

Middleton

COMMUNITY DEVELOPMENT DISTRICT A

ARCHITECTURAL REVIEW MANUAL

Version 9.4.25

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Introduction

These Policies should be used in conjunction with the Declaration of Covenants, Conditions and Restrictions relating to the Unit that contains the homesite that is the subject of the Architectural Review Application.

Some Restrictions contain Declarant imposed building setbacks. Certain vertical structures may be prohibited within these setbacks.

Alternative Energy:

1. Solar panels will be permitted if mounted on the roof (see Ch. 163.04 F.S.). On-ground Solar panels are prohibited.
2. Windmills, wind turbines, and other forms of technology meant to capture wind energy for electricity production are prohibited.
3. Tesla Roofs (See Roofs section)

Arbors:

Arbors may be freestanding, shall be anchored into the ground for safety purposes, shall be located in the rear or side quadrant of the home site, shall not be located in any utility easement or setback and shall have no fences on either side. Only one (1) arbor per lot shall be permitted and shall be consistent with the size of the lot and aesthetics of the neighborhood.

Artificial Grass:

Artificial grass is not permitted.

(Exception: Artificial grass is permitted to be used in construction of a small putting green. See Putting Greens section.)

Awnings:

Permanent awnings with vertical structures are prohibited within any utility easement or setback. Architectural approval is not required for retractable awnings. Retractable awnings shall maintain a minimum of two (2) feet from any adjoining building or dividing wall. Color must be aesthetically compatible to the exterior colors of the home.

Bird Feeders:

Architectural approval is not required for bird feeders. Bird feeders are permitted to be installed on the property as long as the size and height are consistent with the lot size and shall be aesthetically compatible with the style of the neighborhood. Installation of a pole to hang a bird feeder is not permitted in any utility easement or setback. Bird feeders shall not be attached to any walls or wall fences.

Building Additions:

Including: Screen Rooms/Screen Cages/Screened Front Entries

1. All building additions must be attached to the existing dwelling, including being attached by a roof of the same materials, design and roof pitch consistent with the existing home. All building addition materials and design, including roof pitch, shall be consistent with the existing home. No building addition roof shall be higher than the roof of the existing home.
2. Any improvements requiring a stem wall or elevated foundation shall be noted, and approximate heights listed on the site plan attached to the Architectural Review Application.
3. Any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home's roof style, design, materials and color.
4. Screen rooms/screen cages that were not built during original construction can be added. Screen rooms/screen cages shall have a concrete floor or some type of finished flooring with the exception of permanently raised landscape planters. Screen rooms/bird cages must have an approved roof style: mansard, dome, etc. Screen rooms/screen cages shall not encroach into any utility easement or setback.
5. Canvas roof covers (full and partial) on screen rooms/screen cages are allowed. The covers shall be on a metal frame, firmly attached to the existing screen room/birdcage and be in accordance with applicable county, state, and federal regulations. Canvas roof covers shall be a solid color complimenting the color of the home/roof with no stripes or designs allowed. Valances are allowed on full canvas roof covers, may have contrasting piping but cannot exceed 16 inches in length. Valances are not allowed on partial canvas roof covers unless there are different levels in the screen room/screen cage roof. If different levels exist then partial valances are permitted

as long as the length is no greater than the difference between levels or 16 inches maximum.

6. Detached, free-standing structures (i.e. a summer kitchen) are permitted as long as they are built under the pool cage, or screen room/screen cage.
7. Screening of the front entryway is allowed. It must be under the existing roof line (not eave line) and on the existing entry way concrete slab. The aluminum frame must match any existing aluminum frame of the home.

Carports/Porte Cocheres:

All modifications to, or additions of, Carports/Porte Cocheres must be approved by the Developer or its designee. The materials, screen and color of the framing must be compatible with the aesthetics and colors of the neighborhood. Carports/Porte Cocheres may only be used for parking automobiles and golf carts capable of operation, and sitting areas. Carports may not be used for storage, or automobile or golf cart repair. Carports must be kept neat and clean at all times. Only furniture intended for outdoor use may be placed within Carports/Porte Cocheres.

Driveways, Walkways, Paths, Patios, Front Entry Flooring:

1. Painting/Coating: Driveways and walkways may be painted or use pavers. Only colors that are similar with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development are allowed. Non-geometric designs, hot, electric, neon or bright colors are not permitted
2. Walkway and Driveway extensions may be granted only if the extension is affixed to the existing walkway/driveway originally constructed/designed by the Developer and accommodates an existing garage, a garage expansion or addition of a golf cart garage or expansion thereof. No additional access points or curb cuts are permitted except to accommodate the walkway/driveway extension. Walkway extensions are limited to a maximum of 6' wide.
3. If the walkway from the front entry of the home to the street is separate from the driveway, a maximum 4' wide walkway may be added to connect the existing walkway to the driveway. The connecting walkway shall be no further than 3' from the front exterior wall of the home. If a connection walkway is constructed, the walkway that is separate from the driveway may be removed and replaced with the same sod/grass as the existing lawn.

4. Front walkways may be expanded to the width of the front home entryway. Front walkways shall not be expanded towards the street beyond the existing walkway.

Easements and Property Lines:

1. Site plans shall include all utility use easements and setbacks including but not limited to platted easements, special easements, and easements or setbacks described in the recorded declaration of deed restrictions.
2. Owners are responsible and liable for any and all easement or setback encroachments regardless of Developer approval. Owners receiving Developer approval remain liable for any water/drainage flow blockage, interruption of water/drainage flow, redirection of existing drainage flow and any additional water/drainage flow caused by any improvements made to the property including the installation of landscaping. In addition, said Owner is responsible for any damage that may be caused to any said improvements, including landscaping, should access to the easement area be necessary by any party having rights to the easement areas.
3. No vertical construction of any kind shall be permitted in the utility easements or setbacks.

Fences:

Note: This section does not prevent statutorily required fencing such as pool fencing.

1. Fences are permitted around the homesite in some Units. The location and specification requirements are found in this Section and the Appendices.
2. There are no prohibitions on invisible electronic fences for pets.
3. Fences may be used to screen condenser/compressor units, pool pumps and related equipment and shall be placed only in the area of the items being screened.
4. Fences are permitted around patio slabs.
5. Fences are permitted across the front entry of the home, shall have the appearance of being attached to the home and shall be under the existing roof line.

Flags:

The design, material, and subject of the flag is not regulated by the Declarant. The size and the number of flags must be consistent with the size of the lot and flag pole. All flags must be hung from a flagpole that is either free-standing or attached to the dwelling.

Flagpoles:

1. One (1) free-standing flagpole is allowed, but shall not exceed a maximum height of twenty two (22) feet or encroach any easements or setbacks.
2. One (1) flagpole attached to the dwelling is allowed, but the size must be consistent with the dwelling size and style compatible with the aesthetics of the neighborhood.

Fountains & Waterfalls:

Fountains and waterfalls shall be consistent with the lot size. Fountains and waterfalls are not permitted in utility easements or setbacks.

Front Doors:

No specifications required for front doors as to type or color. Glass/screen doors are permitted. The color and style shall be consistent with the aesthetics of the surrounding neighborhood.

Architectural approval is not required for front door modifications, including, but not limited to, glass inserts, glass side panels, screen doors, storm doors or door color. An architectural application form is required if said modification is to increase the height or width of the door.

Garage Doors/Screens:

Architectural Review Board approval is not required for garage door or screen modifications to install or remove glass, install decorative panels, install a garage door screen or garage door painting if the chosen color and style is compatible with the aesthetics and colors of the neighborhood. Any modifications to the height or width of the garage door requires Declarant approval.

Gas Tanks, L.P.:

L.P. tanks must be underground and must meet Declarant, local, state, and federal policies and regulations including any easement or setback regulations. No underground gas tanks in utility easements or setbacks.

Gazebos:

A gazebo is a freestanding, roofed, open-sided structure providing a shady resting place and is permitted. Only one (1) gazebo per lot is permitted, shall not be in any utility or use easement area, shall be located in the rear quadrant of the home site, the gazebo shall be consistent with the size of the lot, and the roof material shall be the same as the existing dwelling.

Generators:

Owners seeking to provide a back-up energy source to their dwelling are only required to fill out an Architectural Review application for generators that will be permanently affixed to the property and dwelling.

Permanently fixed generators shall be placed in the rear or the side of the home site and must not be visible from the street. Fences may be used to screen generators. The exhaust of the generator must be directed away from the adjacent neighboring properties. The generator's size must be consistent with the size of the lot. Generators may not be placed in any easements or setbacks.

Lamp Posts:

In neighborhoods where lamp posts are optional, all aftermarket lamp posts and lamp post signs must have an approved Architectural Review Application. Only one lamp post on each homesite. The lamp post shall be in the front yard near the driveway and front entry of the home. The location, size, style and color of the lamp post and lamp post sign shall be compatible with the surrounding neighborhood. The lamp post sign may contain the customary name and address of the home owners and may be lighted.

For homesites that do not have a lamp post, a lighted name and address sign may be attached to the front of the home near the front entry. The location, size, style, color and brightness of the lighted name and address sign shall be compatible with the home and surrounding neighborhood.

Landscaping:

1. A deed restriction or covenant may not prohibit or be enforced to prohibit any property owner from implementing Florida-friendly landscaping on his or her land.
 - a. Florida-friendly landscaping refers to the utilization of drought tolerant “plants”. It does not mean that sod may be replaced with rocks, decorative stone, pine straw, mulch, pine bark or similar non-plant material; however, those non-plant materials may be used as an accent around plantings in designated approved landscaping beds.
2. Owners shall comply with, and be liable for any non-compliance with, the applicable construction plan for the surface water management system pursuant to the approved plan on file with the applicable state water management district.
3. Property owner is liable for any resulting blockage, interruption, or redirection of existing drainage flow, any additional drainage flow or any type of easement encroachment(s).

Landscaping (including, but not limited to, curbing, hedging and landscaping walls)

Note: This section refers to new/additional landscaping, including the landscaping beds and not landscaping or landscape beds originally installed at time of construction.

1. Landscaping, including the landscaping beds, shall be kept a minimum of three (3) feet from the side and rear property lines for storm water maintenance/drainage purposes.
2. Landscaping walls shall be no higher than eighteen (18) inches. However, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to existing lot elevations.
3. Existing sod or other plant material shall only be replaced with sod or other plant material. Rock is not an acceptable replacement for sod or other plant material(s) except as an accent material in approved landscaping beds.

Lawn Ornaments:

Lawn Ornaments are prohibited. Lawn Ornaments, or yard art, generally refers to manmade items located anywhere outside the structure or footprint of the home. However, pots and planters designed and

constructed for plant use are permitted so long as they are used for their intended purpose. The inclusion or attachment of flowers or plants to a manmade ornament, not originally constructed for plant use, does not change the item from a lawn ornament to landscaping. The word “lawn” includes areas that are mulched, concreted, sodded, rocked, landscaped, bare earth or any other material outside the structure (footprint) of the home. The following is intended as a partial list of lawn ornaments: any manmade statute or figure, wind chimes, plastic or silk flowers, windmill, pinwheels, train sets, deer, geese, flamingos or any other animal or human figures.

Lights – Outdoor:

Low voltage landscape lighting is permitted but their positioning may not result in light shining or glaring into an adjacent residence. Exterior lighting must be attached to the home or screen cage and shaded so as not to create a nuisance to others. No other light poles may be erected. Exterior strip lighting, liquid lights and similar light sources are prohibited.

Lightning Rods:

Lightning rods may be installed on a dwelling without an ARC approval. The number of lightning rods and size must be compatible and consistent with the size and style of the dwelling and aesthetics of the neighborhood.

Painting/Siding of Residence (Base or Trim):

Note: Hot, electric, neon or bright colors are not permitted

Only solid colors that are similar to the surrounding neighborhood and will benefit and enhance the entire neighborhood in a manner generally consistent with the plan of development are permitted.

Pergolas:

Only one (1) pergola per lot is permitted. Pergolas shall not be located in any easement or setback, and shall be anchored into the ground for safety purposes and shall be located in the rear or side quadrant of the homesite. Pergolas shall be consistent with lot size. Pergolas constructed with a concrete pad may be screened on the sides and roof. Pergolas may have a sunshade canopy. The canopy may be stationary, retractable, louvered or shade sail. All canopy products shall be a solid color similar to the color of the dwelling. “Elite” roof systems or “Santa Fe” style Pergolas are not permitted. Any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home’s roof style, design, materials, color and roof pitch.

Pools:

Free standing outdoor bathrooms, showers and changing areas are not permitted. They must be compliant with the requirements under Building Additions.

Privacy walls are permitted on pool decks, patios or lanais. The privacy walls may not be higher than the eaves of the existing home.

Any improvements requiring a stem wall or elevated foundation shall be noted, and approximate heights listed on the site plan attached to the Architectural Review Application.

When any pool deck requires a stem wall or elevated foundation, the applicant is encouraged to install landscaping along the pool deck for aesthetic purposes.

Putting Greens:

Putting greens are permitted as long as:

1. They are built on the rear of the property.
2. Not visible to the road in front of the house.
3. They are consistent with the size of the lot and are aesthetically compatible with the neighborhood.
4. Not located in any easement or setback.

Note: Artificial grass may be used in the construction of a putting green.

Rentals:

In some neighborhoods, rentals may be restricted or may have minimum lengths of rental.

Roofs:

All roofs, including Tesla, metal shingle roofs and metal roofs, shall be consistent in color and style of the home and within the neighborhood, and all roofing shall require architectural approval. Metal roofs shall be standing seam style.

Screen Cages:

1. Screen cages must have approved roof styles; mansard, half mansard, dome, hip or gable style.

2. Pre-printed or painted screens on screen cages are prohibited.

Setbacks:

Vertical Construction is not permitted within any Developer, City, or County imposed setback. Applicants are responsible for compliance with setbacks.

Shade/Privacy Screens:

Retractable shade/privacy screens are permitted on screen cages or lanais and do not need AR approval. The shade/privacy screens must match the aesthetics of the home and surrounding neighborhood. Pre-printed or painted shade/privacy screens are not permitted.

Shutters:

Shutters are permitted. Color of shutters can be changed as long as color is aesthetically compatible with the base color of the home and consistent with the aesthetics of the neighborhood.

Note: Storm shutters are permitted as long as they are professionally manufactured and are aesthetically compatible with the home. Temporary hurricane protections are not subject to Architectural Review, but must be removed within seven (7) days of the storm passing.

Split A/C Units:

Split A/C units are permitted. The outside portion of the split unit must be placed along the side or rear of the home. The outside portion of the split unit shall not be placed in any easements or setbacks.

Stucco/Wood, or Stone Veneers:

Stucco on a portion or all of a home is permitted. Wood or stone veneer is only permitted on a portion of the home as accent. The color and style of stucco/wood or stone veneers must be compatible with the aesthetics of the neighborhood.

Note: Adding stucco/wood, or stone veneers to a home not originally stucco/wood, or stone veneer may void structural warranties.

Tank-less Water Heaters:

Tank-less water heaters are permitted to be installed on the outside of the home or villa. They may not be placed on the front of the dwelling facing the road.

Tiki Huts

A Tiki Hut is a freestanding, thatched roofed (natural or synthetic), open-sided structure providing a shady resting or dining place, outdoor kitchen and/or bar and is only permitted within an approved screen cage, pool cage or lanai. Tiki Huts shall be consistent with the size of the screen cage, pool cage or lanai and shall be compatible with the aesthetics of the dwelling unit and neighborhood.

Tree Removal:

Tree removal does not require Declarant approval. It is the homeowner's responsibility to make sure any tree removal on their homesite is in compliance with all applicable City of Wildwood tree ordinances.

Trellises:

A trellis is a two dimensional structure of open lattice work which may be freestanding and is permitted but shall not be permitted in any utility easement or setback. The trellis shall be consistent with the size of the lot and compatible with the aesthetics of the neighborhood. Only one trellis structure is permitted per homesite (multiple sections of trellis can be combined to create a single trellis structure).

Wall Art:

1. Wall art that is painted is not permitted.
2. Outdoor attached decorations, excluding common holiday displays, or any pieces of art that are permanently or temporarily affixed to the outside of the dwelling are permitted. The size and colors must be compatible with the dwelling. The style must be consistent with the aesthetics of the neighborhood.

Weather Vanes/Stations:

Weather vanes/stations are permitted as long as they are securely attached to the roof of the dwelling. The size and height must be consistent with the lot size and the style must be aesthetically compatible with the neighborhood.

APPENDIX I

Appendix I – Middleton Fence Offerings

An applicant may choose to add additional gates to the front, rear or side of their homesite (providing neighbors agree, if applicable).

An applicant may choose to not follow the lot line and instead make a smaller fenced area ONLY using the view fence selections (and attached to the home). Not allowed with a privacy fence style.

Middleton Fence Information

4.24.24

Manufacturer:

National Vinyl Products for White and Weathered Aspen.
MoistureShield Compass for Black and Bronze Aluminum

View Style- 3' tall-

Available in White and Weathered Aspen

View Style- 3' tall-

Black Aluminum (S1M and S2M only)

Sites S2M: 106-141, (excluding 117 & 127):
4' or 6' Black Aluminum only (no 3')

View Style- 4' tall-Black Aluminum

Privacy style: 6' tall

Available in White or Weathered Aspen

For Installation after closing-Preferred Vendor:

Tri County Landscape (352) 245-3915

Owner must receive prior written approval from Architectural Review Board prior to fence installation.

Middleton District website = www.myfamilydistrict.org

See fence map for fence parameters per each homesite

****If installing a pool with no cage, fence requirements are:**

- minimum 4' tall from the outside of the fence
- a 4" sphere cannot pass through it
- gates must swing out, be self-latching (latch must be 54" high) and self-closing
- The fence cannot be climbable from the outside



Legend

Note:



Fencing Can Come up to
40' from Road (edge of pavement).



Permacast Wall



Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence

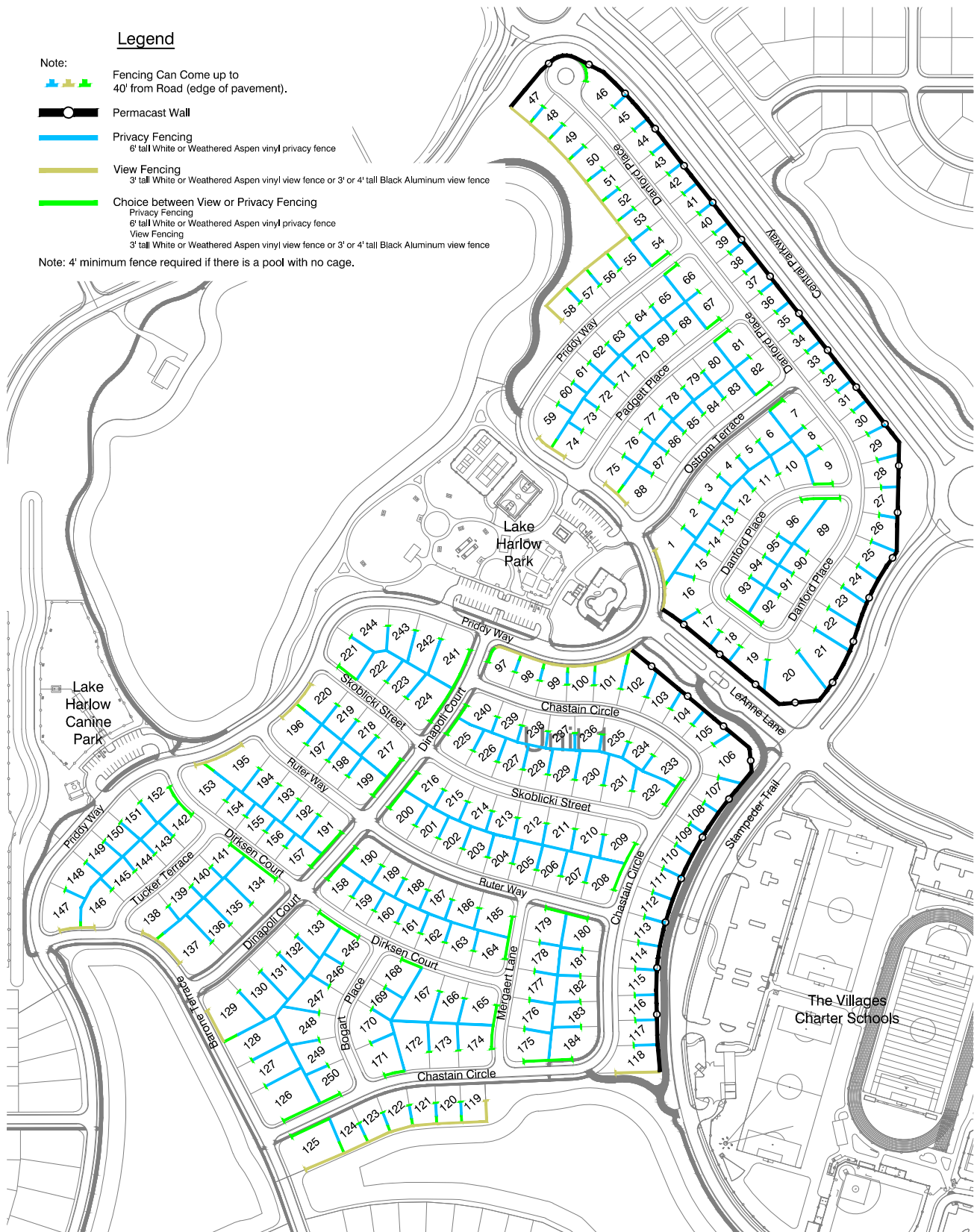


View Fencing
3' tall White or Weathered Aspen vinyl view fence or 3' or 4' tall Black Aluminum view fence



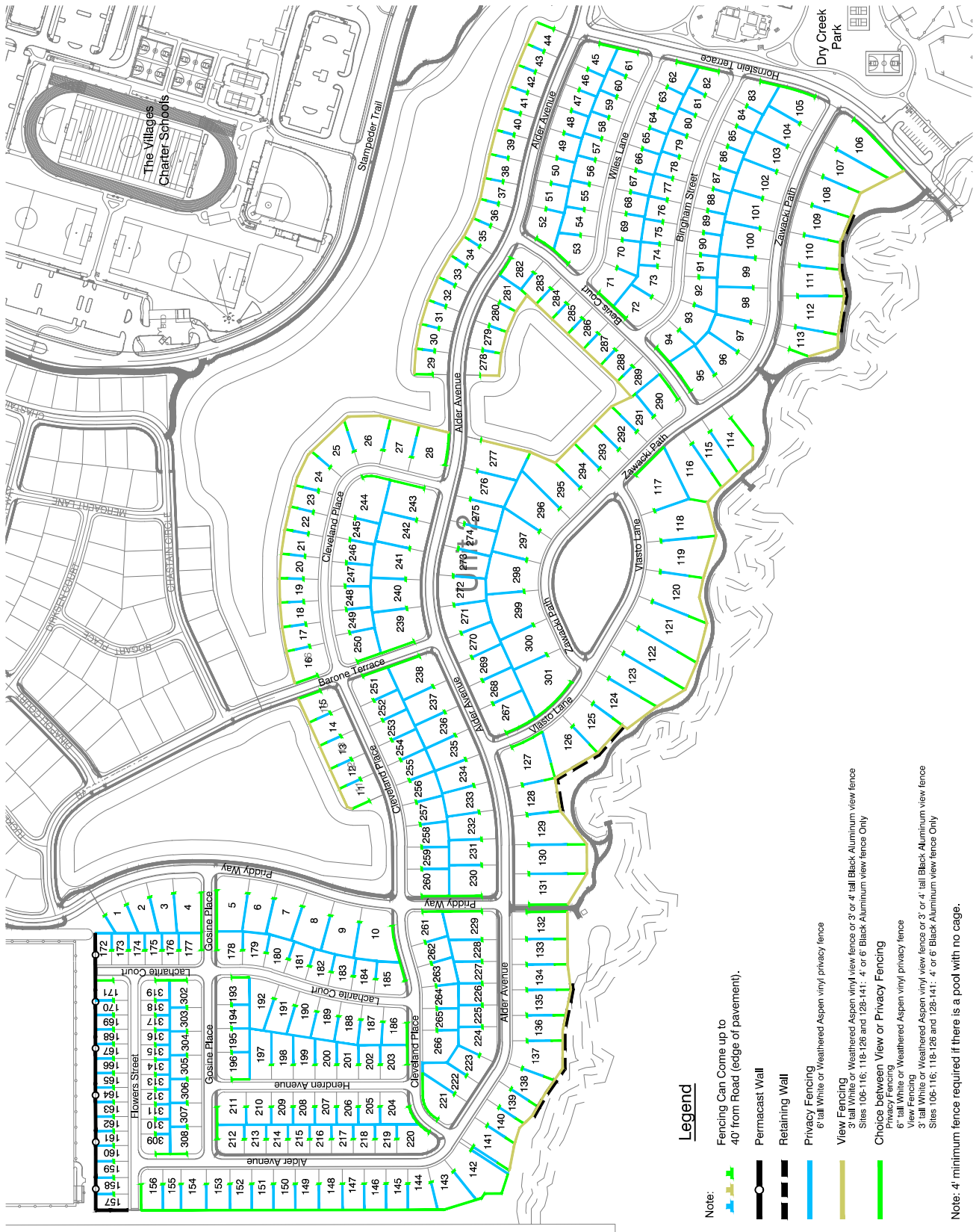
Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
3' tall White or Weathered Aspen vinyl view fence or 3' or 4' tall Black Aluminum view fence

Note: 4' minimum fence required if there is a pool with no cage.



ISSUE DATE: 07/25/24

NOT TO SCALE

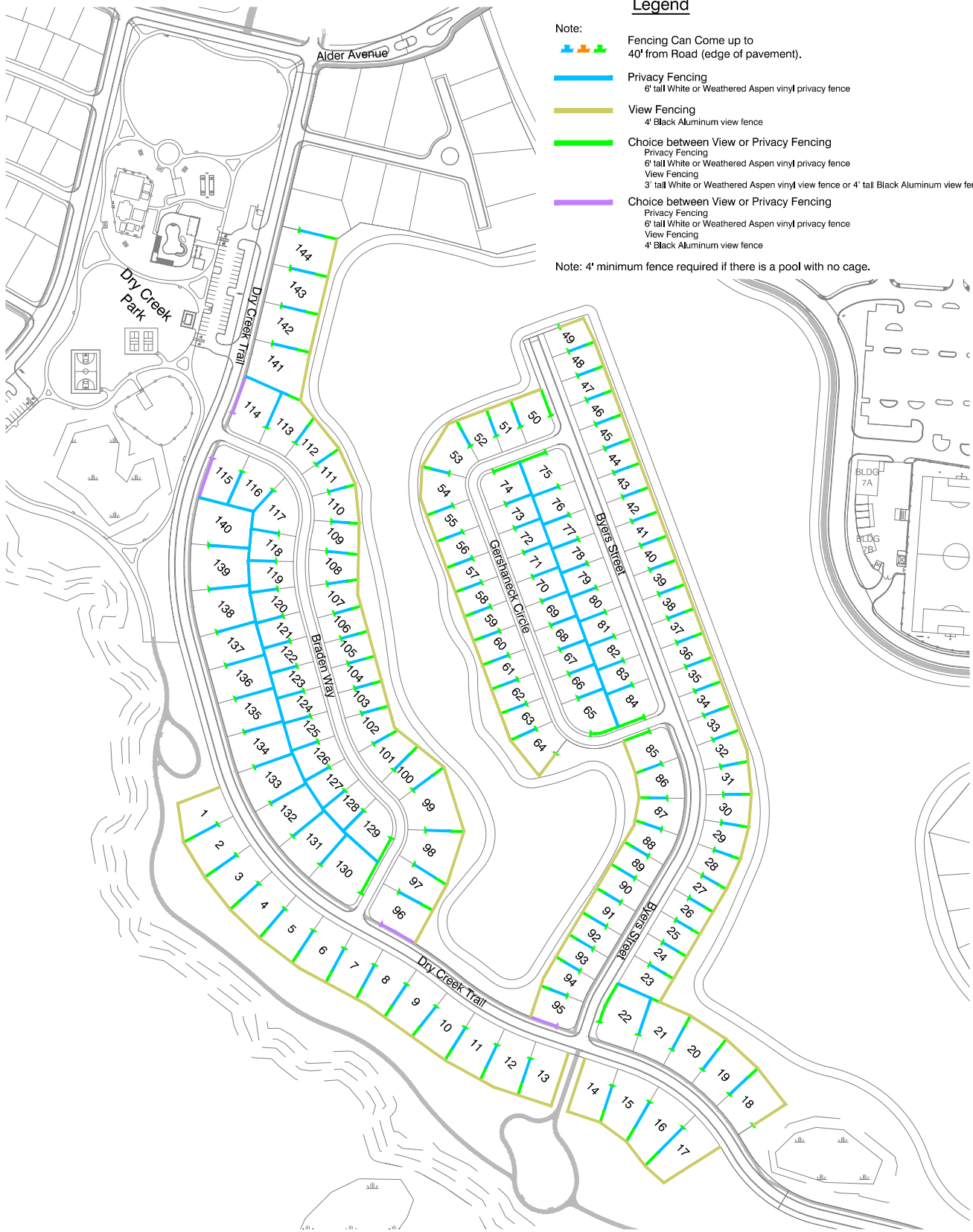


ISSUE DATE: 07/25/24

NOT TO SCALE

REVISIONS

Middleton Unit 2
Fence Locations and Specifications



ISSUE DATE: 07/25/24

NOT TO SCALE

Legend



Fencing Can Come up to
40' from Road (edge of pavement).

12' Wide Landscaping Area

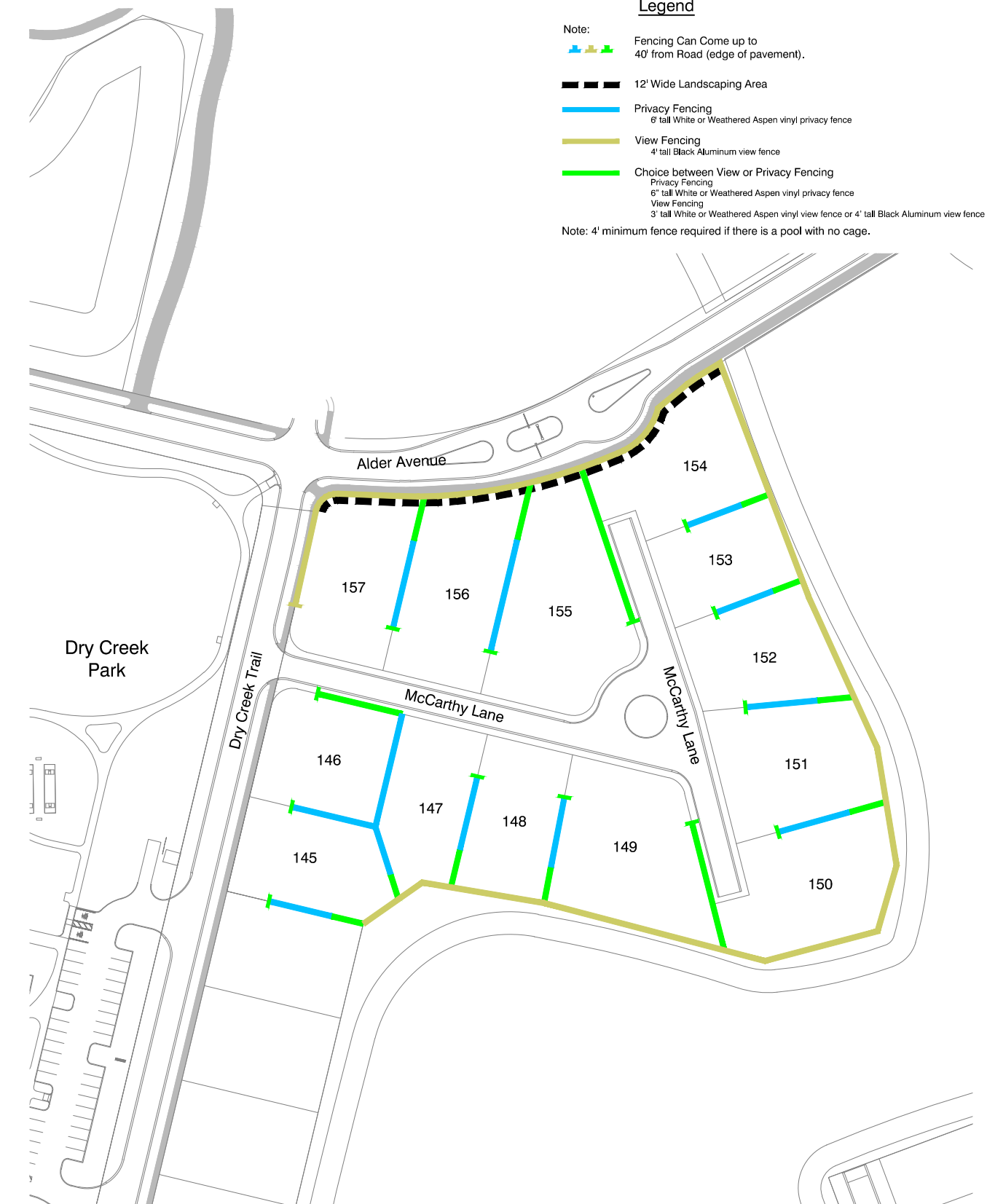
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence

View Fencing
4' tall Black Aluminum view fence

Choice between View or Privacy Fencing

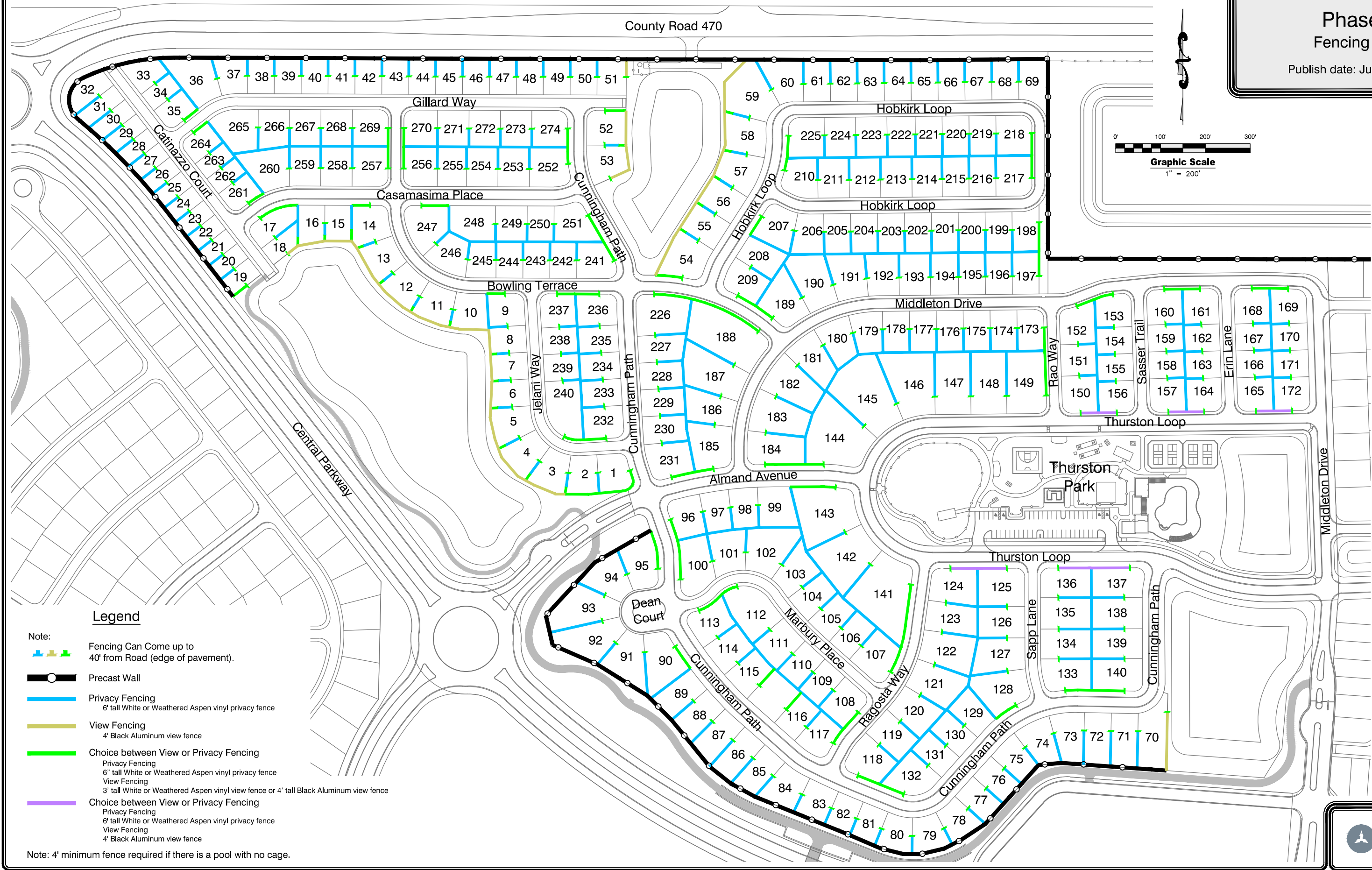
View Fencing
3' tall White or Weathered Aspen vinyl view fence or

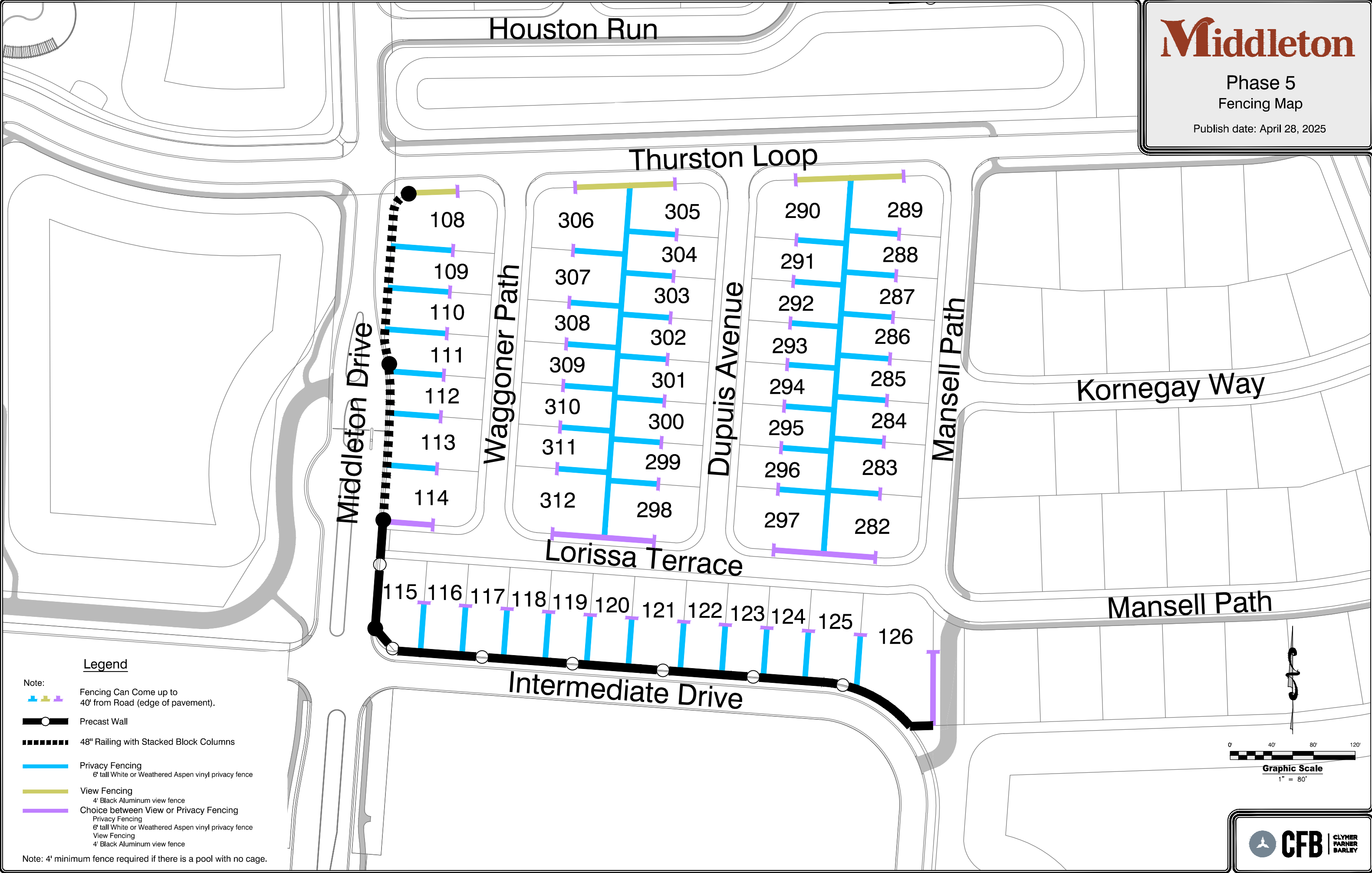
Note: 4' minimum fence required if there is a pool with no cage.



ISSUE DATE: 07/25/24

NOT TO SCALE





Legend

Note:

Fencing Can Come up to 40' from Road (edge of pavement).

Precast Wall

48" Railing

Stacked Block Wall with 48" Railing

2' Short Wall with 24" Railing

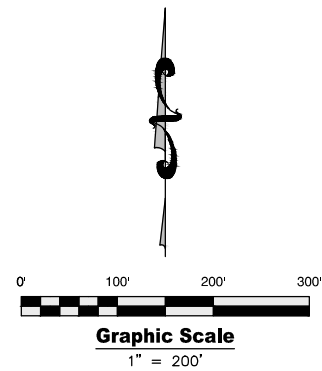
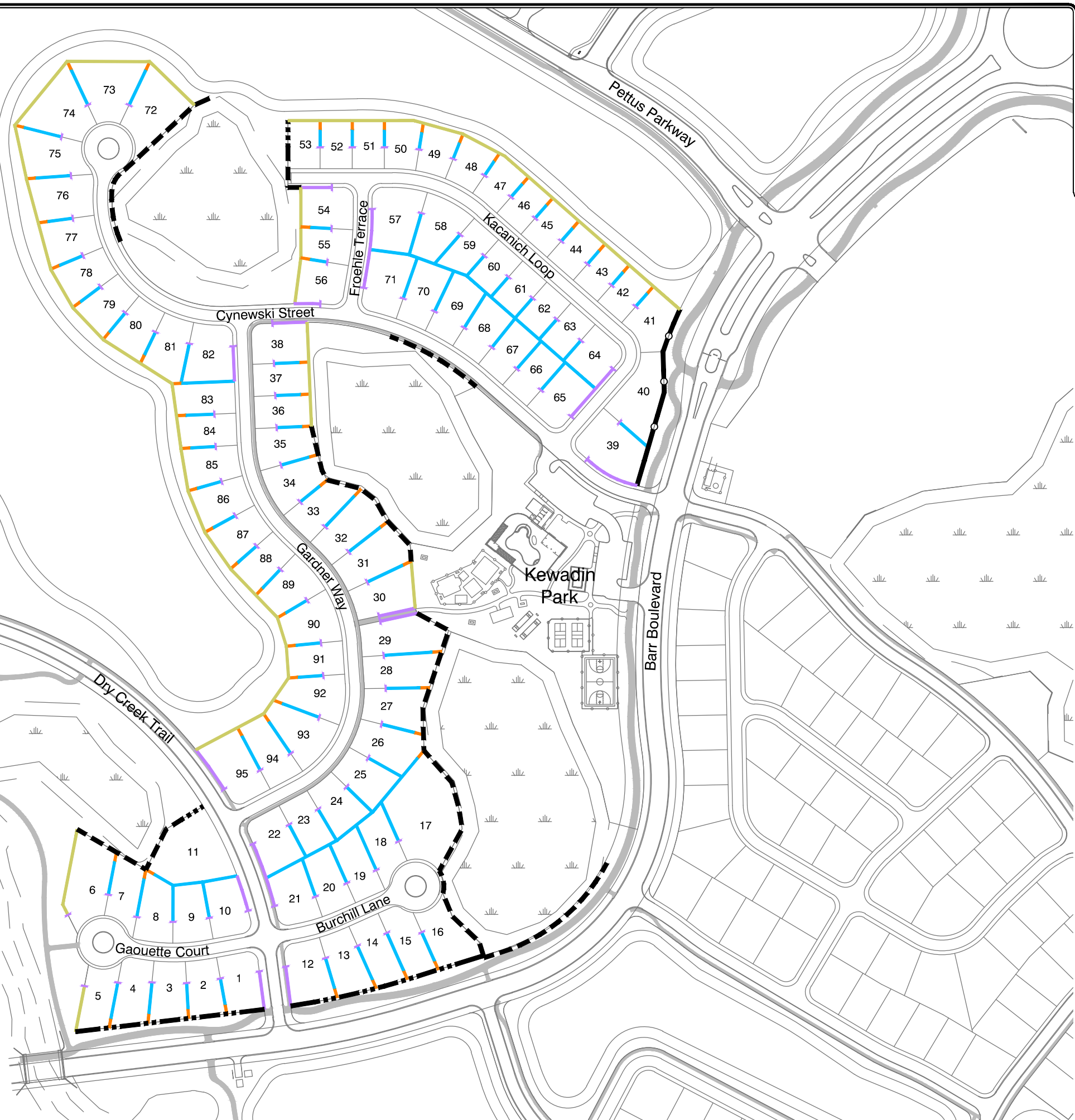
Choice between Standard or Stepdwn Fencing Options

Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence

View Fencing
4' Black Aluminum view fence

Choice between View or Privacy Fencing
Privacy Fencing
6' tall White or Weathered Aspen vinyl privacy fence
View Fencing
4' Black Aluminum view fence

Note: 4' minimum fence required if there is a pool with no cage.



APPENDIX II

Architectural Review Application Form

For Office Use Only

App# _____

MCDD _____



Bring/Mail application to:
VCDD Community Standards Department
984 Old Mill Run, The Villages, FL 32162
Phone: 352-751-3912

archreview@districtgov.org / myfamilydistrict.org

Property Owner(s) Name _____ Signature _____

Address _____

Phone Number _____ Unit _____ Lot _____

Contractor Business Name _____ Phone _____

Please check appropriate box for Application Result Notification:

- | | |
|--|--|
| ☐ Will Obtain Results from District Website | ☐ Mail Application |
| ☐ Property Owner will pick up application | ☐ Contractor will pick up application |
| ☐ E-Mail Application | |

Describe all requested modifications or alterations below (failure to include a description of all requested modifications or alterations may result in the denial of your ARB Application):

HOME REPAINTING: For guidelines, please contact the Community Standards Department at 352-751-3912.

ACKNOWLEDGEMENT, INDEMNIFICATION, AND HOLD HARMLESS:

Property owner acknowledges ARB approvals and denials are made in accordance with the Deed Restrictions, ARB Manual, and the information supplied by the property owner. It is the property owners' responsibility to obtain all necessary permits, governmental approvals and maintain compliance with all governmental laws, water management district plans, and private restrictions, including but not limited to: building regulations, zoning regulations, plat requirements, permitting, and declaration of restrictions (collectively, the "Laws"). The Village Center Community Development District, Middleton Community Development District (the "Districts") and ARB shall have no liability or obligation to determine whether the requested improvements, changes, alterations or additions comply with the Laws. Property owner shall indemnify and hold harmless the Districts, ARB, and their principals for any claims arising from property owner's construction of any improvements to their property. Without limiting the foregoing, ARB approval in no way modifies the property owners' responsibility or liability to maintain designated storm water flow paths and avoid encroachments into easement areas.

REQUIRED APPLICATION CHECKLIST

Please initial each item below (or indicate those which are not applicable) to ensure completeness of the application. An application shall be deemed incomplete and returned to the owner or the owner's representative if any of the applicable items listed below are not initialed, included or legible.

All applications MUST include (please initial next to each item verifying information is included):

Initial

- _____ Proof of homeownership, such as: current tax bill, deed, or property record card for the parcel. A property record card may be obtained by the County Property Appraiser's Office or website.
- _____ Color of materials for all proposed improvements (shingles, paint, driveway coating, pergolas, etc.).
- _____ Aerial depicting property (can be obtained from google maps), if applicable.
- _____ Improvement plans (if the plans are larger than 11" x 17" a minimum of three copies of any and all plans or documents are required).
- _____ Site Plan*/Boundary Survey, or sketch if neither of those are available (for all projects with the exception of improvements not affecting the existing footprint/homesite) which shall identify, at least the following:
- All existing easements and setbacks, including but not limited to, platted easements and easements and setbacks created in the declaration of restrictions.
 - Location of all existing improvements (house, driveway, etc.) on the property that will impact proposed modifications.
 - Location of all proposed alterations, additions, modifications and landscaping (including but not limited to landscaping walls, curbing, edging and landscaping beds) shall be **highlighted** or otherwise marked.
 - Dimensions (height, width, length) of all proposed improvements including but not limited to room additions, pergolas, driveway extensions, landscaping beds, landscaping walls and walkways, stepping stones, landscaping walls, curbing and edging. Any improvements requiring a stem wall or elevated foundation shall be noted.
 - Distances to all property lines from all proposed alterations, improvements, additions, landscaping, including but not limited to landscaping beds, landscaping walls, curbing, edging, walkways, trees, shrubs and water features.

All LANDSCAPE applications MUST also include:

Initial

- _____ Location and quantity of proposed plant material (trees, shrubs and flowers) inside and outside of all landscaping bed(s) being added or altered.
- _____ Maximum height of all landscaping walls.
- _____ If replacing sod with Florida-friendly ground cover (see Architectural Review Manual), indicate the twelve-inch high single species ground cover to be utilized.
- _____ Identify all accent materials in landscaping beds (rocks, mulch, pine straw, etc.).
- _____ Photograph of property demonstrating its current state, if applicable.

All HOME ADDITION/EXPANSION/EXTENSION Applications MUST also include:

Initial

- _____ Elevation drawings for all proposed additions or extensions.

All REROOF applications MUST also include:

- _____ Color of shingle being used on the home
- _____ Aerial depicting property and neighboring properties (can be obtained from Google Maps)

*A copy of the original site plan is typically available from the County Building Department; however, it may not accurately reflect existing improvements, and it is the applicant's responsibility to confirm accuracy of site plans/ and boundary surveys submitted.

NOTE: These are the minimum requirements. The ARB may require additional information after reviewing the application.

NOTICE OF PUBLIC HEARING:

To allow adequate time to process the application and post the agenda per state statute for 7 days, I acknowledge that if this application is date stamped/received by Monday at 5:00 pm it will be reviewed at the following week's Wednesday meeting, by the Middleton Architectural Review Hearing Officer at 1:00 pm, in a public meeting held at the Ezell Regional Recreation Center, 769 Marilee Place, The Villages, FL, 32163, and it is in my best interest to attend and present all relevant information to the ARB. Contact Community Standards at 352-751-3912 to verify date received and meeting date.

APPEALS: If the applicant/ property owner believes that the Deed Restrictions or ARB Manual have been applied incorrectly or due process was not afforded, the applicant/ property owner may appeal the ARB's decision to Dzuro & Associates, The Developer's Designated Agent, within thirty (30) days from the date of the ARB's decision. All appeals shall be made in writing and addressed to Dzuro & Associates MS-2234, The Developer's Designated Agent and mailed to 7580 Middleton Drive, Middleton, FL 34762.

BY SIGNING THIS ARCHITECTURAL REVIEW APPLICATION FORM, I ACKNOWLEDGE: (1) THAT I HAVE READ AND RECOGNIZE THE RESPONSIBILITIES AND LIABILITIES AS DESCRIBED ABOVE; (2) ALL WORK MUST BE COMPLETED WITHIN NINE (9) MONTHS OF DATE OF APPROVAL; (3) THAT I CONSENT TO THE INSPECTION OF ANY IMPROVEMENTS MADE TO MY PROPERTY, BY THE DISTRICT OR ANY OF ITS AGENTS, TO ENSURE THAT THE IMPROVEMENTS WERE MADE IN ACCORDANCE WITH ARB APPROVAL; (4) AND UNDERSTAND THAT IN THE EVENT THE IMPROVEMENTS DO NOT CONFORM TO THE APPROVAL THEN I AM RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH BRINGING THE PROPERTY AND IMPROVEMENTS INTO COMPLIANCE WITH ARB APPROVAL; (5) THE ARB CAN NOT APPROVE IMPROVEMENTS THAT ARE NOT PERMITTED BY THE RESTRICTION OR ARB MANUAL SO EVEN IN THE EVENT OF APPROVAL, IT IS THE PROPERTY OWNERS' RESPONSIBILITY TO CONTINUE TO COMPLY WITH THE RESTRICTIONS AND ARB MANUAL.

PROPERTY OWNER(S) SIGNATURE _____

DATE _____

ARCHITECTURAL REVIEW BOARD ACTION:

☐ **Approved with stipulation (s) below**

☐ **Denied for reason(s) below**

ARB APPROVAL STIPULATIONS:

- A. OWNERS SHALL COMPLY WITH, AND BE LIABLE FOR, ANY NON-COMPLIANCE WITH THE APPLICABLE CONSTRUCTION PLAN FOR THE SURFACE WATER MANAGEMENT SYSTEM PURSUANT TO THE APPROVED PLAN ON FILE WITH THE APPLICABLE STATE WATER MANAGEMENT DISTRICT.
- B. IMPROVEMENTS SHALL NOT BLOCK, INTERRUPT OR REDIRECT ANY EXISTING DRAINAGE FLOW.
- C. IMPROVEMENTS SHALL NOT CAUSE ADDITIONAL DRAINAGE FLOW ON ADJACENT PROPERTIES.
- D. PROPERTY OWNER IS LIABLE FOR ANY RESULTING BLOCKAGE, INTERRUPTION, OR REDIRECTION OF EXISTING DRAINAGE FLOW, ANY ADDITIONAL DRAINAGE FLOW OR ANY TYPE OF EASEMENT ENCROACHMENT(S) ISSUES.
- E. OWNER SHALL COMPLY WITH ALL OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
- F. IMPROVEMENTS MADE WITHIN THE RIGHT OF WAY OR EASEMENT AREAS ARE MADE AT THE OWNER(S) OWN RISK. THE DISTRICT IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY RESULTING TO OR FROM PERSONS, PROPERTY OR IMPROVEMENTS, REMOVAL OF IMPROVEMENTS, OR COSTS INCURRED AS A RESULT OF MAINTENANCE OR USE OF THESE AREAS.
- G. IN THE EVENT OF TREE REMOVAL APPROVAL, THE OWNER SHALL REMOVE THE TREE STUMP AND RESTORE THE AREA TO ITS NATURAL STATE.

H. _____

Approval does not waive the property owner's responsibility/liability for compliance with the Laws as identified herein and otherwise.

DENIED/REASON _____

Date ____ / ____ / ____ **Architectural Review Hearing Officer Signature** _____

Middleton
Community Development District
Community Standards Department

**Architectural Review Application Form
RE-SUBMITTAL**

DATE: _____ DISTRICT: MIDDLETON COMMUNITY DEVELOPMENT DISTRICT

APPLICATION NO.: M-_____ DENIAL/TABLED DATE: _____

PROPERTY OWNER(S) NAME: _____

CHANGES FROM ORIGINAL REQUEST: _____

WORK MUST BE COMPLETED WITHIN 9 MONTHS OF DATE OF APPROVAL

☐ Approved with Stipulation

☐ Denied (Reason)

Describe all requested modifications or

ARC APPROVAL STIPULATIONS:

- A. OWNERS SHALL COMPLY WITH, AND BE LIABLE FOR, ANY NON-COMPLIANCE WITH THE APPLICABLE CONSTRUCTION PLAN FOR THE SURFACE WATER MANAGEMENT SYSTEM PURSUANT TO THE APPROVED PLAN ON FILE WITH THE APPLICABLE STATE WATER MANAGEMENT DISTRICT.
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- G. IN THE EVENT OF TREE REMOVAL APPROVAL, THE OWNER SHALL REMOVE THE TREE STUMP AND RESTORE THE AREA TO ITS NATURAL STATE.

H. _____
Approval does not waive the property owner's responsibility/liability for compliance with the Laws as identified herein and otherwise.

DENIED/REASON _____

Date ____/____/____ Architectural Review Hearing Officer Signature _____