

THE COVE OF SEMINOLE COUNTY  
HOMEOWNER'S ASSOCIATION, INC.

ARCHITECTURAL REVIEW BOARD MINUTES

Date: 8-3-2017

ARB Present: Kevin Caporaso, Ron Schade, Jason Fox, Randy Cabellero, Charlie Sexton

Homeowners Present: Erik Schoneck

Call to order: 8:02 - Second Jason Fox

48 hour notice posted? Yes  No

Applications Reviewed: \_\_\_\_\_

Address: Requested: Approved/Denied

| Address:               | Requested:  | Approved/Denied |
|------------------------|---|-----------------|
| <u>2794 TEAK PLACE</u> | <u>Solar array in rear yard behind fence and shrubs</u><br><u>→ NOT visible from street, neighbors OK</u> | <u>Approved</u> |
| _____                  | _____   | _____           |
| _____                  | _____   | _____           |

Adjourned: 8:20pm Second by Jason Fox

Prepared by: Kevin Caporaso

CC: Please return this completed form for Association records to: Community Management Specialists, Inc.  
1942 W CR 419, Suite 1030  
Oviedo, FL 32766

**THE COVE HOMEOWNER'S ASSOCIATION OF SEMINOLE COUNTY, INC.**

**C/O Community Management Specialists, Inc.**

1942 W. County Road 419, Suite 1030

Oviedo, FL 32766

Phone: 407-359-7202

Fax: 407-971-1490 Email: [Compliance@cmsorlando.com](mailto:Compliance@cmsorlando.com)

Management Company Only

HOA ACCT #: COV0040

**Architectural Review Application | GENERAL**

This request form is to be completed by the homeowner and submitted to the Architectural Review Committee via the Community Management Specialists, Inc. The request must be approved by the ARC or Board of Directors before any work commences. If approved, no further modifications or other alterations may be made without further approval of the review committee or Board. Please refer to the Declaration of Covenants, Conditions and Restrictions for a detailed description of the requirements, process and length of time for approval. If you are using heavy equipment such as dump truck, bobcat, fork lift, front end loader, etc... it is the responsibility of the homeowner to take every precaution to ensure no damage is done to the roadway, sidewalks, and any other common areas of the Association. Homeowner is solely responsible for restoring such areas to their original state. If approved your application is valid for a period of 90-days only.

**To be completed by Homeowner:**

Property Address: 2794 TEAK PLACE

Homeowner Name: ERIK + LAURI SCHONECK Day Phone#: 407-328-0770

Mailing Address: (if different from property) \_\_\_\_\_

Email: LSCHONECK@YAHOO.COM Homeowner Signature: Erik + Lauri Schoneck

**Please check type of Architectural Review Required | ALL REQUESTS MUST COMPLY WITH HOA GOVERNING LAW**

**PAINT**

Painting with Existing Colors  
\*Existing colors\* are the colors that are currently painted on the home and are within 10 years of original ARC Approval or builder colors.

Painting with New Colors  
\*New colors\* are colors that are completely different than what is currently on the home. This category also applies to colors that are on the pre-approved list by the HOA/ARC. (two sets of 2x2" sample must be submitted)

**ROOF**

Roof with identical material/color  
If roofing with identical material and color, no sample needed.

Roof with new material/color  
12X12" Sample is required

**FENCE & DECK**

Fence Installation/Repair/Replacement  
 Deck Installation/Repair/Replacement

**DOORS & WINDOWS**

Garage Door Replacement  
 Front Door Replacement  
 Window Replacement

**STRUCTURE**

Room Addition  
 Patio/ Sunroom/ Pergola  
 Pool  
 Solar ~~Roof~~ Device  
GROUND

**LIGHTING & IRRIGATION**

Exterior Lighting Installation (decorative)  
 Landscape Lighting Installation  
 Irrigation System Installation  
 Well System / Installation

**HARDSCAPING**

Walkway Installation/Replacement  
 Paver  Concrete  Other  
 Patio Paver Installation/Replacement  
 Driveway Paver Installation/Replacement  
 Concrete Edging/ Color: \_\_\_\_\_

**LANDSCAPE**

Tree Removal/Addition  
 Sod New/Replacement  
 Flower Bed Installation/Removal/Replacement

**OTHER**

\_\_\_\_\_

**Note:** THE FOLLOWING ITEMS NEED TO BE SUBMITTED ALONG WITH THIS FORM: (1) COPY OF PLOT PLAN/PROPERTY SURVEY SHOWING LOCATION OF MODIFICATION; (2) DRAWING AND OR COLOR SAMPLES

Please complete the following, if applicable:

Anticipated Start Date: 4-6 weeks Estimated Completion Date: \_\_\_\_\_

Contractor: Superior Solar Architect: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

**Additional Comments:** REMOVE OAK TREE FROM BEHIND FENCE, PLANT HEDGE IN FRONT OF FENCE, INSTALL GROUND SOLAR ARRAY PER DRAWING ATTACHED AND AS DISCUSSED WITH ARB ON 7/26/17 MEETING.

**NOTE:** Requests and alterations must conform to all local Zoning and Building Regulations. You are required to obtain the required permits if your request is approved. If your request is denied by the ARC, you may appeal to the Board of Directors for review. If all required materials or information is not included with this form at the time of submission, the time period does not apply for approval/disapproval. If work does not commence within 90 days of approval you must resubmit the request for approval or request an extension in writing to the ARC Committee or Board of Directors for approval. Approval by the Association is contingent upon the Owner obtaining and complying with all necessary permit(s).

RECEIVED  
JUL 31 2017

BY: \_\_\_\_\_

**Conditions applicable to the THE COVE HOA OF SEMINOLE COUNTY ARC application:**

1. I understand that compliance with the **The Cove HOA of Seminole County** and approval by the Architectural Review Committee (ARC) does not necessarily constitute compliance with the building and zoning codes or provisions of Seminole County.
2. Approval of any project by the ARC does not waive the homeowner's responsibility for obtaining the appropriate Seminole County permits and inspections as required. Further, obtaining required County permits do not waive the requirements for ARC approval.
3. I understand and agree that no construction or exterior alteration shall commence without written approval from the ARC. If alterations are made prior to receiving approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part, and that I may be required to pay all legal expenses incurred.
4. I understand that members of the ARC or of the Management Company may contact me for more information or clarifications regarding my request.
5. I understand that any approval is contingent upon construction or alterations being completed in a professional-like manner.
6. The ARC Committee or the Board of Directors will provide an ARC decision on all applications for alteration within 30 days of receipt of a properly and fully completed application.
7. The work must be performed strictly in accordance with the plans as approved. If after plans have been approved, the improvements are altered, erected, or maintained upon the Lot other than as approved, same shall be deemed to have been undertaken without ARC approval. If new ARC is not submitted and reviewed, I may be required to return the property to its former condition at my own expense.
8. **All supporting documents (i.e. drawings, illustrations, plot plans, plats & surveys) must be submitted with the application in order for the ARC application to be considered "complete".**

Please email the "completed", original application to [compliance@cmsorlando.com](mailto:compliance@cmsorlando.com) or mail the "completed" original application to:

Community Management Specialists, Inc.  
 1942 W. County Road 419  
 Suite 1030  
 Oviedo, FL 32766

I have read and understand these conditions,  (Initials)

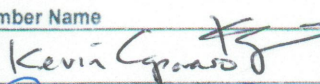

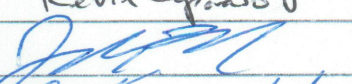
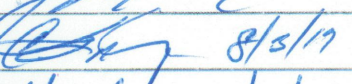

\*\*\*\*DO NOT WRITE BELOW THIS LINE. FOR OFFICE AND HOA USE ONLY\*\*\*\*

**ARC and BOARD OF DIRECTORS OF THE ASSOCIATION USE ONLY**

**ARC Minutes and ruling:**

Date Received, Mgmt: 07-31-17 Date to ARB: 08-01-17 Date to Homeowner: \_\_\_\_\_  
 Date of Meeting: 8-3-2017 Location of meeting: 2673 Reagan Trail  
(full address must be entered or specific location)  
 Meeting Called to order at: 8:02  am  pm Meeting adjourned at: 8:20  am  pm

**Members Present at meeting and voting:**

| Member Name   | Member Name  | Member Name  | Member Name  |
|---|--|--|--|
|        | <input checked="" type="checkbox"/> approved <input type="checkbox"/> denied |  | <input checked="" type="checkbox"/> approved <input type="checkbox"/> denied |
|         | <input checked="" type="checkbox"/> approved <input type="checkbox"/> denied |  | <input type="checkbox"/> approved <input type="checkbox"/> denied            |
|  8/3/17 | <input checked="" type="checkbox"/> approved <input type="checkbox"/> denied |  | <input type="checkbox"/> approved <input type="checkbox"/> denied            |
|  8/3/17 | <input checked="" type="checkbox"/> approved <input type="checkbox"/> denied |  | <input type="checkbox"/> approved <input type="checkbox"/> denied            |

**Final disposition and voting: majority vote rules**

Approved  Disapproved/Denied  Incomplete

Approved with the following conditions: \_\_\_\_\_

Plans incomplete, information needed: \_\_\_\_\_

Comments: \_\_\_\_\_

By:  Date: 8-3-2017  
ARC Chairperson / ARC Member  
ARB ARB

# SuperiorSolar

LIC #CVC56896 #CPC145B727

925 Sunshine Lane  
Suite 1010  
Altamonte Springs, FL 32714  
407-331-9077  
407-331-0305 FAX  
info@superiorsolar.com  
www.superiorsolar.com



|   |                                       |                                     |
|---|---------------------------------------|-------------------------------------|
| NAME<br>Erik and Lauri Schoneck             | PHONE<br>407-328-0770                 | DATE<br>July 27, 2017               |
| STREET<br>2794 Teak Place                   | ALTERNATE PHONE                       | DESIRED INSTALLATION DATE           |
| CITY, STATE, ZIP CODE<br>Lake Mary FL 32746 | SOURCE<br>Seminole County Co-OP       | ENERGY SPECIALIST<br>Nick Arceneaux |
| SUBDIVISION<br>The Cove / Seminole County   | E-MAIL ADDRESS<br>lschoneck@yahoo.com | GATE CODE<br>key key 3153           |

### SOLAR ELECTRIC / PV SYSTEM

|   |   |  |  |
|---|---|--|--|
| SYSTEM SIZE<br>10,440 watt  | <input checked="" type="checkbox"/> GRID-TIED<br><input type="checkbox"/> STAND-ALONE | <input checked="" type="checkbox"/> RESIDENTIAL<br><input type="checkbox"/> COMMERCIAL | HOUSE CONFIGURATION<br><input type="checkbox"/> 1 STORY <input type="checkbox"/> 2 STORY <input type="checkbox"/> 2 STORY TALL <input checked="" type="checkbox"/> Ground Rack |
| MODULE MAKE / MODEL<br>REC 290 Watt   | # MODULES<br>36   | ARRAY 1<br>Ground Rack facing South.   | EXISTING BREAKER PANEL<br>150 Amp Meter/Main Combo   |
| INVERTER<br>SolarEdge 10000 w/optimizers  | # INVERTERS<br>1  | ARRAY 2  | BATTERY BANK TYPE AND LOCATION<br>N/A  |
| INVERTER LOCATION<br>To be determined by engineer.  | DIST TO INVERTER<br>To be determined  | ARRAY 3  | MONITORING<br>Solar Edge Web Portal With Zigbee  |
| ROOF<br><input type="checkbox"/> ASPHALT <input type="checkbox"/> METAL<br><input type="checkbox"/> FLAT TILE <input type="checkbox"/> FLAT<br><input type="checkbox"/> BARREL TILE <input type="checkbox"/> ROLL DOWN<br><input checked="" type="checkbox"/> Ground Rack | ROOF PITCH<br>N/A   | ARRAY 4  | POWER SOURCE TO SYSTEM DISTANCE<br>130'  |
|   | MOUNTING METHOD<br>Ground Rack  |  | OTHER * Install Hayward Variable Speed Pool Pump. Connect to Automation  |
|   | UTILITY PROVIDER<br>FPL   |  |  |

#### ADDITIONAL INFORMATION

Install 36 Panel Ground rack at homeowners direction within property line easements. Trench wiring to garage wall & run wiring through attic to main service panel. Replace service panel with upgraded service panel that can support A line side tap solar interconnection. Replace single speed pool pump with Hayward variable speed pump wired into Hayward/Goldline automation control.

Mount Rack far enough away to avoid shading from the home in the winter time.

Quote includes All Parts, Labor, engineering, permits, and balance of system components to complete the installation.

#### ACCEPTANCE:

The prices, specification & conditions are satisfactory and are hereby accepted

Balance due upon completion unless otherwise specified: \* Special Co-op Pricing w/ cash/check Pricing.

Buyer acknowledges receipt of a copy of the Statement of Policies, Terms and Conditions on the reverse side or attached, which are incorporated as part of this Contract.

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

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

Superior Solar Authorized Signature

July 27, 2017

|   |               |
|---|---------------|
| System Cost:  | \$ [REDACTED] |
| 25% Deposit:  | \$ [REDACTED] |
| 50% At equipment order:                                 | \$ [REDACTED] |
| 15% Passed Inspection by Authority Having Jurisdiction: | \$ [REDACTED] |
| 10% At Final Interconnection:                           | \$ [REDACTED] |

**IMPORTANT NOTICE:** The buyer has the right to cancel this transaction at any time prior to midnight of the third business day after the date of this contract.



SEMINOLE COUNTY  
CONSERVATION EASEMENT

**PROPOSED GROUND  
SOLAR ARRAY**

ST. JOHNS RIVER WATER  
MANAGEMENT DISTRICT  
CONSERVATION EASEMENT

FND 5/8" IR  
EASEMENT  
LB 6767  
0.1'S 0.1'W

**REMOVE OAK  
TREE**

**PLANT HEDGE  
(viburnum)**

FND N&D  
NO ID  
0.1'N

TEAK  
PRIVATE RIGHT  
TRA  
FND NAIL  
NO ID  
LB 6  
0.2'N

40-FOOT  
FAMILY HOME  
SETBACK (P)

2 Story  
Block  
Residence

3' METAL  
FENCE (TP)

146.54  
17.1'  
4.5' SIDEWALK  
ASPHALT  
10'UE  
24.2'  
150.32'  
374.42'(R)  
FND N&D  
LB 6767  
0.1'N 0.1'W

S84°34'48"E  
FND 5/8" IR  
EASEMENT  
LB 6767  
0.2'W

288.7'

LOT 41

