

Section 23 Property Owner's Association, Inc.
26217 Rampart Boulevard
Punta Gorda, Florida 33983
Phone (941)764-6674 Fax (941)764-7914 Email - sec23poa@sunline.net

BUILDING PERMIT PACKAGE

HOUSE

1. Application for Building Permit
2. Contractors Agreement
3. Performance Bond Waiver
4. Acknowledgements
5. Model Home Agreement (If Applicable)
6. Landscaping Requirements (owners copy for future reference)

SUBMITTALS

1. Site Plan from Surveying Company
2. Construction Plans
3. Landscape Plan
4. \$25.00 Application Fee

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APPLICATION FOR BUILDING PERMIT

HOME

OWNERS _____ PHONE # _____

MAILING ADDRESS _____

PROPERTY ADDRESS: BLOCK _____ LOT _____ STREET _____

CONTRACTOR _____ LICENSE # _____

ADDRESS _____ PHONE # _____

MODEL HOME YES NO

ROOF: COLOR _____ TYPE _____

EXTERIOR COLOR: WALLS _____ TRIM _____ (Submit Samples)

NOTE:

All buildings, structures, additions or improvements erected or constructed on a building site or lot in PGI Section 23, shall meet the minimum setback limitations of 25 feet in the front, 15 feet in the rear and 7-½ feet at the sides.

Homes constructed on lots zoned for one single family residential building in PGI, Section 23, shall not have less than 2000 square feet of living area.

Deep Creek Section 23 is a Deed Restricted Community. Compliance with all restrictions is required. Refusal of plans, specifications, or location of buildings by the Property Owners Association Architectural Committee, may be based on any grounds - including aesthetic grounds, which the Board may deem sufficient. The POA reserves the right (but has no obligation) to inspect the building as construction proceeds.

Owner Signature _____ Date _____

Contractor Signature _____ Date _____

CHECK LIST FOR SECTION 23 OFFICE USE ONLY

DO NOT WRITE ON THIS PAGE

BLOCK _____ LOT _____ LOCATION _____

ITEM	COMPLIES	COMMENT
APPLICATION		
ROOF SPECIFICATIONS		
EXTERIOR COLOR		
CONTRACTOR AGREEMENT		
PERFORMANCE BOND WAIVER		
ACKNOWLEDGEMENTS		
LANDSCAPE PLAN		
MODEL HOME AGREEMENT		
FRONT SETBACK		
REAR SETBACK		
LEFT SIDE SETBACK		
RIGHT SIDE SETBACK		
LIVING AREA		
PERMIT FEE		
ELEVATION		

PERMIT ISSUED: DATE _____ PERMIT NO. _____

APPROVED BY _____

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

DEEP CREEK

CONTRACTOR'S AGREEMENT

BUILDERS AND CONTRACTORS:

In consideration of approval and issuance of a "Building Permit" from Section 23 Property Owner's Association, Inc., the undersigned hereby agrees to the following:

1. That any and all excess fill will be removed from the building site.
2. The Contractor will maintain a clean and safe work area.
3. The Contractor will not allow any dumping of fill or other material on any right of way, greenbelt, or common areas.
4. The Contractor agrees to remove, clean and restore any right of way, greenbelt, or common area on which it, or its subcontractors, have placed fill or other material.
5. Automobiles, trucks and motorcycles of every description shall be prohibited access to or progress over the common property.

Contractor _____

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
26217 RAMPART BLVD., UNIT A
PUNTA GORDA, FL 33983

PERFORMANCE BOND WAIVER

LOT ____ BLOCK ____

It is my/our understanding that Section 23 POA has a PERFORMANCE BOND and LABOR and MATERIAL PAYMENT BOND provision in their building code restrictions, a portion thereof quoted below:

The builder will provide a PERFORMANCE BOND and MATERIAL PAYMENT BOND. These will be posted prior to the commencement of construction. These bonds are for the mutual protection of the Company and owner. The bond will insure the Company that the building is constructed in accordance with the plans and specifications and also so that partially completed and abandoned structures will not mar the beauty of the area. In addition, the Bond assures the owner that the building will be free and clear of any encumbrances, with protection for all time against any claims of liens or accounts of any nature which may arise from construction of the building.

As stated above, this is for the mutual protection of both the Company and the owner. Understanding the above, I/WE HEREBY WAIVE THE REQUIREMENT OF PAYMENT AND PERFORMANCE BOND and MY/OUR proposed structure to be built by _____. By waiving this requirement, I/WE accept full responsibility for the selection of the contractor and for insuring that the contractor builds the structure in accordance with the plans and specifications. I/WE further agree to accept the responsibility for completing the improvements in the event the contractor abandons construction or I/WE discharge the contractor.

I/WE further understand that by waiving the Payment and Performance Bond that the above described property may be subject to Florida Construction Liens pursuant to Chapter 713, Florida Statutes.

I/WE acknowledge receipt of copy of "Warning to Homeowners" provided by the Charlotte County Building and Zoning Board and/or the City of Punta Gorda.

I/WE further release SECTION 23 POA, INC., its subsidiaries, officers, directors and employees from any and all liability with reference to this structure, and acknowledge that SECTION 23 POA, INC., has and assumes no responsibility with reference and approved the plans, drawings or specifications concerning this structure.

I/WE certify that I/WE have the necessary funds to complete MY/OUR structure including the "extras" which I/WE may authorize.

Owner's signature _____

Print Name _____

Address _____

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ACKNOWLEDGEMENTS

DEED RESTRICTIONS

I (we) hereby acknowledge that I (we), _____ have received a copy of the Deed Restrictions for Deep Creek Section 23, and will adhere to them as they are written.

GARBAGE CONTAINERS

I (we) hereby acknowledge that all trash and garbage containers are required to be hidden from view from the adjoining properties or the roadways. I (we) am aware that this may be accomplished by placing containers underground, stored in walled-in areas or kept inside the garage.

LANDSCAPING

I (we) hereby acknowledge that I (we) am aware that the approved landscaping is required to be installed within ninety (90) days after being issued a Certificate of Occupancy by Charlotte County.

Owner Signature _____ Date _____

Owner Signature _____ Date _____

Property Address _____ Block _____ Lot _____

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MODEL HOME AGREEMENT

Block _____ Lot _____

In accordance with the Board of Directors Resolution No. 1997-6 dated July 17, 1997, model homes shall observe the following regulations:

1. Model homes are not to be used as a business office.
2. One (1) non-illuminated sign announcing the name of the builder, contractor or realtor, not to exceed six (6) square feet, is permitted.
3. One (1) "Open House" sign that does not exceed eighteen inches by twenty-four inches (18" x 24") is permitted during daylight hours only for each house on display. Said "Open House" sign announcing homes for sale in Section 23, must not be located outside the recognized boundaries of Section 23.
4. No flags or pennants are permitted.
5. Special lighting is permitted only with the use of motion detectors for maintaining security.
6. Parking on the model home lawn, neighboring vacant lots and the common property is prohibited.

Contractor Signature

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MINIMUM LANDSCAPING REQUIREMENTS

1. Ground Cover - Full sod on all four sides of the home and garage which shall extend to the pavement.
2. Landscape - Required on all four sides of the home and garage.
3. Large Shrubs - Three gallon minimum size at planting - if smaller sizes are used, more plants must be installed to compensate. Ten large shrubs required - may substitute two (2) small shrubs for one (1) large shrub.
4. Accent Plants & Small Shrubs - Ten accent plants or small shrubs are required.
5. Two native trees or palms and three non-native trees are required, five trees total. Charlotte County tree requirements must be adhered to as well.
6. All trees & plants must be clearly shown and identified on the landscape plan required at the time the application for building permit is submitted.

ACCEPTABLE TREE SPECIES

NATIVE TREES

American Holly
Bald Cypress
Baycedar
Black Mangrove
Bluejack Oak
Button Bush
Buttonwood
Catclaw Blackbeard
Chapman Oak
Cherry Laurel
Coastal Plain Willow
Damoan Holly
Elderberry
Florida Elm
Florida Fiddlewood
Gumbo-limbo
Hercules-club or Toothachetree
Laurel Oak
Lime Prickley-ash
Live Oak
Loblolly Bay
Longleaf Pine
Mahogany
Myrtle Oak
Pignut Hickory
Pond Cypress
Pop Ash
Red Bay
Red Mangrove
Red Mulberry
Sand Live Oak
Sand Pine
Sea Grape
Shining or Winged Sumac
South Florida Slash Pine
Southern Magnolia
Southern Red Cedar
Southern Red Maple
Sparkleberry
Stoppers
Swamp Tupelo or Black Gum
Sweet Acacia
Sweetbay
Sweetgum
Sycamore
Turkey Oak
Walter Vibnum
White Mangrove
Weeping Yaupon

NON-NATIVE TREES

Bottlebrush
Chinese Elm
Crape Myrtle
Golden Rain Tree
Jerusalem Thorn
Loquat
Royal Poinciana
Silver Dollar Eucalyptus
Tree of Gold
Yellow Poinciana

NATIVE PALMS

Everglades Palm
Royal Palm
Cabbage Palm

PLANT LIST

LARGE SHRUBS

Maui Ixora
Nora Grant Ixora
Oleander
Arboricola
Firebush
Common Allamanda
Walter's Viburnum
Cocoplum
Firecracker
Wax Myrtle

SMALL SHRUBS

Red Taiwan Dwarf
Aztec Grass
Lilyturf
Helen Johnson Bougainvillea
Indian Hawthorn
Lantana
Dwarf Fakahatchee
Schilling's Holly
Shore Juniper
Dwarf Bird

ACCENT PLANTS

Standard Hibiscus
Pigmy Date Palm
Dracaena
Crepe Myrtle
Christmas Palm
Ti Plant