

Seacoast Estates POA - ACC Application – No Construction Without Approval

Name: _____ Phone: _____ Email: _____

Property Address / Lot #: _____

Contractor / Phone Number: _____

Proposed Start Date: _____ Estimated End Date: _____

TYPE OF REQUEST : Signature Agreeing on the following restrictions: _____

1. Buildings not permitted: ☒ Mobile Homes ☒ Manufactured Homes
2. Homes must have at least 440 square feet of air-conditioned living space, excluding garages and porches (screened/unscreened).
3. Short-term vacation rentals are **NOT** permitted.
4. Easement Rules: No structures may be constructed within drainage easements except for minor, non-intrusive additions within the easement for the purpose of allowing access to the lakefront.
5. Exterior Siding Materials not permitted ☒ Vinyl siding ☒ Aluminum siding ☒ Vertical siding panels
6. Maximum one (1) temporary RV per parcel for up to one (1) year from the date a building permit is issued for a residence. The RV must be removed within 14 days after issuance of a Certificate of Occupancy.
7. Outside Toilets: No outside, open, or pit-type toilets are permitted in the subdivision.
8. Antennas, satellite dishes, generators require prior Committee approval and **must not disturb neighbors**. ☒ No Wind turbines.
9. Stored Equipment/Vehicles: Must be stored inside a building and not within 25 feet of property lines/road to include
 - Unlicensed/Unregistered Vehicles • Boats • Motorhomes • Travel trailers • Boat trailers • RV • Campers • Large Equipment
10. Exterior colors must be **earth tone or neutral colors** consistent with nature. No Bright colors or Fluorescent colors.

☐ **New Home Construction: Set Backs:** Front adjacent to street: Minimum 20 feet // Side & Rear Property Lines: Minimum 7.5 feet

Single-family ☐ Barndominium ☐ Cabin ☐ Log ☐ Accessory Unit ☐ Site-Assembled Florida Building Code (FBC) ☐

☐ **Exterior Alteration or Addition**

☐ **Exterior Painting / Staining**

☐ **Roof Replacement**

☐ **Fence** • Cannot obstructs neighbors water view • No **barbed wire** • No **chain link** unless ACC Approved for **dog runs/cages/kennels**

☐ **Gate**

☐ **Driveway:** Shared Parcel: Mutual agreement between owners • Costs split 50/50 unless otherwise agreed

☐ **Dock/ Pier** • All required **state and local permits** • Pressure treated wood or approved composite dock materials

☐ **Other:** _____ (Antennas, Satellites, Generators)

☐ **Accessory Dwelling Unit (ADU) Accessory Structure (garage, workshop, shed)**

NOTE: Only one ADU per residential lot is allowed with a maximum size of 800 square feet of heated and cooled space. The ADU must maintain appearance of a single-family home constructed with materials and colors matching the primary home.

Description of Work: _____

Materials: _____

List Colors (earth tone or neutral): _____

Acknowledgment Owner agrees not to begin work until ACC approval is granted.

Owners must pay a \$2,500 damage deposit to **Seacoast Estates Property Owners' Association, Inc.** Upon completion of the building project, the Association will inspect the property and surroundings. Any repair costs will be discussed with the owner and possibly deducted from the deposit. If no damages are found, the full deposit will be returned to the Owner.

Owner Signature: _____

Date: _____

Site Plan Submitted: ☐ Yes ☐ No

ACC Plans Approved: ☐ Yes ☐ No (45 DAYS Maximum)

Note: \$500 ACC Fee is waived as long as community has a successful all volunteer committee, but if not, the \$500 fee is required.

ACC Signature Approval: _____

Date: _____