

UNIT 1 at Spanish Wells Homeowners  
Association c/o Seacrest Southwest  
Property Management  
1044 Castello Drive, Suite 206  
Naples, FL 34103  
Phone (239)261-3440  
lnixon@swpropmgt.com

**APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS**  
**ALLOW A MINIMUM OF 30 DAYS FROM SUBMISSION OF COMPLETE PACKAGE.**  
**INCOMPLETE PACKAGES WILL BE REJECTED**

The undersigned Owner(s) hereby apply for approval of their plans and specifications for improvement of Lot \_\_\_\_\_, Block \_\_\_\_\_, of Spanish Wells, Unit One, a subdivision in the City of Bonita Springs, Lee County, Florida.

The following are submitted as part of this application (all must be submitted for new construction, those items applicable should be submitted for modifications or alterations to an existing structure):

- Two sets of building plans/material specifications, complete insofar as they pertain to the Architectural Criteria, including a plot plan detailing foundation locations and set-backs with lanai and pool location.
- Two complete sets of landscape drawings with description of plantings and site locations.
- A color plan with color chips related to all exterior surfaces of the improvements.
- A cash bond in the amount of \$2500, to assure compliance with the Architectural Criteria and development procedures of Spanish Wells Unit One (for modifications or alterations to existing structures the ARC will determine if a cash bond is required and the amount).
- Not to exceed completion date for the improvement.
- A certificate of insurance showing a minimum dollar coverage of \$1,000,000 for Property, General Liability, Auto and Workers Compensation naming Spanish Wells HOA1 as addt'l insured.
- A copy of all contractor licenses showing current registrations

The Undersigned Builder/Contractor and the Owner(s) hereby acknowledge that they have received, read and understand the Architectural Criteria of Spanish Wells, Unit One and agree to abide by the same. It is the responsibility of the Builder/Contractor to ensure all subcontractors fully comply with the Architectural Criteria of Spanish Wells Unit One.

\*\*\*\*\*

Owner(s): \_\_\_\_\_ Builder/Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Phone & Fax: \_\_\_\_\_ Phone & Fax: \_\_\_\_\_

Name (print): \_\_\_\_\_ Name (print): \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Received for Unit One Architectural Review Committee (ARC) by: \_\_\_\_\_

Attachment No. 2  
UNIT 1 at Spanish Wells Homeowners  
Association c/o Seacrest Southwest  
Property Management  
1044 Castello Drive, Suite 206  
Naples, FL 34103  
Phone (239)261-3440  
lnixon@swpropmt.com

ARCHITECTURAL DATA SHEET

DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

SPANISH WELLS ADDRESS: \_\_\_\_\_

LOT # \_\_\_\_\_ BLOCK # \_\_\_\_\_

CURRENT ADDRESS (if different than above): \_\_\_\_\_

BUILDING CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_

LANDSCAPE CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_

\*\*\*\*\*

NEW CONSTRUCTION (HOUSE SPECS)

TYPE OF CONSTRUCTION: \_\_\_\_\_

TYPE OF ROOF: \_\_\_\_\_ DRIVEWAY MATERIAL: \_\_\_\_\_

HOUSE COLOR (attach chips): \_\_\_\_\_ TRIM COLOR (attach chips): \_\_\_\_\_

TOTAL AREA: \_\_\_\_\_ UNDER AIR CONDITIONING: \_\_\_\_\_

SET-BACKS

LEFT SIDE: \_\_\_\_\_ RIGHT SIDE: \_\_\_\_\_ FRONT: \_\_\_\_\_ REAR: \_\_\_\_\_

COMPLETION DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

Plans, Landscape drawings, color chips, data sheet, signed copies of Attachment 1 & 3 and \$2500 security deposit must all be submitted concurrently (make security deposit payable to: Spanish Wells Homeowners Association Unit One).

\*\*\*\*\*

ARCHITECTURAL REVIEW COMMITTEE APPROVAL

By: \_\_\_\_\_

Comments:

By: \_\_\_\_\_

Attachment No. 3  
*UNIT 1 at Spanish Wells Homeowners  
Association c/o Seacrest Southwest  
Property Management  
1044 Castello Drive, Suite 206  
Naples, FL 34103  
Phone (239)261-3440  
lnixon@swpropmgt.com*

OWNER/CONTRACTOR PERFORMANCE RESPONSIBILITIES

This is a summary of the Architectural Planning Criteria, Section 5.0, "Procedures During Construction", which identifies the site management procedures that must be followed during all construction and improvements. This summary is only as a quick reference. It is recommended you read section 4.0 and 5.0 in their entirety.

- 1) All sanitation units shall be located on the Owner's lot, 20 feet from the street with the door facing to the rear of the site.
- 2) All dumpsters shall be located on the Owner's lot (minimum size 6 yards for new construction). All trash to be deposited daily therein. Dumpster to be emptied promptly when full.
- 3) All vehicles to use Owner's lot only for parking.
- 4) Any and all road damage must be repaired to the satisfaction of Spanish Wells Homeowners Association Unit One.
- 5) Avoidable noise, (i.e., radios, etc.), to be minimized.
- 6) Placement of a 4 foot plastic barricade on side and rear boundaries to remain for the duration of the project (when applicable such as in new construction).
- 7) Alcohol beverage consumption is not permitted by contractors on construction sites.
- 8) Contractors are not allowed to work on Sundays or Holidays on new construction.
- 9) All contractors will use the shortest route for ingress and egress to the construction site.
- 10) The security bond (\$2500) will be refunded to the Owner within 7 business days after the first meeting of the Board following receipt by the Board of a copy of the official Certificate of Occupancy and satisfactory inspection by the ARC to verify that all items of the Architectural Criteria have been upheld and that the home improvement meets the criteria originally submitted and approved.
- 11) In the absence of said satisfactory inspection and verification, owner will be given a written notice of all violations and have ten (10) business days to correct the violations.
- 12) Failure to correct all violations in the stated time period will result in a penalty of \$100 per violation per day will be levied until the violations have been corrected up to the maximum penalty allowed by law.

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_