

APPLICATION FOR CONSTRUCTION/RENOVATION PLAN APPROVAL

Property
 Owner Name: _____ Phone(____) _____
 Current
 Address: _____ City _____ State _____ Zip _____
 Type of
 Construction: _____
 Construction
 Street Address: _____ Block# _____ Lot # _____

Builder/Contractor _____ Phone (____) _____
 Address _____ City _____ State _____ Zip _____
 Polk Cnty.
 Reg. No. _____ FL Lic. No. _____ Is Builder/Contractor Bonded? Yes ___ NO ___

This Application must be approved PRIOR to any construction/renovation.

WHEN MAKING APPLICATION, THE PROPERTY OWNER AND BUILDER/CONTRACTOR ACKNOWLEDGE THE FOLLOWING:

1. All roads within Indian Lake Estates are PRIVATE and PRIVATELY MAINTAINED for the benefit and use of ALL PROPERTY OWNERS of Indian Lake Estates. Indian Lake Estates, Inc. is *not* responsible for paving or improvements to any *non-paved roadways* currently, or at any time in the future.
2. The Covenants recorded for property in Indian Lake Estates is applicable to each and every Property Owner.
3. The PROPERTY OWNER shall be liable and financially responsible for any/all damage to Indian Lake Estates property pursuant to the construction specified on/within this application.
4. The PROPERTY OWNER shall be solely responsible for the notification to ALL builders/contractors/suppliers/vendors of the terms and/or conditions of this application, in the performance of the above stated construction.
5. The PROPERTY OWNER and BUILDER/CONTRACTOR shall comply fully with the attached BUILDING STANDARDS.
6. The PROPERTY OWNER and/or BUILDER/CONTRACTOR shall be responsible, during NEW PRIMARY BUILDING construction, for placing a dumpster at the construction site until completion of construction.
7. New Construction must begin within 6 months and renovations within 90 days from approval date. If applicant cannot comply, contact Covenant Review Chairperson for extension.

THIS APPLICATION IS VALID UPON RECEIPT OF POLK COUNTY PERMIT IF REQUIRED AND DOES NOT SUPERCEDE SAID REQUIREMENT

I HAVE READ AND WILL FULLY COMPLY WITH THE ABOVE AND THE ATTACHED BUILDING STANDARDS

Signature, PROPERTY OWNER _____ DATE _____

Signature, BUILDER/CONTRACTOR _____ DATE _____

Changes or Additions Required: (Covenant Review Board use.)	COVENANT REVIEW BOARD RECOMMENDATION (Subject to compliance of noted changes at left) Minimum of 3 signatures required.	BOARD OF DIRECTORS FINAL APPROVAL - Minimum of 4 signatures required. <u>SIGN and DATE:</u>
_____	Date: _____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I have read the above noted changes and will comply.
 Signature, Property Owner or Agent _____ Date: _____
 (MUST BE SIGNED WHEN CHANGES ARE NOTED!)

RESTATEMENT OF RESIDENTIAL BUILDING STANDARDS

WHEREAS, Indian Lake Estates, Inc. is vested with the power to require and approve all plans and specifications for building, improvements, or development at Indian Lake Estates community; and

WHEREAS, Indian Lake Estates, Inc. may disapprove plans and specifications on any grounds, including purely aesthetic grounds; and

WHEREAS, the Indian Lake Estates, Inc. board of directors has the authority to establish committees to facilitate the discharge of board functions; and

WHEREAS, inquiries have recently arisen as to the details required in plans submitted for construction at the Indian Lake Estates community;

NOW, THEREFORE, in an effort to standardize the current plans and specification required by Indian Lake Estates, Inc., as more fully described in the Indian Lake Estates Restrictive Covenants, the following requirements shall apply to building, improvements, or development plans and applications until later modified by the Indian Lake Estates, Inc. board of directors in its sole discretion.

1. Definitions.

(a) **ACCESSORY BUILDING/STRUCTURE OR USE:** Any building or structure on a lot, or use of a lot for which such building, structure or use is of a nature customarily incidental and subordinate to the Principal Building/Structure located on the lot.

(b) **PRINCIPAL BUILDING/STRUCTURE:** Shall mean the single family dwelling unit for the subject lot, and for which a certificate of occupancy has been issued for such single family dwelling unit by the applicable governmental authority.

2. **ACCESSORY BUILDING/STRUCTURE OR USE:** No lot shall be used or maintained for any type of accessory use, except in conjunction with or subsequent to the Principal Building/Structure or the use incidental thereto. Only Accessory Building/Structure or Uses, as such term is defined herein, shall be permitted. Except as expressly provided herein, an Accessory Building/Structure or Use will only be permitted on the lot on which the Principal Building/Structure is located. The foregoing notwithstanding, Indian Lake Estates, Inc. reserves the right to authorize a conditional approval for an Accessory Building/Structure or Use to be made of a lot that is under common ownership and is contiguous to a lot on which a Principal Building/Structure exists provided that the owner(s) of said lots enters into an agreement regarding such conditional approval on terms acceptable to Indian Lake Estates, Inc. Such agreement regarding a conditional approval shall, among other things: (1) include a representation and warranty from the owner(s) that the lots are contiguous; (2) be binding on the owner's heirs, successors and assigns; (3) provide that such conditional approval shall automatically terminate and become void in the event the owner(s) who enter into the agreement become divested of title to either or both of the contiguous lots by any means whatsoever, or if any event occurs which results in the lots no longer being contiguous.

The form of conditional approval for Accessory Building/Structure or Use will be attached hereto as "Exhibit A" when necessary.

(a) No more than two (2) Accessory Buildings will be allowed per parcel with the exception of the attached "Exhibit B" pertaining to Golf Course Lots.

(b) The total square footage of any/all Accessory Buildings combined, shall not exceed 50% of the square footage of the living area of the Principal Building.

(c) All Accessory Buildings shall maintain a side lot line set back of no less than 10 ft. and rear lot line set back no less than 5 ft. and shall not be located forward of the Primary Structure.

(d) Accessory Buildings in excess of 250 square ft. must have a roof pitch of at least 5/12.

(e) All Accessory Buildings built on-site must have a roof pitch of at least 5/12 and roofing materials consistent with the roofing building standard. The exception would be to have the roof pitch match the Principal Building/Structure but not less than 3/12.

(f) Garages over 500 square ft. which face directly or diagonally toward a street require an approved driveway culvert.

(g) All Accessory Buildings/Structures built on-site shall have front of building matching exterior appearance and harmony of the Principal Building/Structure.

3. All Golf Course lots located in Block 273, Lots 1 through 32, and Block 275 lots 1 through 13 shall also be governed by the supplemental building standards attached hereto as "Exhibit B."

4. Two complete sets of plans shall be submitted for approval, which shall include all such information submitted to any governmental agency for the construction, improvement, or land development permitting process. This includes, but is not limited to, floor plans, roof plans (together with the type and pitch) and exterior wall plans.

5. Set backs shall be clearly delineated on all such submitted plans, and shall comply with all set back requirements found in the Indian Lake Estates Restrictive Covenants, as well as the applicable zoning set backs established by Polk County.

6. All shingles, at a minimum, shall be of a 20-year grade and shall be of a type commonly referred to as "architectural" or "dimensional" style.

7. The minimum area to be covered by the building shall meet the minimum requirements of the Restrictive Covenants and the building shall, in all respects, comply with any applicable governmental zoning ordinance or governmental regulations.

8. Canal Lots:

(a) An erosion barrier (silt fence) must be erected along the water frontage at the commencement of lot clearing, and remain in place until the Certificate of Occupancy is issued by Polk County.

(b) No dock and/or boathouse will be approved or allowed to be constructed prior to the approval of plans and pouring of slab for a primary residence.

9. Site plans shall be provided to Indian Lake Estates, Inc. and shall include and depict the precise location of the:

(a) Building;

(b) Driveway;

(c) Garage or carport;

(d) Septic tank and field location if local utility is unavailable;

(e) Pump, well, and pressure tank if local utility is unavailable;

(f) Elevation of house;

(g) Pitch of roof (with a minimum of 5/12);

(h) All culverts to be established at the building site; The size and depth of culvert, box or closed, shall be determined by the road superintendent or the road committee at the direction of the Indian Lake Estates, Inc. board of directors; and

(i) Home construction storm water runoff and lot drainage; and

(j) Foundation; which must be solid (not on pillars); and

(k) Exterior walls shall be of brick, concrete block, stone, or any combination thereof. Exterior walls may also be constructed with a minimum of 2"x4" stud walls and shall have storm boxing and a veneer of brick, concrete block or stone with a minimum thickness of 4". Pre-cast exterior walls must be a minimum of 4 inches and 2x4 interior studding.

10. All new construction, including hard surface driveway with street connection, culvert, sidewalk, and landscaping shall be completed within fifteen (15) months of construction starting date. For commercial lots, however, landscaping shall be completed within sixty (60) days of construction, in accordance with the commercial covenants. Any variation from the requirements of paragraph #9 must have prior approval of Indian Lake Estates, Inc.

11. Front and/or main entranceway of any dwelling shall have roof or appendage over the doorway to a minimum of four (4) feet.

12. Landscaping plan shall be fully depicted for the subject lot. A minimum of ten (10) feet of sod around house and a minimum of two (2) feet around driveway and sidewalk, is required as part of the landscaping plan.

13. *By signing the attached Application for Construction/Renovation Plan Approval* the prospective builder and the owner of the subject property acknowledges that Indian Lake Estates, Inc. is not responsible for paving or improvements to any non-paved roadways or areas of ingress and egress currently, or at any time in the future.

14. *By signing the attached Application for Construction/Renovation Plan Approval* the prospective builder and the owner of the subject property acknowledges that the builder and owner shall complete any construction or improvement in full accordance with all plans and specifications submitted to Indian Lake Estates, Inc., and that any deviation from the plans and specifications constitutes a violation of the Indian Lake Estates, Inc. Restrictive Covenants.

15. Indian Lake Estates, Inc. has the authority to physically inspect the building and site to assure compliance with plans that were approved.

APPROVED 11/16/95 BY:
Attorney Lance Holden
Covenant Committee
ILE Board of Directors

REVISED BY ABOVE: 05/16/96
07/09/96
07/22/98
08/22/01

REVISED 12/30/02
11/05/04
04/13/05

BY: ILE Board of Directors
Attorney Lance Holden

RESBLDGSTANDARDS.wpd

EXHIBIT B

**SUPPLEMENT TO RESTATEMENT OF RESIDENTIAL BUILDING STANDARDS FOR
GOLF COURSE LOTS.**

**GOLF COURSE LOTS ARE THOSE LOTS LYING AND SITUATED IN
BLOCK 273, 1 THROUGH 32 AND BLOCK 275, 1 THROUGH 13.**

The following supplemental building standards shall apply to the Golf Course lots effective 8/22/01:

- A. No detached storage sheds, boat shelters, motor home shelters, etc. will be allowed.
- B. No fences, except the minimum required by governmental law or ordinance for the security of swimming pools, will be allowed.
- C. No outside clothes lines will be allowed.
- D. No above ground swimming pools will be allowed.
- E. No horses, pigs, chickens, goats, cattle or other animals, except commonly accepted domestic dogs, cats and birds, will be allowed to be kept on the property.
- F. No signs of any nature shall be allowed or displayed in a side or rear yard bordering the golf course. Only real estate or "For Sale" signs shall be allowed in front yard in accordance with the Indian Lake Estates Sign Standards.

1/03/06

Per Sarah Zanoni, E911 Sr. Addressing Specialist.

“Have owners/builders of new homes contact the Building Division of Polk County as they apply for their permits, they are to inform the Permit Tech that new addresses have been assigned to Indian Lake Estates, and in turn, the PERMIT TECH will contact the office of the E911 Emergency Management Division for the new address.”

911/Parkways
Richard Dureault