

# KEYS GATE

## COMMUNITY ASSOCIATION



## REQUEST FOR ARCHITECTURAL CONTROL REVIEW

(Please Print Clearly)

**Please deliver or mail this form with required plans and specifications to:**

ARCHITECTURAL CONTROL COMMITTEE: KGCA • 1541 SE 12 Ave; Suite 37 • Homestead, FL 33034

Name of Owner(s):			
Street Address:			
Neighborhood:		Lot:	Block:
Date:	Phone:	Email:	

**Approval is hereby requested for the following modification(s), addition(s), and/or alterations described below and on the attached pages:**

TYPE (Check applicable box and/or describe below. **IMPORTANT: must provide supplemental paperwork, survey and pictures**):

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Landscaping           | <input type="checkbox"/> Exterior Paint Color | <input type="checkbox"/> Play Structure |
| <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Satellite 18"/Antenna | <input type="checkbox"/> Patio                | <input type="checkbox"/> Wall/Fence     |
| <input type="checkbox"/> Pool               | <input type="checkbox"/> Driveway (new)        | <input type="checkbox"/> Solar Collectors     | <input type="checkbox"/> Other          |
| <input type="checkbox"/> Doors (new)        | <input type="checkbox"/> Screening/Enclosure   | <input type="checkbox"/> Garage Door          |   |

Before the ACC approves the installation of a fence or any other improvement, the irrigation system that will be within the boundaries of the lot must be re-routed if necessary, by a professional company. The ACC must be given a letter or other evidence from a professional irrigation company setting forth that the effectiveness of the Community drainage system will not be affected by the re-routing of the irrigation system within the boundaries of the lot.

Should the Owner decide to install anynew improvement or landscaping within the boundary of a lot,a drainage surface water plan prepared by a professional irrigation or engineering company certifying to the Association that such proposed improvement or landscaping will not adversely affect the drainage and irrigation of the Community and any adjacent lots must accompany this application. Owner shall be soley responsible for maintaining any inaccessible portion of the Home Owner's sole expense. In the event an Owner desires to install a pool, pool deck, fence, or dock within a portion of a Common Area lake maintenance easement, and such improvement is approved by the ACC, then such improvement shall be deemed as an encroachment upon the common areas & the Owner shall assume all risks associated thereto. By way of example, and not of limitation, if Association is required to maintain any portion of the Common Areas upon which a pool, pool deck, fence, or dock encroaches, or Common Areas adjacent to an encroaching pool, pool deck, fence, or dock, the Association may require the removal of any such improvement by the Owner. The Owner shall hold harmless Association in the event such pool, pool deck, fence, or dock is damaged and/or unavailable due to such maintenance.

As the Owner(s) of the lot or parcel, I understand that I am responsible for ensuring that any and all work contemplated herein comports with all local, state, and federal codes, laws, and ordinances. I hereby release, and agree to indemnify Keys Gate Community Association, Inc., its officers, directors, employees, agents, and representatives from and against any and all claims, fines, liens, damages, losses, and expenses, including attorney's fees, both at trial and appellate level, arising out of or in any way connected to the subject matter of this application and the work to be performed, including the acts or omissions by any contractors or vendors engaged by me or on my behalf. This indemnification shall extend to all claims and damages, including consequential damages, losses and expenses attributable to bodily injury, including death, and/or claims regarding damage to or destruction of real or personal property, or loss of use resulting or in any way relating to the work contemplated herein.

THIS IS A RESUBMITTAL:   ☐ YES   ☐ NO

Additional information:

Please check appropriate boxes:

- ☐ Revised plans and/or Specifications Attached
- ☐ Drainage Surface Water Plan Attached  
(must be attached for new items)
- ☐ Property Survey with Modifications Noted on Survey  
(must be attached)
- ☐ Plans and Survey for Screen Enclosure (must be attached)
- ☐ Plans and Survey for Pool (must be attached)
- ☐ Color Plan/Samples Attached  
(must include pictures up close and at a distance of the  
current color + samples)
- ☐ Materials Designation Plan/Samples Attached
- ☐ Plans Sealed and Signed by a Professional
- ☐ Plans Signed by Owner

Time for Completion of Improvements:	Anticipated Commencement Date:
Owner’s Signature:	Owner’s Signature:

(FOR ACC USE ONLY)

Date Application Received \_\_\_\_\_

Signature & Date \_\_\_\_\_

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

Signature & Date \_\_\_\_\_

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

Signature & Date \_\_\_\_\_

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

(Architectural Control Committee)

Your approval is subject to the following:

1. You are responsible for obtaining any necessary permits from the appropriate Building and Zoning Department(s).
2. Access to areas of construction are olny to be allowed through your property, and you are responsible for any damages done to the Common Areas during Construction.

Explanation of disapproval: