

**Cambridge Greens of Citrus Hills Property Owners Association
c/o Village Services Cooperative, Inc. Hernando, FL 34442**

NEW CONSTRUCTION REQUIREMENTS AND APPLICATION

Date of Application: _____

Property: Block _____ Lot _____

Owner: _____

Street Address _____ Inverness FL 34453

Owner Contact Information:

Telephone: _____

Owner Address during construction: _____

*Owner Signature: _____

*(Required for submission)

Construction Company: _____

Address: _____

City : _____

Phone: _____ Fax _____

Submit Plans to:

**Cambridge Greens ACB
2541 N. Reston Terrace
Hernando, FL 34442**

**Plans are reviewed 3 days prior to the monthly board meeting the
2nd Thursday of the month. Please make sure you submit all required items on the
list. The most forgotten item is the post lamp requirement.**

Visit www.CGPOA.org for application. Applications missing information will not be approved, and will be required to wait until the next Board of Director meeting for approval after data is submitted.

ACB Construction Check List

Plan Approval Requirements:

Complete plans and specifications, including a plot plan showing lot and block, placing of home, post lamp, outbuildings, walls, pool and fences, sufficient to meet the following where applicable:

Please remember, the Owner of the property is responsible for the application, and is required to take action if any of the requirements are not met. ACB Approval can be withdrawn if the builder fails to comply with the submitted application, and this may considerably delay your construction.

ACB APPLICATION REVIEW ITEMS

Covenant Article

- 2.1.1 Only 1 single family dwelling per lot – 2 story max
- permit number
- 2.1.4 Shielded/enclosed electrical/mechanical/HVAC/pool equipment/refuse containers or satellite system
- 2.1.5 Post lamps within 15 feet of front line / with photocell
- 2.1.6 Exterior lighting – direction
- 2.2.2 Setbacks
 - Residence – front 30 feet from lot line
 - side 15 feet from lot line
 - rear 25 feet from lot line
 - corner 20 feet side street line
- 2.2.3 1600 square foot minimum living area
- 2.5 fence / hedge requirements
 - Location / materials / height / color/ landscaping / obstruction
- 2.7 Easements
 - Lot survey/plot plan
- 2.8 Signs / flags
- 2.9 Parking area – concrete or brick
- 2.10 Elevation - lot drainage
- 2.11 Vegetable gardens
 - Max 3% of lot area
- 2.12 Sheds / outbuildings
 - Permit number / blueprints / site plan
 - Location / size / landscape plan /
 - Same material & color as home – block/stucco,
 - Block/brick, frame, No metal type permitted
 - Constructed on site - stick built
 - Foundation – footer with mortared blocks, slab
 - Size – 200 square feet max
 - Walls – 8 feet

Sheds/ outbuildings cont

Shingles – color & material same as house

Roof slope/overhang – house pictures

W/measurements

Standard Double Door – 6 foot max, No overhead type

Location / Setbacks – where & line of site

Landscaping – all sides, dense to screen foundation

Safety – tie downs for wind

3.2 Construction specification items required

NO work commencement until approved (new /change)

Single family residence only, two story max, one per lot /

Size – min 1600 sq. ft. living

Style – no mobile homes, manufactured homes,

Retro or dome homes

Materials – no log, metal or all glass walls homes

Color – earth tones only (subject to approval)

Driveways – concrete or brick, color requires approval

Screening – charcoal or white only on windows / pool cage

/

Landscaping – plan / some trees must remain on

Lot/ topography harmony / time line

Elevation – cannot effect adjoining lots

Health & Safety – a port-a-potty is required on site,

a dumpster or ACB approved container is required on site a

and covered if weather requires, all Federal/State/County

safety codes apply

3.3 Application plans & specifications required

Complete permit plans/specifications & plot plan

& elevations (front/side/rear/walls/fence), set of

complete blueprints

3.4 Inspections

Compliance checks – time line

Builder Requirements: (Non-compliance fine may result.)

1. Porta Potty on site until construction is complete.
2. Trash container (dumpster) onsite for disposal of all debris. During hurricane season, if a hurricane warning is forecast, we require a tarp or other covering be secured over the dumpster, or have it emptied prior to the storm arrival to prevent trash from blowing around the area.
3. Approval Card MUST be posted on site on permit board.

Approval:

Cambridge Greens ACB Board.

Dennis Contois (352-344-9406) _____

Paul Meyer (352-637-2175) _____

John Mentas (352-344-8695) _____

Date: _____

This approval is good for 1 Year. All construction must be completed unless there are extenuating circumstances, and the ACB is notified and an extension given.