Jacksonville Ranch Club 1 New Construction Application (NCA)

Use this Application for New Construction or a 2nd Living Quarters once a home has been built.
2nd Living Quarters must be Minimum of 1500 sq. ft. To Maximum of 50% of main home Living area.

Use the New Construction Checklist **(ITEM # 1 NCA)** included to ensure that all required documents and information have been submitted with the application to help speed the process. Examples of a complete and properly filled out application can be found on the website along with this application.

Fill out all of the below forms with an **(X)** and return to the Management Company along with Full Size Plans and the other required Documentation. Place the New Construction Application Checklist for Jacksonville Ranch Club 1 **(ITEM # 1 NCA)** and the Management Company New Construction Checklist for Jacksonville Ranch Club 1 **(ITEM # 2 NCA)** on top of the application.

EXHIBIT/ITEM LIST

	ITEM # 1 NCA	**New Construction Application Checklist for Jacksonville Ranch Club 1**
	ITEM # 2 NCA	**Management Company New Construction Checklist for Jacksonville Ranch Club 1**
X	**EXHIBIT "A"**	**Construction Administrative Form**
X	**ITEM # 3 NCA**	**Owner Accountability & Agreement Form**
X	**ITEM # 4 NCA**	**Compliance and Design Review Fee Checklist**
X	**EXHIBIT "B"**	**Lot Development Application**
X	**ITEM # 5 NCA**	**Architectural Plans Submittal Checklist**
	EXHIBIT "C"	**Acceptance Review Checklist**
	EXHIBIT "D"	**Approved Mailbox Information**
	ITEM # 6 NCA	**Approved Culvert Detail**
	EXHIBIT "G"	**Approved Construction Sign**
	EXHIBIT "E"	**Recommended Plant Material and Tree Palette**
	ITEM # 7 NCA	**Items Often Missed.**
	ITEM # 8 NCA	**Rules and Regulations of Jacksonville Ranch Club 1 Owners Association, Inc.**

NOTE: IF THE REQUEST IS APPROVED; IT DOES NOT OVERRULE ANY LOCAL, STATE OR FEDERAL GUIDELINES OR PERMITS REQUIRED FOR THE DESIRED CONSTRUCTION. IT IS THE LOT OWNERS RESPONSIBILITY TO OBTAIN AND COMPLY WITH SUCH. YOU ARE UNDER A LEGAL OBLIGATION TO COMPLY WITH ALL RECORDED COVENANTS AND RESTRICTIONS AFFECTING YOUR PROPERTY. THE ARCHITECTURAL COMMITTEE REVIEW OR YOUR PLANS WAS LIMITED TO THE ASSOCIATION'SARCHITECTURALGUIDELINES. THIS LETTER DOES NOT CONSTITUTE A WAIVER OF THE ASSOCIATION'S OR OTHER PARTIES' RIGHTS TO LEGALLY ENFORCE ALL PROVISIONS OF THE COVENANTS AND RESTRICTIONS WITH WHICH YOU MUST COMPLY.

New Construction Checklist for Jacksonville Ranch Club 1. **ITEM # 1 (NCA)**

Address:_____ **Date:**_____

JRC1 New Construction Application References. To be in parenthesis as (JRC New Con -)
Standards & Criteria for New Construction. To be labeled (S&CNC-) Community Declaration of Restrictions to be labeled (CDR-)
CDR Clarification of Terms document – Labeled (CDR-Terms-)

- ☐ Construction Administrative Form filled out and signed. **(JRC New Con – Exhibit A)**
- ☐ Owner Accountability & Agreement Form filled out and signed. **(JRC New Con – ITEM # 3 NCA)**
- ☐ Compliance and ARB Review Checks received. **(JRC New Con – ITEM # 4 NCA)**
- ☐ Copy of insurance listing Jacksonville Ranch Club as an additional insured. **(JRC New Con – ITEM # 4 NCA)**
- ☐ Lot Development application filled out correctly and signed. **(JRC New Con – Exhibit B)**
- ☐ Full set of architectural plans to scale. Site, Landscape, Floor, Elevation, Irrigation. **(JRC New Con – ITEM # 5 NCA)**
- ☐ Home meets minimum square footage requirements. (Blocks 1, 2, 3 & 4 require 2400 sq ft and block 5 requires 2800 sq ft.) **(JRC New Con – ITEM # 5 NCA) (CDR – Art IV, Section 3)**
- ☐ Site, Foundation or Elevation Plan shows Minimum Finished Floor to be 1.3' above highest grade 10' from house. **(CDR – Art. IV, Section 3 (a)**
- ☐ Site Plan shows:
  - **House/Garage placement and within the Building Restriction Lines. (CDR – Art. IV, Section 5)**
  - **Approved Culvert Detail and Location. (JRC New Con – Exhibit B & ITEM # 6 NCA)**
  - **Approved Mailbox detail and location. (JRC New Con – Exhibit D)**
  - **Propane Tank location and states to be buried. (CDR – Art IV, section 8)**
  - **Well & Septic Location & Shielding. (https://www.coj.net/departments/planning-and-development/building-inspection-division/residential-permits) – (CDR – Art, IV, Section 8)**
  - Driveways & Walkways, material, color and states: 5" reinforced concrete from street to owner's side of ditch. **(JRC New Con – ITEM # 5 NCA)**
- ☐ Elevation Plan Shows:
  - Exterior Wall Material. No metal, vinyl or wood. **(JRC New Con – ITEM # 5 NCA**
  - Roofing Material & Color. Must be Architectural Shingles or Metal. **(S&CNC 4.06)**
  - Garage door(s) not facing the street. **(CDR – Art IV, Section 6)**
  - States ALL roof penetrations & vents will be painted to match shingles. **(S&CNC 4.07)**
- ☐ Includes color samples of exterior walls, front door, shingles, etc. **(JRC New Con – ITEM # 5 NCA)**
- ☐ Landscape or Site Plan Shows:
  - Sod/Seed area to be 50' minimum around home. **(CDR-Terms-CDR Article IV, Section 11 2nd one.**
  - Drainage directions. **(JRC New Con – ITEM # 5 NCA, #1)**
  - The required 6 non-pine variety trees per lot. Minimum 4" Caliper and 12' Tall. **(CDR Article IV, Section 12)**
  - Landscaping Materials, Placement. **(CDR – Art. IV, Section 11)**
  - Sprinkler/Irrigation layout and Zones. **(CDR – Art. IV, Section 11)**
- ☐ Other Forms:
  - Mailbox Detail. **JRC New Con – Exhibit D)**
  - Culvert Detail. **(CDR-Terms – S&CNC Section 4.09) (JRC New Con – ITEM # 6 NCA)**

ITEM #2 (NCA)

Management Company New Construction Checklist for Jacksonville Ranch Club 1.

Address:_____ **Date:**_____

- Compliance and ARB Review Checks received. ($5000.00 & $600.00)
- Copy of Liability insurance listing Jacksonville Ranch Club 1 as an additional insured.
- Proper application submitted and filled out correctly.
- Construction Administrative Form filled out and signed.
- Owner Accountability & Agreement Form filled out and signed.
- Complete set of architectural plans to scale. Site, Landscape, Floor, Elevation, Irrigation.
- Color samples included for exterior walls, front door, shingles & trim.

_____ _____

Management Company Representative Date

Notes:

EXHIBIT "A"

JACKSONVILLE RANCH CLUB 1

CONSTRUCTION ADMINISTRATIVE FORM

Jacksonville Ranch Club Architectural Review Committee

GENERAL INFORMATION:

Builder/Contractor: _____ License No: _____

Address: _____ City/State: _____

Property Owner: _____ Lot No: _____

Construction Address: _____

AGREEMENT:

I, _____, as Builder/Contractor for the above described construction project, acknowledge the improvements which will be constructed shall be in accordance with the plans and specification as approved by Jacksonville Ranch Club ARC.

I further acknowledge and agree:

1. I have read and understand the Jacksonville Ranch Club Standards and Criteria for New construction and the Declaration of Protective Covenants, Conditions, and Restrictions for Jacksonville Ranch Club applicable to the property and will follow and obey these documents.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted for review and approval prior to implementation.
3. I will maintain a clean construction site at all times and install a job sign, commercial dumpster, and job toilet in conformance with the Standards and Criteria.
4. I am responsible for the conduct of all workers performing service on this project at all times while they are in Jacksonville Ranch Club.
5. After ARC approval, construction **MUST** start within **120** days or approval will be forfeited and a new application must be submitted. No additional fees are required at that time. Start of construction shall be determined by the forming of the foundation or digging of the footers.
6. I will notify the Property Management Company for Jacksonville Ranch Club to coordinate any ARC field inspections.
7. Construction **MUST** be completed within **24** months after the start of construction. Completion shall be determined by either the date the Certificate of Occupancy is issued by the county or the date the owner takes up residence in the home. A final compliance inspection must be performed by Jacksonville Ranch Club ARC prior to the owner occupying the home. Any Non-Compliance items must be corrected within **30** days of this inspection.
8. Upon satisfactory final inspection of the property, the Compliance Fee will be returned less any compliance costs.
9. Builder will be given written notice of noncompliance item discrepancies and will have **30** days to comply with the regulations.
10. Absolutely **No Open Fires or Burning** is allowed in Jacksonville Ranch Club!

ITEM # 3 (NCA)

OWNER ACOUNTABILITY & AGREEMENT FORM

Jacksonville Ranch Club 1 Owners Agreement

Please complete the General Information section, initial each line and sign, date and print name at the bottom.

Please return the completed form with the application. Approval will not be considered until this form has been completed and returned.

GENERAL INFORMATION:

Owner(s) Names: _____ _____

Address: _____City/State: _____

Builder Name: _____ Lot/Block No: _____

Construction Address: _____

AGREEMENT: I, _____&_____, as the owners for the above described construction project, acknowledge the improvements which will be constructed shall be in accordance with the plans and specification as approved by Jacksonville Ranch Club 1 ARC/ARB.

I further acknowledge and agree:

1. I will make sure that my builder has been pre-qualified to build in Jacksonville Ranch Club1 before any contract is signed. _____**initial**

2. I understand that I am ultimately responsible for the completion of the project as described by the drawings and specifications approved and **any proposed changes will be submitted for review and approval prior to implementation.** This includes all Landscaping, Irrigation, Sod Requirements, Plants and the 6 – 4" Caliper – 12' Tall Non-Pine variety Trees per lot. _____**initial**

3. After ARC/ARB approval, construction **MUST** start within **120** days or approval will be revoked and a new application must be submitted. No additional plan review fees are required at that time. If revoked the Design Review Fee will not be returned and the Construction Deposit Compliance Fee will be returned. Start of construction shall be determined by the forming of the foundation or digging of the footers. _____**initial**

4. Construction **MUST** be completed within **24** months after the start of construction. Completion shall be determined by either the date the Certificate of Occupancy is issued by the county or the date the owner takes up residence in the home. A final compliance inspection must be performed by Jacksonville Ranch Club 1 ARC/ARB **prior to occupying the home**. Any Non-Compliance items must be corrected within 30 days of this inspection. _____**initial**

5. I understand that the Owner/Builder will be given written notice of noncompliance item discrepancies and will have **30** days to comply with the regulations. _____**initial**

6. I understand as the Owner of the property that any unfinished or unapproved items **will be my sole responsibility to complete or remove.** _____**initial**

_____ _____ _____

OWNER SIGNATURE(S) DATE

_____ _____

PRINT NAME(S)

ITEM # 4 (NCA)

COMPLIANCE FEE & DESIGN REVIEW FEE**

Compliance Fee ($5000) _____Refundable

Design Review Fee ($600) _____Non-Refundable

Resubmittal /Remodeling
Review Fee ($2000) _____If Requested

Contractor to furnish a Copy of Liability and Property Insurance for 1 Million Dollars showing Jacksonville Ranch Club 1 as **"additional insured"** Date submitted.

THIS APPLICATION, the appropriate Fees and Agreements submitted this _____day of _____, 20____ by:

_____

BUILDER/CONTRACTOR SIGNATURE

_____

PRINT NAME

Application approved this _____day of _____, 20_____ by;

JACKSONVILLE RANCH CLUB 1 ARCHITECTURAL REVIEW COMMITTEE

By: _____

Name: Title:

Please make out one check for the Compliance Fee and a separate check for the Review Fee. Both checks should be made payable to: **Jacksonville Ranch Club Homeowners Association Inc.

Construction Vehicles Shall Use the West Gate (Paddington Way).

West Gate Code for Construction Entrance _____(contractor code West Gate Only) Paddington Way Entrance.

EXHIBIT "B"

JACKSONVILLE RANCH CLUB 1

LOT DEVELOPMENT APPLICATION

Standards and Criteria for the control of New Construction within Jacksonville Ranch Club 1 have been approved by Florida Lands & Ranches, Inc., and Jacksonville Ranch Club 1 Associates, Inc. pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club 1, for the purpose of producing an esthetically pleasing community of high quality, harmony and existing environment, with compatible and complimentary designs, all combing to protect and enhance the property value of each member of the community. Authority of Florida Lands & Ranches, Inc., has been delegated to the Jacksonville Ranch Club 1 Associates, Inc.

These Standards and Criteria are adopted pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club 1. No construction, improvement, or alteration shall commence on any lot in any manner or respect until approval by the Jacksonville Ranch Club 1 Architectural Review Committee (JRCARC) and the Board of Directors.

Attached hereto, is the required Lot Development Application Form to be completed, signed, and submitted with the aforementioned plans.

EXHIBIT "B" page 2

JACKSONVILLE RANCH CLUB 1

LOT DEVELOPMENT APPLICATION

GENERAL INFORMATION:

Lot No: _____

Owner's Name: _____

Owner's Address: _____

Phone Number: _____

Owner's Email: _____

Builder's Name: _____

Builder's Address: _____

Builder's Phone: _____

Builder's Fax: _____

Builder's Email: _____

License Number: _____

ARCHITECTURAL PLANS SUBMITTAL CHECKLIST:

1. Site Plan (Dimensional Layout Plan @Min 1" = 60' 0" Scale Using Survey) _____

   Include a detail of the Approved concrete culvert with the required pipe size, mitered ends and concrete headwall. _____

   Temporary Culvert Size (Temporary culvert shall not impede water flow and must be removed at completion of project and swale restored to its original condition. _____

   *Setbacks Required:

   Front: As Per Recorded Plat
   Rear: 30' or As Per Recorded Plat
   Side: 30'

(*Please refer to Jacksonville Ranch Club 1 Community Declaration for setbacks from Regulatory and Jurisdictional Buffer areas and Lakes and Drainage Easements.)

ITEM # 5 (NCA)

ARCHITECHTURAL PLANS SUBMITTAL CHECKLIST:

House Sizes Required: Minimum A/C Area: 2400 S.F. Blocks 1,2,3 & 4 2800 S. F. Block 5

(If a Two Story Home then the ground level A/C area on 1st floor will be 2000 S. F.)

1. Finished Floor Elevation Shown: _____
   Existing trees shown (if applicable): _____
   Grading and Drainage Shown: _____

2. Dimensional Floor Plan: _____
   (@ Minimum ¼" = 1' 0" Scale)

3. Foundation Plan: _____
   (@ Minimum ¼" = 1' 0" Scale)

4. Roof Plan: _____
   (@ Minimum ¼" = 1' 0" Scale)

5. Pool Enclosure Plan: _____
   (@ Minimum ¼" = 1' 0" Scale)

6. Exterior Elevation (Four Sides): _____
   (@ Minimum ¼" = 1' 0" Scale)

7. Landscape Plans: _____
   (@ Minimum ¼" = 8' 0" Scale) _____
   Number Non-Pine Trees Shown (Minimum of 6) _____
   Number of Trees Planted. _____
   Irrigation Plans Included. _____
   Meets Tree Removal Permit Requirements. _____

8. Tree Clearing Only See Jacksonville Ranch Club 1 Lot Clearing Application Form.

Color/Material Samples to be Included: No Metal, Vinyl or Wood!

Roof: _____
Stucco/Walls: _____
Fascia (Trim/Banding): _____
Door: _____
Driveway: **5" reinforced from street to owners side of ditch.** _____

EXHIBIT "C"

Jacksonville Ranch Club 1 Acceptance Review Checklist

LOT NUMBER: _____

DATE RECEIVED BY PROPERTY MANAGER: _____

DATE RECEIVED BY HOA ARC MEMBER: _____

BUILDER: _____

OWNER: _____

CONSTRUCTION EXHIBIT "A" FORM COMPLETED AND SIGNED: _____

OWNER ACCOUNTABILITY & AGREEMENT FORM (ITEM # 3 NCA) COMPLETED AND SIGNED:

_____

ARCHITECTURAL PLANS 1 (ONE) SET*
SITE PLAN (INCLUDES DRAINAGE AND APPROVED CULVERT DETAIL) _____
FLOOR PLAN: _____, ELEVATIONS: _____, LANDSCAPE PLANS: _____
FOUNDATION PLAN (WITH ELEVATIONS) _____

COLOR & SAMPLES REEIVED: _____

COMPLIANCE & REVIEW FEES RECEIVED: _____

NOTES: _____

_____

_____

_____

_____

EXHIBIT "D"

JACKSONVILLE RANCH CLUB 1

APPROVED MAILBOX INFORMATION

Cannon Ball Top

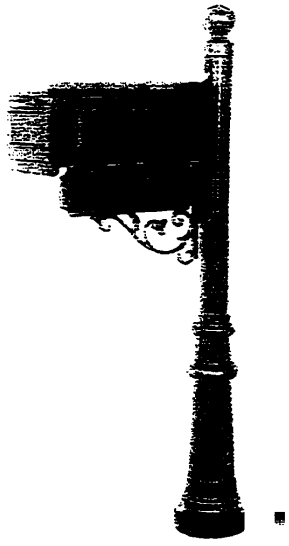
MBI Mailbox

No Number Plate

Scroll Bracket

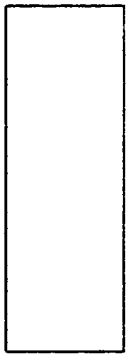
Fluted Pole

Europia Base



SPECIFICATION SHEET

PHOTO / DRAWING



Round Smooth 2", 3", 4" PRS

Date:

Project Name:

Issued to:

Schedule Type:

Manufacturer: Metalcraft

Part Number: PRS –2 (2"); -3 (3"); -4 (4")
Then length in inches. (-72; -144, etc)

Description: Round Smooth aluminum posts.

Dimensions:
Length: **Various**
Width:
Height: **Various**
Diameter: **2", 3", 4", 5" OD**

Material
Type: Extruded Aluminum
Wall: .125
Finish: Satin Black

Mounting: Direct Burial Post

Listings: N/A

Options: Finish / Colors

Reviewed by: _____

Approved: ☐ Approved as Noted: ☐

Rejected: ☐

Reason: _____

_____

Comments: _____

_____

_____

_____

_____

_____

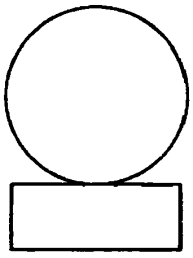
Signature: _____

Position: _____

Date: _____

SPECIFICATION SHEET

PHOTO / DRAWING



Ball FB

Date:

Project Name:

Issued to:

Schedule Type:

Manufacturer: Metalcraft

Part Number: **FB**

Description: Die cast Ball Finial 3" and 4" fitter

Dimensions:
Length:
Width: 3.5"
Height: 4.5"
Diameter: 3"

Material
Type: Cast Aluminum
Wall: .125
Finish: Satin Black

Mounting: Post Mount

Listings:

Options: Finish / Colors

Reviewed by: _____

Approved: ☐ Approved as Noted: ☐

Rejected: ☐

Reason: _____

_____

Comments: _____

_____

_____

_____

_____

_____

Signature: _____

Position: _____

Date: _____

SPECIFICATION SHEET

Date:

Project Name:

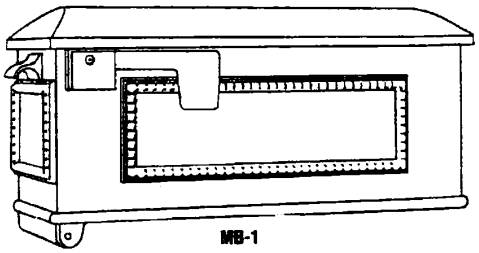
Issued to:

Schedule Type:

Manufacturer: Metalcraft

Part Number: MB 1

PHOTO / DRAWING



Description: Cast Aluminum Mailbox with Raised Panels and Cast aluminum

Dimensions:	**Length:**	22"
	Width:	8.5"
	Height:	11"
	Diameter:	
Material	**Type:**	Sand Cast Aluminum
	Wall:	.125
	Finish:	Satin Black
	Numbers:	

Mounting: Post Mount 42" above ground

Listings:

Options: Finish / Colors

Reviewed by: _____

Approved: ☐ Approved as Noted: ☐

Rejected: ☐

Reason: _____

_____

Comments: _____

_____

_____

_____

_____

_____

Signature: _____

Position: _____

Date: _____

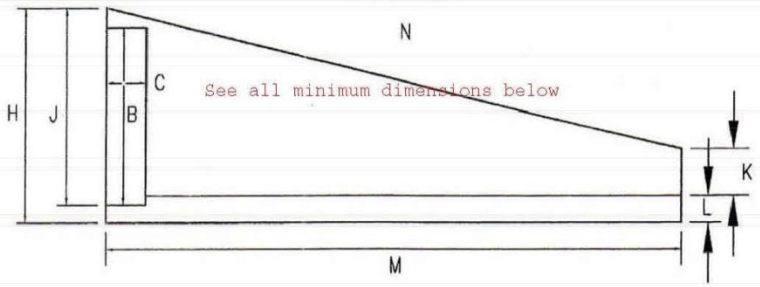
ITEM # 6 (NCA)

JACKSONVILLE RANCH CLUB 1

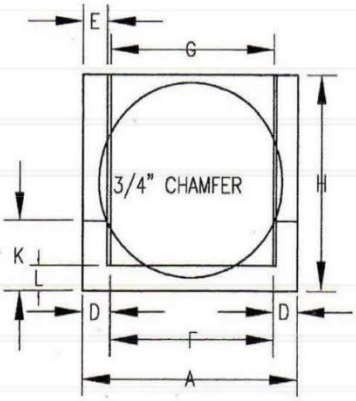
APPROVED CULVERT DETAIL

NOTES:
1. PRECAST IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C478
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. CONCRETE DESIGN STRENGTH 4000 PSI
4. STEEL DESIGN SHALL BE BY THE PRECAST COMPANY FOR HEAVY DUTY LOADING

SIDE VIEW



END VIEW



TOP VIEW

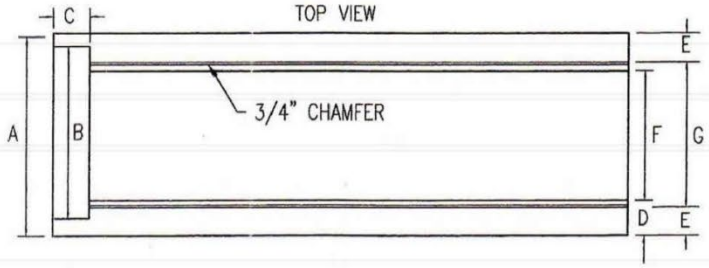


TABLE OF DIMENSIONS

RCP	A	B	C	D	E	F	G
15"–18"	2'–7"	2'–1"	6"	6"	6 3/4"	1'–6"	1'–7"
24"	2'–11"	2'–8"	6"	5"	4 1/2"	1'–11"	2'–0"
30"	3'–6"	3'–2"	6"	6"	5 1/2"	2'–5"	2'–6 1/2"
36"	4'–1"	3'–10"	6"	7"	5 1/2"	2'–9"	3'–0"

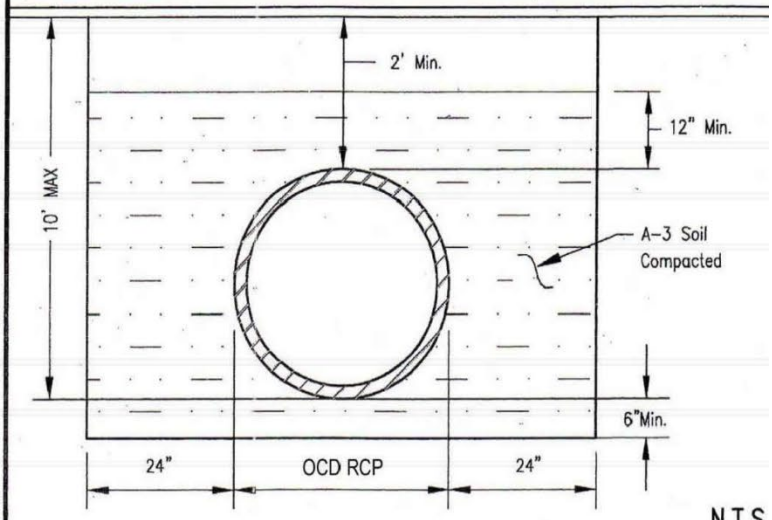
RCP	H	J	K	L	M	N
15"–18"	2–10"	2'–4"	8"	6"	6'–10"	7'–0"
24"	3'–6"	3'–1"	7 1/2"	5"	10'–0"	10'–1/2"
30"	3'–9"	3'–5"	7"	5"	11'–5"	11'–8 1/4"
36"	4'–6"	4'–0"	6"	6"	14'–0"	14'–4 1/2"

N.T.S.

MITERED END SECTION

NOTES:
1. PIPE SIZES ALLOWED: 15" THROUGH 36"
2. PIPE SIZES LARGER THAN 24 INCHES MAY NOT BE INSTALLED UNDER ROADWAYS.
3. RUBBER OR NEOPRENE GASKETS REQUIRED
4. HYDROSTATIC FIELD TESTING REQUIRED OR WRAP JOINTS WITH FILTER FABRIC
5. MAXIMUM FILL HEIGHT IS TEN FEET
6. MINIMUM COVER OVER PIPE IS TWO FEET
7. MAXIMUM DEFLECTION IS 5%
8. PIPES SIZES LARGER THAN 24" SHALL BE TESTED FOR DEFLECTION USING A MANDREL. HOWEVER DURING VISUAL INSPECTION, SHOULD THE ENGINEER OR THE CITY ENGINEER [OR HIS DESIGNEE] DETERMINE THAT THESE APPLICATIONS [FOR PIPE 24" OR LESS] WARRANT MANDREL TESTING, A MANDREL TEST WILL BE REQUIRED
9. PIPE TRENCH SHALL BE EXCAVATED A MINIMUM OF 6" BELOW AND 24" ON EITHER SIDE OF THE PIPE
10. BEDDING AND BACKFILL SHALL BE EITHER CRUSHED STONE / GRAVEL OR A – 3 SOIL
11. MITERED END SECTIONS MUST BE FABRICATED FROM CULVERT MATERIAL

SEE GENERAL NOTES SHEET FOR ADDITIONAL SPECIFICATIONS
SEE THE EARTH WORK DETAIL FOR COMPACTION REQUIREMENTS



N.T.S.

REINFORCED CONCRETE PIPE (RCP) TRENCH

EXHIBIT "G"

JACKSONVILLE RANCH CLUB 1

APPROVED CONSTRUCTION SIGN

JACKSONVILLE RANCH CLUB
OWNER'S ASSOCIATION, INC.

THE ONLY APPROVED BUILDERS SIGN FOR

THE JACKSONVILLE RANCH CLUB

Signs must be 3ft. x 5ft. (max) plywood, rounded corners and painted Fawn. Lettering must be ***High Performance Cast Vinyl 3M*** (Dark Green Pantone 3302 & Fawn) **ONE SIDE ONLY**.

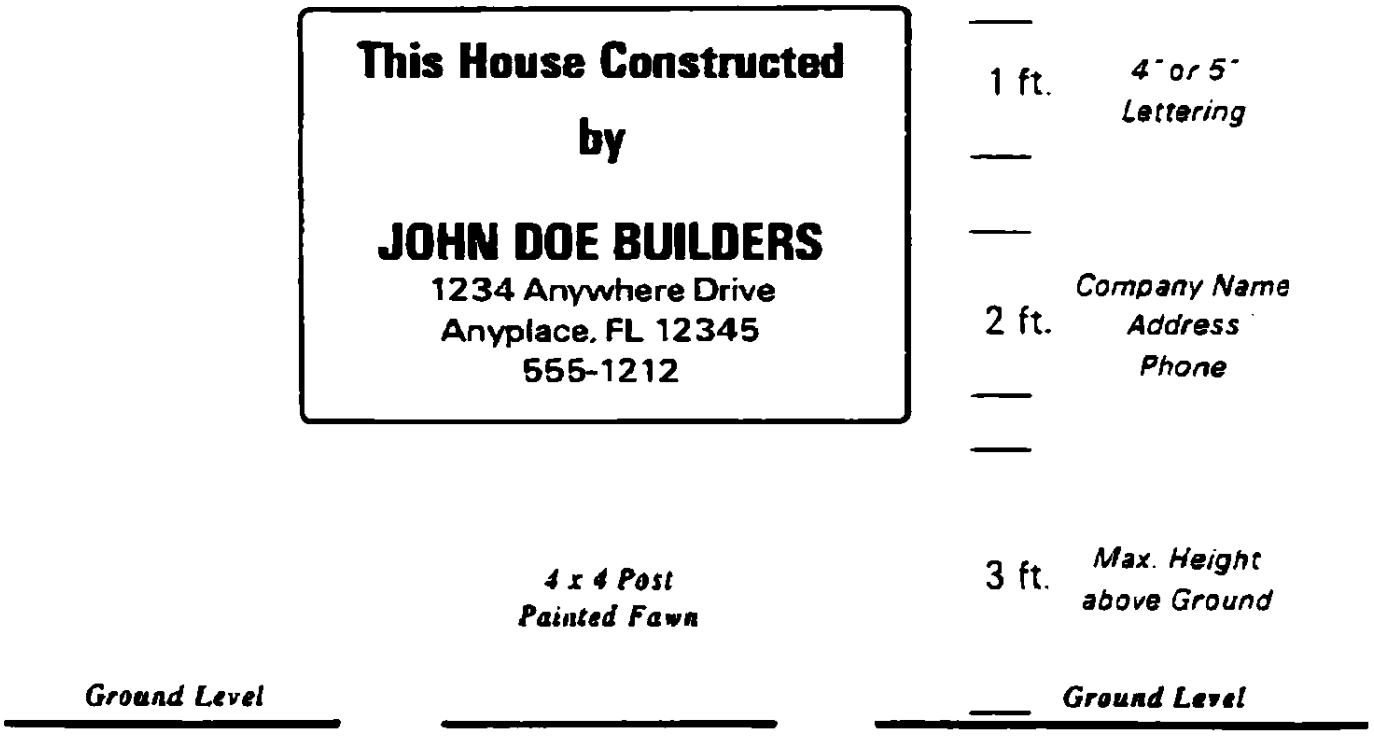


EXHIBIT "E"

JACKSONVILLE RANCH CLUB 1

RECOMMENDED PLANT MATERIAL AND TREE PALETT

Shade and Ornamental Trees and Palms

Trees
Live Oak (Native
Laurel Oak (Native)
Southern Magnolia (Native)
Drake Elm
Sweet Gum "Palo Alto" (Native)
Red Maple (Native)
Camphor Tree
Slash Pine
Crepe Myrtle
Ligustrum Tree

Palms
Cabbage Palm (Native)
Washington Palm
Windmill Palm
Canary Island Date Palm
Paurotis Palm

European Pan Palm
Pygmy Date Palm

Accent
Coontie (Native)
Heavenly Bamboo
Crinum Lily (Native)
European Pan Palm
King Sago

Philodendron
Bird of Paradise
Chinese Fan Palm
Saw Palmetto (Native)
Grafted Gardenia

Ground Cover
Cast Iron Plant
Dwarf Jasmine
Daylilies
Mondo Grass

Gulf Muhly (Native)
Spartina (Native)
Heather

Shrubs - Dwarf
Azalea Varieties
Parson's Juniper
Blue Shore Juniper
White Indian Hawthorne
Holly
Yaupon Holly (Native)
Coontie (Native
Liriope
Mexican Heather
African Iris
Daylilies

Shrubs-Medium
Azalea Varieties
Viburnum
Compact Pittosporum
Dwarf Cornuta

Dwarf Buford Holly
Yellow Anise (Native)
Thyrallis
Wax Priver
Juniper
Inkberry (Native)
Florida Privet (Native)
Saw Palmetto (Native)
Fetterbrush (Native)

Grass
St. Augustine "Floratam"

Podocarpus
Jasmine Varieties
Fountain Grass
Camelia
Dwarf Oleander
Surinan Cherry
Blue Daze
Gardenia
Holly Varieties
Indian Hawthorne
Walter's Viburnum/(Native)

ITEM # 7 (NCA)

Jacksonville Ranch Club - Standards and Criteria for New Construction

Items often missed on ARB plans for the Jacksonville Ranch Club

Site Plan

1. Show Drive and approved material and show min. 5" Reinforced concrete from road to dwelling side of swale. Show the location of the culvert on the site plan.
2. Show Concrete Culvert construction detail on plan and add size of RCP in Culvert, Concrete headwall and sidewall detail.
3. Show location of well and how it shielded if not behind the dwelling.
4. Show six each Minimum 4" caliper Non-Pine Variety Trees per lot on dwelling side of swale not in the swale (if any show existing trees other than pine 6" caliper or greater or any trees to remain).
5. Show septic system and where drain field is located behind the dwelling.
6. Show ac equipment and how it will be shielded if not behind the dwelling.
7. Show water flow arrows on the lot.
8. If Propane Gas is used show location where the propane tank will be buried.

Furnish Irrigation plan and sod area. Include the drive, material, and any item shielded from view of the street along with the irrigation and landscape include the 4 min. Live Oak Trees with minimum 4" caliper.

Foundation Plan
Add note:

1. (a)Minimum Finish Floor Elevations. Finished floor elevations shall be a Minimum of 1.3 feet above the highest grade 10 feet away from the structure and .08 Feet above the highest grade immediately adjacent to the structure to ensure that the Existing draining patterns are maintained and to ensure that the drainage is not adversely impacted blocking the immediate or adjacent property.

This note could be added on the typical foundation plan also

Elevation Plans

1. Add note to paint all roof vents and Plumbing vents to match shingles.

Furnish colors

1. Roof, Walls, Fascia, Front Door and Drive (if colored).

Garage

1. Side load not facing street with the house address (if on corner).

Builders Insurance: Furnish a copy of the builders insurance for 1 million dollars showing Jacksonville Ranch Club as ADDITIONAL INSURED

ITEM # 8 (NCA)

JACKSONVILLE RANCH CLUB 1 HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

ENFORCEMENT OF RULES AND REGULATIONS: The Association may levy reasonable fines and impose other remedies for failure of its Members and Members' tenants and guests to comply with the Association's rules and regulations.

The standard fine can be up to $100.00 for a single infraction and up to $1,000.00 for continuing violations of the rules and regulations. Failure of a Member, or of the Member's tenants, guests, occupants, licensees or invitees, to comply with these rules and regulations is grounds for action by the Association to levy fines, suspend use rights, take corrective action, recover sums for damages, seek injunctive relief and/or any other remedy afforded by Florida law, as amended from time to time.

Pursuant to Article V, Section 6, of the Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club: "In the event any Member shall fail or refuse to maintain or repair such Member's Homesite, Dwelling or other improvements situated on said Homesite in full compliance with the provisions of this Declaration, the Association shall have the right to take remedial action to correct any such deficiencies. Such right shall include the right of reasonable access to the premises, and any such entry by the Association or its duly authorized agents shall not be deemed to be a trespass. The expense of any such repairs or maintenance effected by the Association shall be chargeable to and paid by said Member to the Association within thirty (30) days after submission of a bill therefore and such bill shall include a gross-up of fifteen percent (15%) for administrative overhead. If any such bill is not paid when due, a late charge of ten percent (10%) shall be added to the bill and interest shall accrue thereon from the due date until paid at the rate of eighteen percent (18%) per annum."

These Rules and Regulations are designed to ensure, insofar as possible, the protection of the rights, privileges, privacy, safety, comfort, convenience, well-being and property values of the individual Members and the Association as a whole. They are designed to supplement and provide further specification on the covenants already contained within the Declaration, including but not limited to, the use restrictions on the Homesites and the Members' maintenance, repair and/or replacement obligations for the Homesites and Dwellings. These Rules and Regulations are consistent with the Declaration's covenants. The terms used in these Rules and Regulations have the same meaning as are used within the Declaration, Bylaws and Articles of Incorporation for Jacksonville Ranch Club Owners Association, Inc.

The Board of Directors has the responsibility to ensure enforcement of any of these Rules and Regulations. However, failure by the Board to enforce any rule or regulation will not constitute a waiver of the right to do so at any other or future time.

ARTICLE I: ALTERATIONS TO HOMESITES AND DWELLINGS

1. Any Member who desires to make any alterations to the exiting condition and appearance of his/her Homesite and/or Dwelling and/or exterior structures, including all construction, changes (including paint color changes), alterations, additions, reconstruction, or improvements of any nature whatsoever, is required to first notify, apply for and obtain the prior written approval of the Board of Directors and/or the Architectural Review Committee ("ARC") in advance of commencing any such work. The members of the Board of Directors have the right to also sit as members of the ARC. The Board of Directors requires that an ARC form be completed by the Member and submitted to the Association for ARC review and that the following requirements also be met:

    a. Copies of all plans and specifications related to the request must be submitted to the Association in advance of any work being performed. Please see the Amended Standards and Criteria for New Construction for required submissions by the Members and for the ARC review process and procedures.

    b. The ARC and/or Board of Directors must approve in writing any construction work applied for by Members prior to work commencing.

2. No part of any Homesite and/or Dwelling that has been designated as a garage shall be utilized as a bedroom, den, family room, living room or any other living quarter. No carports shall be permitted.

ARTICLE II: MAINTENANCE OF THE HOMESITES AND DWELLINGS

1. If a Member fails, in the Board's sole discretion, to maintain their Homesite or Dwelling as required by the Governing Documents, the Board, after giving such Member at least ten (10) days written notice, is hereby authorized, but not obligated, to maintain that Homesite and Dwelling and said Member shall reimburse Association for actual costs incurred and all additional costs as provided for in Article V, Section 6, of the Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club. The ten (10) day written notice by the Association is not required for "forced cutting" on the Homesites and Dwellings as further described in Article II, Section 6, of these Rules below due to a Member's failure to maintain his/her landscaping pursuant to the First Amendment to Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club.

2. Each Member shall maintain his/her Dwelling and Homesite in a good state of preservation, respectability, cleanliness and appearance at all times so that his/her Dwelling and Homesite will not be damaged or appearance diminished by his/her neglect. Each Member, at his/her expense, shall maintain in a good order and repair and keep in an attractive condition all portions of his/her Homesite and the Dwelling located thereon, including without limitation the roof, gutters, downspouts, exterior building surfaces, all portions of privacy fences within the Homesite, all glass surfaces and screening, doors, electric and plumbing equipment, air conditioner and heating units, driveways, walkways,

sidewalks, screened patio and pool enclosures, landscaping, and any other equipment, structures, improvements, additions, or attachments located on the Homesite. Members shall maintain their Homesites and Dwelling in accordance with the Declaration.

3. Any missing and/or discolored shingles on the roof of a Dwelling shall be immediately addressed by the Member and owner of the Dwelling and Homesite, and is evidence that immediate repairs, which may include up to a complete and total roof replacement, are needed and shall be made by the Member.

4. Any discoloring, stains, fading, or similar deterioration to the paint of items on the exterior of the Dwelling or on the Homesite, including but not limited to, gutters, downspouts, exterior building surfaces, all portions of privacy fences within the Homesite, doors, garage doors, mailboxes, and other exterior Dwelling surfaces, shall be immediately addressed by the Member and owner of the Dwelling and Homesite by repainting said deteriorated item the same existing color. (Any repainting that is a deviation from the Dwelling and/or structure's existing color must first be approved in writing by the ARC and/or Board of Directors before the repainting of a different color can commence).

5. Any stains, dirt, mold, mildew, discoloring or similar unsightly marks on the driveways, sidewalks, walkways, porches and exterior surfaces of the Dwelling and/or Homesite shall be immediately addressed by the Member and owner of the Dwelling and Homesite by pressure washing or otherwise removing said unsightly marks through other methods.

6. All Members shall comply with the First Amendment to Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club recorded on January 9, 2008 at Book 14340, Page 211, of the Duval County Official Records, and "shall cut and/or hay unimproved portions of the Homesite at least four (4) times a year on or before March 15, June 1, August 1 and October 31st of every year." For any Homesite and Dwelling where there is no cutting of the lawn or hay placed on the unimproved portions of the lot by each of these four separate dates, the Association will have the Homesite and Dwelling mowed (referred to as a "forced cut") after each respective date in which a Homesite and Dwelling is not maintained accordingly, and each respective Member owning such Homesite and Dwelling will be charged the expense of that forced cut pursuant to Article V, Section 6, of the Declaration. For example, if there is no cut or hay on the unimproved portion of a Homesite and Dwelling by March 15th, then the Association will perform a forced cut on that Homesite and Dwelling and will charge the expense to the owner. If there is no subsequent cut or hay on the unimproved portion of that same Homesite and Dwelling by June 1st, the Association will perform another forced cut on that Homesite and Dwelling and will charge the new expense to the owner. The same process will occur after August 1st and October 31st if there is no additional cut or hay on the unimproved portion of that same Homesite and Dwelling by those respective dates with those additional expenses being charged to that owner. This rule and procedure applies to all Homesites and Dwellings within the Association. There will be no ten (10) day notices as described in Article II, Section 1, of these Rules for this forced cut regulation. All owners are on notice of this forced cut regulation pursuant to the Declaration and these Rules and Regulations.

ARTICLE III: HOMESITE AND DWELLING EXTERIOR

1. Members and/or tenants or other residents are prohibited from hanging laundry, rugs, garments, blankets, towels, etc. from windows, decks, trees or from any of the facades of the Homesite and Dwelling structures. Drying of clothes is not permitted within open garages.

2. Entryways, sidewalks, decks, porches, and landscaped portions of the Homesite may not be used for storage of items that appear obtrusive and noticeable from the street or adjacent Homesites and Dwellings.

3. No one shall post any advertisements, posters or signs of any kind on the Homesites and/or exterior of the Dwellings unless the ARC and/or Board of Directors has provided prior written approval of such items. If prior written approval is provided by the ARC and/or Board of Directors then a lawn sign advertising a Homesite and/or Dwelling for sale may be posted according to the Amended Standards and Criteria for New Construction.

4. The exterior of any Dwelling and all areas appurtenant to a Dwelling shall not be improved, painted a different color, or modified in any manner without prior written approval of the ARC and/or Board of Directors, subject to the provisions of the Declaration and ARC Guidelines. This requirement includes, but is not limited to, the Dwellings themselves, decks, fences, landscaping, auxiliary buildings, screened porches and pools, hot tubs, and barbeque pits.

    a. A Dwelling may be painted without ARC and/or Board of Director approval only when it is being repainted its same existing color. Any repainting of a Dwelling, or any other structure on a Homesite, that is a deviation from the Dwelling and/or structure's existing color must be approved in writing by the ARC and/or Board of Directors before the repainting can commence.

5. No tents, camping facilities, picnic canopies or other temporary structures are allowed on a Homesite's front yard. All such items must be kept in the Homesite's back yard in such a way that it is not visible to adjacent Homesites and Dwellings or from the street.

6. Holiday/seasonal decorations are allowed to be displayed and must be season appropriate. Holiday decor may be installed two weeks prior to a holiday and must be removed within two weeks after the holiday. Christmas and similar decorations may be displayed from Thanksgiving until January 15th. Holiday decorations may be ordered removed at any time at the sole discretion of the Board of Directors.

7. No aluminum foil, tinted glass or other reflective material shall be installed or maintained on any windows of a Dwelling or other structure. No window air conditioning units shall be installed in any Dwelling. No exterior components of air conditioning units shall be visible from the street.

8. Oil, gasoline drippings and rust from motor vehicles destroys pavers, streets and driveways. All Members and tenants are required to keep vehicles in good repair to avoid this. Any damage caused by oil, gasoline drippings and rust is the responsibility of the Member and/or tenant to immediately address, clean, repair and restore.

ARTICLE IV: MISCELLANEOUS

1. Trash: Except for regular collection and disposal, no rubbish, trash, garbage or other waste material or accumulations shall be kept, stored or permitted anywhere within the Homesite, except inside each Dwelling, garage or within sanitary containers concealed from view, such as behind a fence. No trash or recyclables are permitted to be placed curbside until the evening prior to the scheduled pick up and all trash cans and recycling bins must be returned to the garage, Dwelling and/or be otherwise concealed by sundown the day of trash day. Other than the evening prior to the scheduled pick up of trash or recyclables, no Member and/or tenant and/or resident may place trash, garbage cans or recycling bins out within sight of the public at any time. Trash must be kept in closed containers with a lid to prevent access by animals. Recyclables must be placed in a recycling container provided by the City. On non-trash pick-up days the trash cans and recycling containers must be kept in the garage, Dwelling or behind a fence out of view from adjacent Homesites and any street

2. No fires for burning of trash, leaves, clippings, or other debris shall be permitted on any part of the Homesites, Association property, or in the streets.

3. Pets: No pets may be kept, bred or maintained for commercial purposes. Pets cannot become a nuisance or annoyance to neighbors. All dogs must be on a leash when walked outside of the Dwelling or outside of the Homesite's fenced-in area. Members and tenants must pick up after their dog's solid waste at all times, no exceptions.

4. Any damage to Association signage, service facilities or Association equipment caused by a Member, or a Member's tenants, guests or visitors, shall be repaired at the expense of the Member held to be responsible.

5. Each Member shall provide a copy of these Rules and Regulations, Amended Standards and Criteria for New Construction and the Declaration to any tenant, long-term guest, and/or purchaser of his/her Homesite and Dwelling.

6. Member meetings: Members of the Association are entitled to speak for a maximum of three (3) minutes only on each agenda item of a members' meeting.

7. The Board of Directors shall be permitted, but have no obligation, to grant relief to one or more Members from specific rules and regulations upon written request by the Member and good cause shown for the relief requested. Such decision to grant relief shall be in the sole discretion of the Board of Directors. Any decision by the Board of Directors to grant relief shall in no way effect the enforceability of any other provisions of these Rules and

Regulations as to any other Member and/or tenant, and such provisions shall remain in full force and effect.

8. The Board of Directors will follow the State of Florida Law for the use of the specialized vehicles on Public Roads when these motorized vehicles are driven on the paved roads in JRC. No off-road use on the common property or another homeowners' property without written permission. Use of the approved vehicles on the Parking Areas at the Playground or Equestrian Area is permitted with the written consent form. Article IV (14)
    a. All-terrain vehicles ("ATV") (or 4-wheeler) or Go-Cart's are not permitted anywhere outside the owner's property in JRC.
    b. Utility Terrain Vehicles ("UTV") must meet the FL Law and receive written consent and be driven responsibly by at least a Class E license holder only on the paved roads in JRC.
    c. Scooters, mini bikes, mopeds, and small motorcycles <50cc must meet the requirements of the State of FL Law and be driven responsibly by at least a Class E license holder and receive written consent to be ridden on JRC paved roads.
    d. Off road use of any motorized vehicle above is prohibited.
    e. Any of the above vehicles meeting the State of Florida requirements to be on a public road can be ridden or driven responsibly at the Playground and Equestrian Parking area.
    f. Any of the above vehicles can be ridden or driven on the owner's property with the owner responsible for the use.
    g. Golf Carts can be used by obtaining written consent with a minimum of a 14-year-old driver on the paved roads.
    h. The written consent can be withdrawn at any time

9. The Member is issued uniquely programmed entry code for his/her Homesite that is to be used only by the Members, their immediate family, or tenants if the Dwelling is rented. The entry code shall not be provided to any non-resident or non-family member, including but not limited to, vendors, contractors, friends and colleagues. Any misuse of this entry code, as evidenced by personal observation, surveillance and/or gate access reports is considered a violation of the provisions of the Community Declaration of Restrictions for Home sites, Bylaws and Rules & Regulations of Jacksonville Ranch Club Owners Association.

ARTICLE V: PARKING

1. Parking on lawns, landscaped areas and/or sidewalks is prohibited. No vehicles shall block any part of the sidewalks at any time. No parking on the streets between the hours of 9:00 p.m. – 7:00 a.m. During the hours of 7:00 a.m. – 9:00 p.m. the parking of any vehicle on the streets shall be limited to a maximum of two (2) hours.

2. No vehicle which is unsightly, not displaying a current tag, or that cannot operate under its own power may remain on a Homesite or within the Association property for more than 24 hours unless parked inside the garage and concealed from public view. No repair of such

vehicles shall be made on the Homesites or Association property except as is necessary in an emergency.

3. Any and all parking violations may subject Members, tenants, occupants and guests to fines and/or towing at the Member and/or tenant's sole expense. The Association shall have the right and authority to tow any vehicle violating the Association's parking rules and regulations without any liability whatsoever to the Member and/or owner of the vehicle towed.

4. All garage doors must be kept closed when the garage to a Homesite or Dwelling is not in use.

5. The Association has a RV Storage Lot that is a community amenity and functions as a limited-space resource provided by the Association for the express usage of Members only for the purpose of storing currently licensed non-commercial vehicles, boats, campers, motor homes, trailers and similar recreational vehicles. This RV Storage Lot may not be used for overnight camping. No unlicensed vehicles or other types of items other than those expressly described above shall be stored in the RV Storage Lot without express written permission from the Association's Board of Directors. In order for a Member to store an approved item in the RV Storage Lot, the Member must apply using an application form that can be obtained from the Association's management company and then must receive written approval from the Association for that specific item applied for before the Member can store that item in the RV Storage Lot.

ARTICLE VI: NUISANCES

1. No nuisances (as defined by the Association's Board of Directors in its sole discretion) shall be allowed on the Homesites, Dwellings or Association property. Members and tenants shall avoid excessively loud playing of stereos, MP3 players, computers, CD players, televisions, radios, musical instruments, etc. and shall avoid making unusual noises that disturb or annoy the occupants of other Dwellings, who have the right of peaceful enjoyment. The use of such items shall not become a source of annoyance to Members, tenants and occupants of other Dwellings and shall not interfere with the peaceful possession or quiet enjoyment of any other Dwelling and/or Association property. Loud mufflers of Member and tenant vehicles are considered disturbing noise and will be subject to a fine. Notwithstanding the above, any and all local noise ordinances governing Duval County, Florida, as amended from time to time, must be strictly adhered to, and any violations of the local noise ordinances will also be considered a violation of these Rules and Regulations and will subject the Member to fines.

2. No noxious, destructive or offensive activity is permitted anywhere within the Homesite or Dwelling, nor shall anything be done within the Homesites or Dwellings that may constitute an annoyance or nuisance to any other Member or tenant. No activity is permitted, nor shall any object or substance be kept, stored or emitted, anywhere within the Homesites, Dwellings, or the Association property in violation of law. No immoral,

illegal, improper, offensive or hazardous use may be made in any Homesite, Dwelling or anywhere on the Association property.

3. No television or radio masts, towers, poles, antennas, satellite dishes, aerials or appurtenances shall be erected, constructed or maintained on the exterior of any Dwelling or Homesite unless the location, size and design thereof has received prior written approval from the Board of Directors and/or ARC. Electronic equipment that interferes with the television or radio reception of another Homesite or Dwelling shall not be allowed.

4. Construction work and/or any other service, maintenance or repair work to the Homesites or Dwellings must only be carried on from 7:00AM to 6:00 PM Monday through Friday, and 8:00 AM to 5:00 PM on Saturday. Advance notice to your neighbors is advised.