. The preference is that the trees be selected to provide a canopy. Existing hardwood trees may be incorporated in the landscape design to meet this requirement, and/or additional trees may be planted. The minimum tree height to meet this requirement shall be twelve (12) feet, with a caliper of four (4) inches.

Native plant species must be preserved in the sections of the community that abut natural preserve areas. Owners and builders are responsible for protecting/not disturbing protected areas.

The use of native plant material is encouraged because of their inherent adaptability to the area and low maintenance requirements. A list of suggested plant material is included as Exhibit "D".

Nine (9) specific exotic plants are **prohibited** in Tallahassee Ranch Club.

- Earleaf (*Acacia auriculiformis*)
- Ear Tree (*Enterolobium cyclocarpum*)
- Australian Pine (*Casuarina equisetifolia*)
- Brazilian Pepper (*Schinus terebinthifolius*)
- Punk tree (*Melaleuca leucadendra*)
- Downey Rosemyrtle (*Rhodomyrtus tomentosus*)
- Carrotwood (*Cupaniposis anacardiopsis*)
- Chinaberry (*Melia azedarach*)
- Chinese Tallow (*Sapium sebiferum*)

These plants are prohibited because of their invasive tendencies and their ability to destroy native plant systems.

A minimum fifty feet (50') area around the home constitutes the yard lawn for purposes of these Standards and Criteria. The front yard lawn area of your homesite must be sodded; the areas to the side and rear of the residence may be either seeded, sodded, sprigged or plugged. All areas which are not yard lawn, paved, or landscaped, must be left in natural vegetation or pasture. Pine bark, Eucalyptus or Cyprus mulch are approved mulches. Gravel rocks and artificial turf may not be substituted for lawns in Tallahassee Ranch Club. The maintenance of all yard lawns and landscaped areas shall be the responsibility of the homeowner.

4.16 LIGHTING: Site lighting may be incorporated in the landscape and architectural plans. All lighting must be directed within a lot, with no spillover onto adjacent lots. The use of colored lenses is prohibited except when used in holiday displays. All additional lighting after completion must be reviewed by TRCARC.

4.17 IRRIGATION: For lawn and plant material, an automatic underground irrigation system is required. Irrigation plans for a residence must be furnished at the same time as the landscape plan and are part of the review.

Areas of native vegetation should not be irrigated.

SECTION 5 CONSTRUCTION RULES AND REGULATIONS

5.01 COMPLIANCE: Each lot owner, builder and contractor shall be responsible for the actions of their employees, agents and subcontractors. To assure compliance with the Construction Standards and Criteria, a compliance deposit of Five Thousand Dollars (\$5,000.00) per lot shall be required from the builder. The compliance fee shall be refunded to the builder upon final inspection and acceptance by TRCARC. Final inspection shall take place within 30 days of the date TRCARC is notified of issuance of the Certificate of Occupancy. The property owner or builder is responsible for contacting the Association's management office to schedule the final inspection.

5.02 CONSTRUCTION TRAILERS: No office, storage or other job related trailer shall be allowed on any lot or anywhere within the Community unless approved in writing by TRCARC.

5.03 CONSTRUCTION REFUSE: Each builder shall maintain a dumpster on all job sites under construction and shall keep the site clear of trash, debris, and overgrowth at all times. Trash dumpsters and portable toilets must not be located in or near the right of way easement. Excess debris, dirt or mud shall be cleaned out of roadways on a regular basis. Care should be taken to ensure that the pavement fronting each job site is not damaged from oil spills, concrete drips or machinery. Each Builder shall be responsible for any such damage and the cost of subsequent repairs. Once construction is complete, all trash must be kept in residential cans and stored out of sight. The Association reserves the right to assess each builder for job site cleanup costs on a regular basis should such problems persist.

5.04 SIGNAGE: No signage shall be allowed on any lot prior to commencement of construction. Upon construction commencement, a builder sign, of a size and design designated by the Association (see Exhibit F), may be placed on the lot for construction related and identification purposes only but must be removed immediately upon completion or issuance of the certificate of occupancy from Leon County. Subcontractor signs are not permitted at any time. No signs of any type shall be placed in the right of way.

5.05 CONSTRUCTION HOURS: Designated work hours are from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. Without prior approval by TRCARC., no work may be scheduled on Sundays or federal holidays.

The Standards and Criteria for New Construction for Tallahassee Ranch Club contained herein may be amended at any time and from time to time only by the Tallahassee Ranch Club Property Owners' Association, Inc.

For Tallahassee Ranch Club Property Owners' Association, Inc., *a Florida not-for-profit corporation*:

Signature

Printed Name/Title

____/____/____
Date

For Tallahassee Ranch Club Architectural Review Committee:

Signature

Printed Name/Title

____/____/____
Date

EXHIBIT LIST

EXHIBIT "A"	Construction Administration Form	11
EXHIBIT "B"	Lot Development Application	13
EXHIBIT "C"	Acceptance Review Checklist	16
EXHIBIT "D"	Approved Mailbox Plan	17
EXHIBIT "E"	Recommended Plant Material and Tree Palette.....	18
EXHIBIT "F"	Approved Real Estate/Construction Signs.....	19

**EXHIBIT A
TALLAHASSEE RANCH CLUB
CONSTRUCTION ADMINISTRATION FORM**

Tallahassee Ranch Club Architectural Review Committee

GENERAL INFORMATION:

Builder/Contractor _____ License No. _____
Address: _____ City/State _____
Property Owner: _____ Lot No. _____
Construction Address: _____

AGREEMENT:

I, _____, as Builder/Contractor for the above described construction project, acknowledge that the improvements which will be constructed shall be in accordance with the plans and specifications as approved by Tallahassee Ranch Club.

I further acknowledge and agree:

1. I have read and understood the Tallahassee Ranch Club Standards and Criteria for New Construction and the Declaration of Protective Covenants, Conditions, and Restrictions for Tallahassee Ranch Club applicable to the property and will follow and obey these documents.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted for review and approval prior to implementation.
3. I will maintain a clean construction site at all times and any installation of a job sign, commercial dumpster, and job toilet will be in conformance with the Standards and Criteria.
4. I am responsible for the conduct of all workers performing service on this project at all times while they are in Tallahassee Ranch Club.
5. I will notify the office of Tallahassee Ranch Club for field inspections.
6. Upon satisfactory final inspection of the property, the Compliance Fee will be returned, less any compliance costs.
7. Builder will be given written notice of noncompliance item discrepancies and will have 30 days to comply with regulations.

COMPLIANCE FEE & DESIGN REVIEW FEE **

Compliance Fee (\$5,000)

Design Review Fee (\$400)

Resubmittal / Remodeling
Review Fee (\$200)

THIS APPLICATION, the appropriate Fees and Agreement submitted this ____ day of _____ 20__ by:

Builder/Contractor Signature

(Print Name)

Application approved this ____ day of _____ 20__ by:

**Tallahassee Ranch Club Architectural Review
Committee**

Authorized Signature

Printed Name:

Title: _____

Please make out one check for the Compliance Fee and a separate check for the Review Fee. Both checks should be made payable to Tallahassee Ranch Club Property Owners Association, Inc.

EXHIBIT B
TALLAHASSEE RANCH CLUB
LOT DEVELOPMENT APPLICATION

Standards and Criteria for the control of new construction within Tallahassee Ranch Club have been approved by Tallahassee Ranch Club Property Owners' Association, Inc. pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Tallahassee Ranch Club, for the purpose of producing an aesthetically pleasing community of high quality, in harmony with the existing environment, with compatible and complimentary designs, all combining to protect and enhance the property value of each member of the community.

These Standards and Criteria are adopted pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Tallahassee Ranch Club and apply to all new construction on every Lot within Tallahassee Ranch Club. No construction, improvement, or alteration shall commence on any lot in any manner or respect until approval by the Tallahassee Ranch Club Architectural Review Committee (TRCARC) has been granted.

Attached hereto, is the required Lot Development Application Form to be completed, signed, and submitted with the aforementioned plans.

TALLAHASSEE RANCH CLUB
LOT DEVELOPMENT APPLICATION

GENERAL INFORMATION:

Lot No: _____

Owner's Name: _____

Owner's Address: _____

Phone Number: _____

Owner's Email: _____

Builder Name: _____

Builder Address: _____

Phone Number: _____

Builder's Email: _____

License Number: _____

ARCHITECTURAL PLANS SUBMITTAL CHECKLIST:

Site Plan (Dimensioned Layout Plan: Min. 1" = 8'0" Scale) _____

Setbacks Required:

Front:	As per recorded plat	_____
Rear:	50'	_____
Side:	40'	_____

(*Please refer to Tallahassee Ranch Club Community Declaration for setbacks from Regulatory and Jurisdictional Buffer areas and Lakes and Drainage easements.)

House Sizes Required:

Minimum A.C. Area: 2300 s.f

(If two story, ground level minimum A. C. area on first floor must be 2000 square feet.)

- 1) **Finished Floor Elevation shown:** _____
Existing trees shown (if applicable): _____
Grading and Drainage shown: _____
- 2) **Dimensioned Floor Plan:** _____
[@Min. 1/4" = 1'0" Scale]
- 3) **Foundation Plan:** _____
[@ Min. 1/4" = 1'0" Scale]
- 4) **Roof Pian:** _____
[@ Min. 1/4" = 1'0" Scale]
- 5) **Pool/Enclosure Plan** (if applicable): _____
[@ Min. 1/4" = 1'0" Scale]
- 6) **Exterior Elevations (Four Sides):** _____
[@Min. 1/4" = 1'0" Scale]
- 7) **Landscape Plans:** _____
[@ Min. 1" = 8'0" Scale]
Number of Trees Shown (minimum 4): _____
Number of Trees Planted: _____
Irrigation Plans included: _____
Meets Tree Removal Permit Requirement: _____

Color/Material Samples

Roof _____
Siding _____
Fascia (Trim/Banding) _____
Door _____
Driveway _____

EXHIBIT "C"
TALLAHASSEE RANCH CLUB ACCEPTANCE REVIEW CHECKLIST

LOT NUMBER _____

DATED REC'D BY TALLAHASSEE RANCH CLUB _____

BUILDER _____

OWNER _____

CONSTRUCTION ADMIN. FORM COMPLETE _____

ARCHITECTURAL PLANS (1 SET)

[SITE PLAN (INCLUDING DRAINAGE) _____, FLOOR PLAN _____, FOUNDATION
PLAN _____, ROOF PLAN _____, POOL ENCLOSURE _____, ELEVATIONS
, LANDSCAPE PLANS _____,]

COLORS & SAMPLES REC'D _____

COMPLIANCE & REVIEW FEES REC'D _____

COPY OF CONSTRUCTION AGREEMENT _____

NOTES: _____

EXHIBIT "D"
TALLAHASSEE RANCH CLUB
APPROVED MAILBOX PLAN



EXHIBIT "E"
RECOMMENDED PLANT MATERIAL AND TREE PALETTE
 Shade and Ornamental Trees and Palms

Trees

Live Oak (Native)
 Laurel Oak (Native)
 Southern Magnolia (Native)
 Drake Elm
 Sweet Gum "Palo Alto"
 (Native)
 Red Maple (Native)
 Camphor Tree
 Slash Pine
 Crepe Myrtle
 Ligustrum Tree

Ground Cover

Cast Iron Plant
 Dwarf Jasmine
 Daylilies
 Mondo Grass
 Algerian Ivy
 Gulf Muhly (Native)
 Spartina (Native)
 Heather

Grass

St. Augustine "Floratum"

— Centipede —

Palms

Cabbage Palm (Native)
 Washington Palm
 Windmill Palm
 Canary Island Date Palm

European Pan Palm

Shrubs - Dwarf

Azalea Varieties
 Parson's Juniper
 Blue Shore Juniper
 White Indian Hawthorne
 Holly
 Yaupon Holly (Native)
 Coontie (Native)
 Liriope
 Mexican Heather
 African Iris
 Daylilies

Accent

Coontie (Native)
 Heavenly Bamboo
 Crinum Lily (Native)
 European Pan Palm
 King Sago

 Chinese Fan Palm
 Saw Palmetto (Native)
 Grafted Gardenia

Shrubs-Medium

Azalea Varieties
 Viburnum
 Compact Pittosporum
 Dwarf Cornuta

 Dwarf Buford Holly
 Yellow Anise (Native)

Wax Priver
 Juniper
 Inkberry (Native)

Saw Palmetto (Native)
 Fetterbrush (Native)

Podocarpus
 Jasmine Varieties
 Fountain Grass
 Camelia
 Surinan Cherry
 Blue Daze
 Gardenia
 Holly Varieties
 Indian Hawthorne
 Walter's Viburnum/(Native)

EXHIBIT "F"

APPROVED REAL ESTATE
/CONSTRUCTION SIGNS

For Sale by Owner/ Realtor Signs & Construction Signs

Specifications

- Sign Panels will be constructed out of White signabond
- All Screwheads Painted White
- 1 sided
- 651 Oracal Vinyl Graphics
- Primed and Painted 60" 2x4 Post
- Installed 18" below grade
- Dirt Fill (No Concrete)
- Logo will be optional for Realtors (Must have TRC Approval)

