

APRIL 2006
Rotonda Meadows/Villas Conservation Association, Inc. (The Association)
Guidelines for New Construction
Rotonda Meadow & Rotonda Villas Subdivisions

Recorded Deed Restrictions for the Rotonda Meadows & Rotonda Villas subdivisions provide for Architectural Review and Approval by the Association for any type of New Construction.

The Following Guidelines are to be used in conjunction with the Deed Restrictions.

Prior to the Start of Any Construction the Following Forms & Items Must be Submitted for Review:

- A completed Application for Architectural Review form, dated 2006, see attached.
- A completed Review & Approval form, dated 2006, see attached.
- A boundary & topographical survey of the Property by a registered surveyor.
- A site & drainage plan for the Property as required by Charlotte County government and the Association.
- Exterior main & trim colors. Note, samples from the manufacturer may be required.
- Roof colors & materials. Note, samples from the manufacturer may be required.
- Soffit and window frame colors.
- One (1) FULL set of building plans which will be retained by the Association.
- A plans review & inspections fee (non refundable) payable to Rotonda Meadows/Villas Conservation Association, Inc. Please call the Association office for a current list of fees.

Association's Architectural Review:

- Review will look for aesthetically pleasing curb appeal of the proposed new construction.
- Overall house design needs to be in keeping with current upscale new construction.
- Exterior colors, (main, trim & roof) must be harmonious with the area.
- Bright, dark or severe contrasting exterior main and trim colors may not be approved.
- A combination of the following exterior elevation designs & treatments are required by the Association:
 - Columns
 - Raised quoins
 - Raised decorative bands
 - Stylish window design
 - Architecturally pleasing front entries
 - Roof & exterior wall offsets
 - Roof Gutters for proper site drainage
- Blank exterior wall expanses that lack windows or doors will not be approved.
- Raised stucco motifs in lieu of windows on front elevations will be considered on a case by case basis.
- Exterior walls must have cementaceous finish.
- Siding on exterior walls may be approved, and will be considered on a case by case basis.
- Shingle roofs must be of the "dimensional or architectural" type. Flat 3 tab shingles will not be approved.
- Tile roofs must be glazed or sealed.
- Metal roofs may be permitted depending on house design and will be considered on a case by case basis.
- Two story homes or homes with enclosed parking underneath will be considered on a case by case basis.
- Landscaping: quality turf, plants, trees and mulch beds and no extensive use of stone, shell or mulch.
- Sight screening is required for all outside air conditioning and pool equipment.
- Site & drainage plans will be reviewed by the Association for water run off details.
- New products, materials or exterior colors may be submitted to the Association for consideration.

Association's Basic Construction Review Specifications:

- Single family homes require a minimum living area of 1,600 square feet.
- Single family homes require a 2 car garage of at least 400 square feet.
- Single family 2 car garages require a 16 foot wide entry door, or two side by side 8 foot doors.
- Multi family duplex structures require a minimum living area of 1,250 square feet per unit.

- Multi family structures of 3 or more units require a minimum living area of 1,100 square feet per unit.
- Multi family structures: each unit requires an enclosed 1 car garage of at least 200 square feet.
- Multi family 1 car garages require an 8 foot wide entry door.
- Commercially zoned construction will be reviewed on a case by case basis.
- Driveway design in multi family areas using tandem parking will not be approved.
- Detached garages will be considered on a case by case basis.
- Roof overhangs & roof pitch:
 - Roof pitch to be no less than 5/12
 - Standard overhang is 18 inches with 6 inch fascia board.
 - Gable ends may be less than 18 inches, and will be considered on a case by case basis.
- Metal based roofs: stone coated metal roofing will be considered on a case by case basis.
- Gavalume roofs: considered on a case by case basis depending on the architectural style of the home.
- Decorative banding, motifs or quoins must be raised “stucco”.
- Windows: a minimum of 2 required for each side of the home.
- Garage outside walls: a side window, a paneled door or a raised decorative motif is required.
- Glass block on exterior elevations will be considered on a case by case basis.
- All set back requirements are per existing Charlotte County code.
- Fences: design, height, colors, materials and location restrictions apply, contact the Association.
- Driveways must be concrete or paver block type with a main area 2 lanes wide.
- Mobile, manufactured, pre-fabricated, modular or any off-site constructed Dwelling or commercial building will not be approved.
- Any construction specification not covered by these guidelines may be considered on a case by case basis.

Lake Front Lots:

The lake banks, an easement area between the rear lot line and the water’s edge, are under the authority and control of the Association. Silt barriers during construction are a mandatory requirement. Any Deed Restriction requirements must be followed before, during and after the new construction period. Any improvements within the easement area require the written approval of the Association.

Association Authority:

- The allowed time for review is 30 days after the receipt of all required items and properly completed forms.
- Disapproval of plans & specifications may be based on purely aesthetic grounds.
- The Association’s architectural review criteria and construction specifications may be subject to change from time to time and are not solely limited to the items referenced in these guidelines.
- Any case by case Association approval will be for a single use only and will not be considered a precedent.
- The Association may require paint, roof or other building material samples to be submitted for review.
- Non-liability: The review and approval or disapproval of all plans and specifications submitted for any proposed new construction shall not be deemed approval or certification of the proposed construction for structural safety or conformance with building or other codes. The Association shall not be liable to any Owner or any other person or entity for any loss, damage, or injury arising out of or in any way connected with the performance or nonperformance of the duties hereunder or the approval or disapproval of any plans or specifications.
- Inspections: The Association reserves the right, but not the obligation, to inspect construction as it proceeds. The purpose of any inspection would be to determine that construction is in compliance with the approved plans, specifications and the Deed Restrictions. Should any inspection show that the construction is not in compliance as approved, the Association can order the work to be stopped.

Please contact us if you have any questions and thank you for building in Rotonda Meadows & Rotonda Villas.

Completed application forms, plans and specifications may be mailed or dropped off to the Association as below:

Office Address:
3899 Cape Haze Drive
Rotonda West, FL 33947

Mailing Address :
RotondaMeadows/Villas Conservation Association, Inc.
P.O. Box 299

941-697-9722

Placida, FL 33946