

Hickory Hill Homeowners Association

1941 Mayport Road Atlantic Beach, FL 32233 (904) 241-8886
Fax: (904) 212-2103 E-Mail: ARB@ElimServices.com



ARCHITECTURAL REVIEW FORM

Property Address: _____ Date: _____

Owner: _____

Mailing Address (if different than property): _____

E-Mail Address: _____ Phone: _____

Type of Project/Improvement: ☐ Fence _____ (style/color) ☐ Exterior Paint _____ (brand/color)

☐ Deck/Patio ☐ Pool/Hot Tub ☐ Shed/Detached Building ☐ Pavers/Driveway ☐ Other _____

A copy of the survey of the property showing the location of the modification should be included along with a description/sample of products to be used. Submit plans or a sketch of your request, if necessary, to fully define the project.

I understand that the Committee will act on this request and provide me with a written response of their decision within 30 days of receiving the complete request and required documentation. I further understand and agree to the following provisions:

1. No work or commitment of work will be made until I have received written approval.
2. All work will be done expeditiously once commenced and will be done in a good workmanlike manner. If the project is not completed within 30 days, I will provide a written update to the Committee. If the project is not completed within 90 days, the request must be re-submitted.
3. I will be responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary government permits and approval for the work.
4. I understand and agree that the approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code regulation, or governmental requirement.

Owner's Signature(s): _____

For ARB Use Only:

Date Received: _____ Received by: ☐ E-Mail ☐ Fax ☐ US Mail

The above request for modification has been: ☐ Approved ☐ Disapproved ☐ Approved with the following conditions: _____

Signature of ARB: _____ Date: _____

Hickory Hill Homeowners Association of Jacksonville, Inc.

**Summary of Covenants & Restrictions
for Architectural Review**

Article VI: Architectural Control

Section 6.1 Architectural Review and Approval.

- Landscaping
- Improvement or Structure of Any Kind
- Building
- Fence
- Wall
- Screen Enclosure
- Sewer
- Drain
- Disposal System
- Landscape Device or Object
- Driveway
- Other Improvement

[None of the above] shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration therein or thereof be made, **unless and until the plans, specifications and location of the same have been submitted to, and approved in writing by the Association.**

All plans and specifications shall be evaluated as to visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation and as to specific conformance with architectural criteria which may be imposed from time to time by the Developer or the Association.

It shall be the burden of each Owner to supply . . . completed plans and specifications to the Architectural Review Board ("ARB") and no plan or specification shall be deemed approved unless a written approval is granted by the ARB to the Owner submitting same.

The ARB shall approve or disapprove plans and specifications properly submitted within thirty (30) days of each submission.

Article X: Use Restrictions and Rights and Easements Reserved by Developer

Section 10.3 No Detached Buildings. No garages, tool or storage sheds, tents, trailers, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the prior written consent of the Developer.

Section 10.4 Setbacks.

10.4.1 Front. No dwelling shall be erected within twenty (20) feet of any front Lot line.

10.4.2 Side. No dwelling shall be erected within five (5) feet of any side Lot line.

10.4.3 Rear. No dwelling shall be erected within ten (10) feet of any rear Lot line.

10.4.4 Easement Areas. No dwelling shall be erected within any easement area shown on any plat of all or any portion of the Property or within any easement reserved by Section 11.1 of this Declaration.

All setbacks shall be measured from the exterior wall of the dwelling to the applicable Lot or parcel boundary.

Section 10.8 Antenna. The installation of all aerials, antennae or satellite dishes shall be subject to the approval of the ARB . . .

Section 10.9 Lakes. . . .such grass, planting or other lateral support to prevent erosion of the embankment adjacent to the lake and the height, grade and contour of the embankment shall not be changed without prior written consent. . .No docks, bulkheads or other structures shall be constructed on such embankments unless and until same shall have been approved . .

Section 10.11 Trees. No tree or shrub, the trunk of which exceeds six (6) inches in diameter one (1) foot above the ground, shall be cut down, destroyed or removed from a Lot without prior express written consent . . . except for trees located within an approved building pad, and the area within five(5) feet of such building pad.

Section 10.12 Artificial Vegetation. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARB.

Section 10.14 Lighting. No lighting shall be permitted which alters the residential character of the Subdivision.

Section 10.17 Fences. Except as approved by the Developer as part of Initial Construction, or as subsequently approved by the ARB, no fence, wall or other barrier shall be constructed upon any Lot or any other portion of the Property.

Section 10.19 Window Air Conditioning. No window air conditioning units shall be installed on any building within the Subdivision.