

ARB Paver Application, Specifications, and Information
May 16 2022

The Architectural Review Board (ARB) has become concerned about new applications for paved driveways, patios, and walkways becoming bigger and bigger. The Covenant, which should have been given to each of our house buyers at closing and is also provided on our website (<http://www.thecovehoa.info/>), does not say anything about pavers. So we have had to fall back to the one section that specifically gives us the authority to apply judgment to topics not covered in The Covenant.

Needless to say, our judgment of recent Applications for pavers has raised some hackles. So, we are publishing this document, that for the first time documents requirements for future paver applications.

NOTE: We are NOT grandfathering any previous paver project, including those completed according to its Application; specifically, dimensions of those projects that conflict with those included herein will not be allowed in future projects.

ARB Application

You must obtain an ARB Application, available on the web at

http://www.thecovehoa.info/wp-content/uploads/2018/09/COV_ARC_2018Application.pdf,

and attached herein as a sample filled out form with sample drawings.

You must fill out this form completely:

Personal information at the top.

Checked Hardscaping blocks.

Two Drawings (See attached Sample Application):

A copy of your property Survey, with shaded outlines showing driveway and patio, as applicable. Also show the path of any side walkways.

A separate, larger and clearer drawing of your house and paver projects, with defining dimensions, including the specified maximum patio footprint.

Anyone can make this second drawing using a scanner/printer, at home or at Office Depot. Scan and print a copy of your house footprint from the online Ryland

Homes Package. Cut out the footprint, enlarge it on the printer as necessary, and paste it on a sheet of paper. Draw and label your project(s), along with dimensions, and add the specified maximum patio footprint (dashed line with dimensions) to show compliance.

Color photo(s) of pavers and pattern.

Expected start and completion dates, plus contractor name and phone number.

Additional Comments(as a minimum): Ryland house name, paver supplier; paver name, color, and pattern..

In addition to your signature on the first page, initial your understanding of all conditions on the second page.

When done providing all required data, send the form and attached data to the management company at the email or post office address on the first page. Do NOT send or hand deliver it to any ARB person; it must go through the management company first, who will review it, and then send it to all ARB members for review. The Chairman will call an ARB meeting where any questions will be resolved, and a vote taken. All members will sign the Application showing approval or disapproval, and the Chairman returns it to the management company. If approved, the management company will send you and the Chairman approved copies.

NOTE: After completing your project, anything that is noted to be non-conforming to this document, and your application, will require correction; this could be as bad as TEARING OUT AND RELAYING PAVERS! It has happened! So be alert.

Paver Specifications

1. House Entry Walkway

See the dashed path in Figure 1.

You can choose to replace only the existing concrete Entry Walkway, and the Entry's exterior floor, with pavers.

2. Patio

As seen in attached Figures 1 - 3, the maximum allowed patio size for each house is basically a rectangle designed to encompass a house's original front walkway and extend from the garage/driveway across the entire house front wall. At the meeting of driveway and patio edges a curve is permitted to aesthetically transition between the two. This is summarized below:

Width = No more than the distance between garage side wall and house corner.

Depth = No more than 6 ft in front of the garage that extends from the house wall.

Transition curve = No more than 4 ft radius (see Figure 4).

Any size or shape (within reason!) patio within this definition shall be permitted, with the understanding that the patio shall be solid pavers between house, garage/driveway and your patio outer boundary, which you can aesthetically curve.

Aesthetically pleasing features will be allowed on the patio, such as flower pots, statues, fountains, chairs, small tables, etc.

3. Driveway (See Figures 1 - 3)

Width = Distance between garage outer side walls, or between inner openings.

Length = Distance from foremost garage to sidewalk.

No aesthetic curving beyond that allowed for transitioning between driveway and patio (Figure 4).

4. Side Yard Walkway(s)

A 3 ft wide maximum paved walkway is permitted, from the driveway area close to the garage, to a side garage door and/or a backyard fence gate. The walkway shall start no more than 3 ft from the garage front wall. Aesthetic curving is permitted, other than at the driveway/walkway junction. A similar walkway is permitted on the other side of the house, going to a backyard fence gate.

5. Backyard Pavers

At this time the ARB will not attempt to establish written requirements for any small back yard paver projects, such as door stoops, grill platforms, outdoor kitchens, and pergolas.

Rationale

1. Patio

See the Ryland House Package at <http://www.thecovehoa.info> for an understanding of the variation of the garages and house front walls in The Cove. Despite these variations, the maximum allowed patio specification above works well.

A logical specification for a patio is to have it encompass the former concrete Entry Walkway that came with all of the houses; for example, the smaller patio of Figure 1. That works fine for some houses like the Remington in the figure, but that leaves other houses like the 3-car-garage Chadwick and Spruce look-alikes with only a tiny patio (Figure 2). Also, home owners tend to like larger patio areas.

So we decided to allow patios to extend all the way from garage to house corner (Figure 1). This results in the Remington having the widest (40 ft) allowed patio, as well as the most area. The Chestnut (Figure 3) has the deepest (25 ft) allowed patio, but less area due to less width than the Remington. The Chadwick and Spruce (Figure 2) have the smallest patio (22 ft wide x 12 ft deep), but still aesthetically in keeping with the house design.

The Remington patio width is determined as follows. According to its property survey, the 3-car-garage Remington just fits on the standard 90 ft wide lot, allowing the Seminole County required 10 ft setbacks on each side; i.e. it is 70 ft wide. Allowing for the 30 ft width of the 3 garages, the Remington patio can be no more than 40 ft wide, for either 2 or 3 car garages (Figure 1 shows only the 2-car garage. The 3rd garage extends from the 2-car garage at the side closest to the property line, and doesn't affect basic house width.) All of the 10 Ryland houses had to be designed to fit on the standard lot, so even if there are wider lots, the maximum patio width stays the same.

The Chestnut patio depth is determined as follows. From the referenced Ryland data the garage extends about 19 ft from the house wall. A Remington-measured, existing Entry walkway extended 6 ft more (3 ft from the garage wall, plus 3 ft width.) Covering the walkway results in 25 ft patio depth from the house wall.

The 3-car Chadwick and Spruce patio size of 22 x 12 ft is based on the referenced Ryland data. A 2-car Chadwick and Spruce patio grows to 32 x 12 ft.

For all houses the garage is the most forward point on the property. Seminole County requires houses in The Cove to be set back at least 25 ft from the forward property line, which is the sidewalk. The house Entry walkway extends 6 ft forward from the garage; thus, the maximum patio front edge is 6 ft from the garage (to cover the Entry walkway). So at least 19 ft of front lawn is preserved for all homes.

2. Driveway

Three-car garages have made it necessary to curve the outer edge of the driveway inward until it reaches the sidewalk at the point opposite the apron (the transition between street and sidewalk). This has cramped the act of getting into the 3rd garage as well as the desire for some home owners to provide 3-car parking in the driveway.

To alleviate that problem, the ARB decided it was logical to widen the driveway to the width of the outside garage walls. from the former inside garage door openings width. This now applies to 2-car garages as well. The change adds more than 4 ft driveway width.

However, some houses may not be able to do this without getting too close to tree roots, and we will not be friendly to oak tree removal for that purpose.

With the increased width you may want to add a small rock bed to each side of the apron to bring it into alignment with the wider driveway, This would avoid any grass damage due to cars running over it. It might also make the mis-alignment less obvious.

The ARB cannot allow you to do anything to the sidewalk and apron because (like the roads) they are common property for which the Home Owners Association (HOA) Board is solely responsible, not only for looks but also for safety and liability issues.

Additional Information

1. What is an ARC?

The term ARB has been used in this document. Actually, the correct term is ARC (Architectural Review Committee). The ARC is really a committee, not a board, and is an adjunct of the HOA Board. But the term ARB has been used for so long it has stuck.

2. Need help selecting pavers?

Contractor, paver supplier, paver description (name, size, color, etc), and installed pattern have not been an Application issue to date. While you do not have to pick a paver already used in The Cove or elsewhere, it is not a bad idea to cruise The Cove, select what you like, and try to borrow and/or copy that neighbor's Application along with any other data he has. He may even offer one of his leftover pavers.

3. Useful Ryland Data

Ryland, the developer of The Cove, was building and selling houses in the early 2000's and sold out in 2004. See <http://www.thecovehoa.info/> for a list of the 10 houses that were being offered in June 2002. Included are illustrations and floor plans of these houses having various front exteriors with 2 and 3 car garages. These have proved useful in deciding maximum patio size and shape for this document, and may prove to be a valuable source in the coming years.

Ryland maintained the Remington and Chadwick as model houses until The Cove was sold out. You can see the exteriors of those houses on the left as you come through the gate, at 2604 and 2608 Reagan Trail. Of course there are many of these two models here in The Cove.

Three houses have side garage entries for cars. The ARB will work with the owners on their applications if and when they want to add pavers.

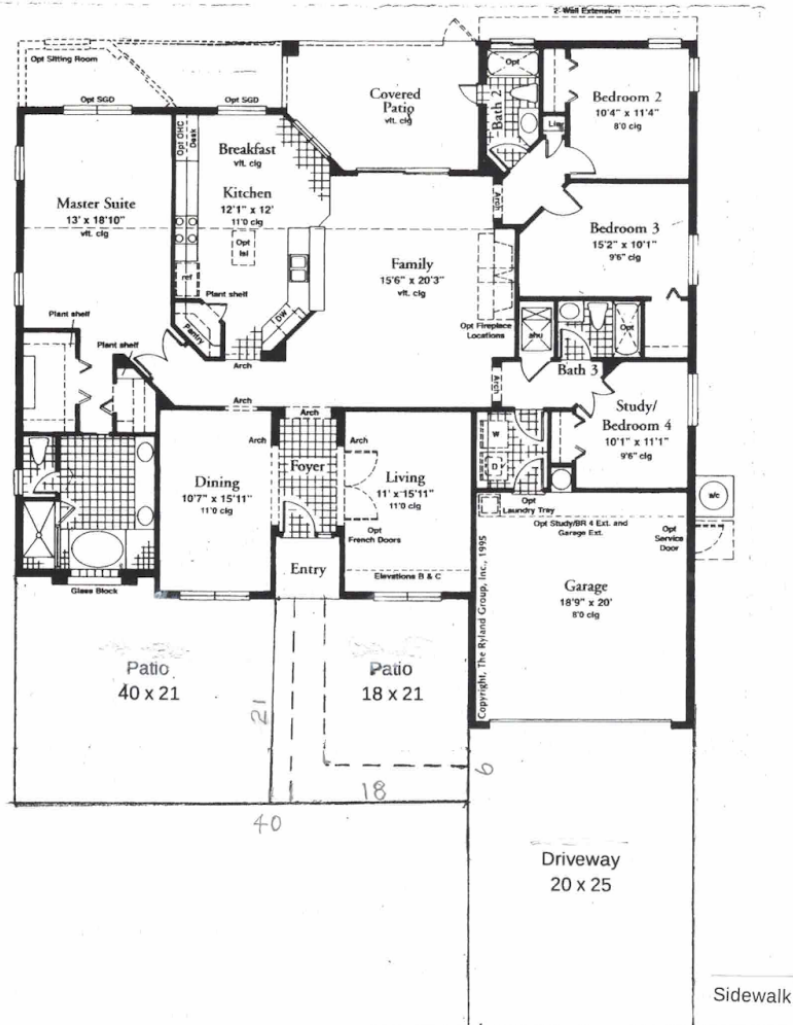


Figure 1. Remington with Two Patio Sizes.

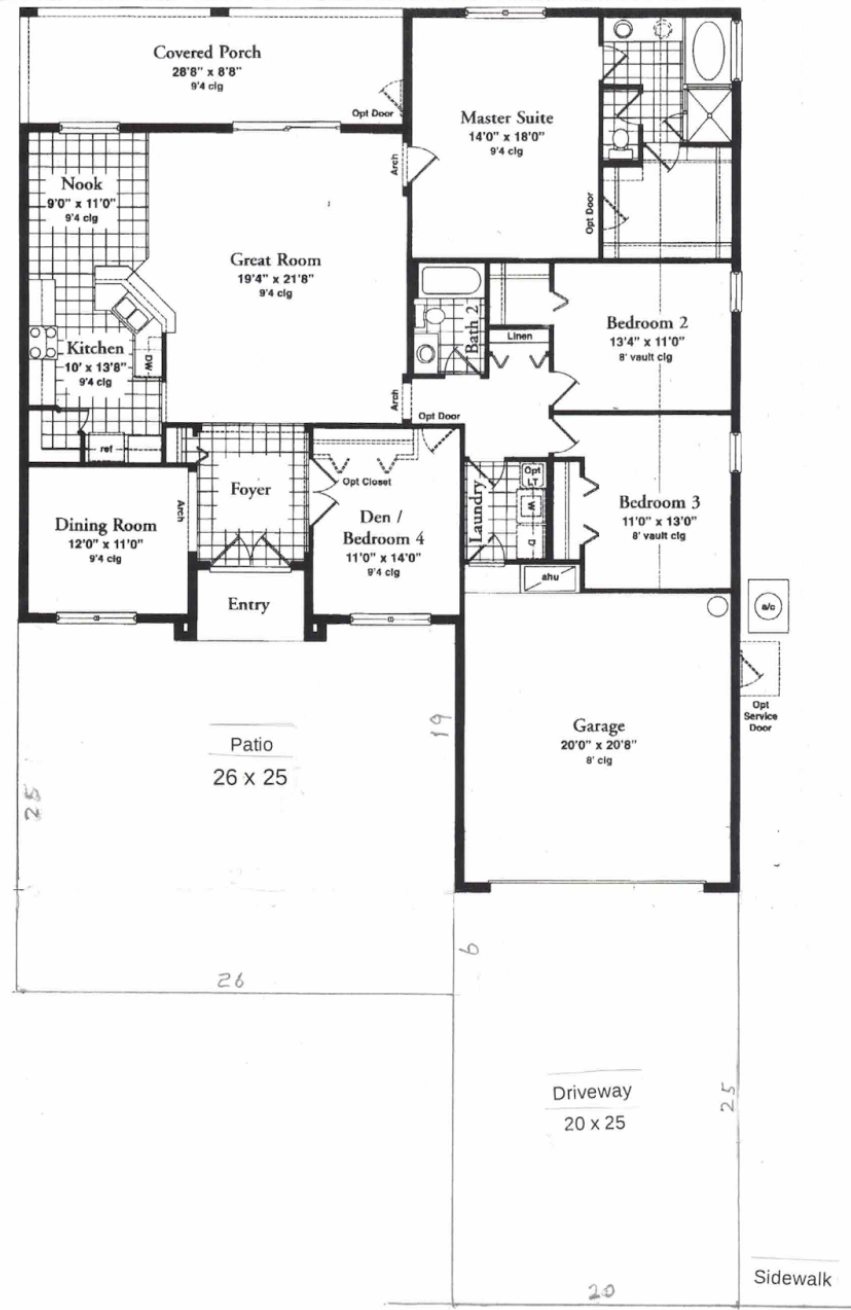


Figure 3. Chestnut

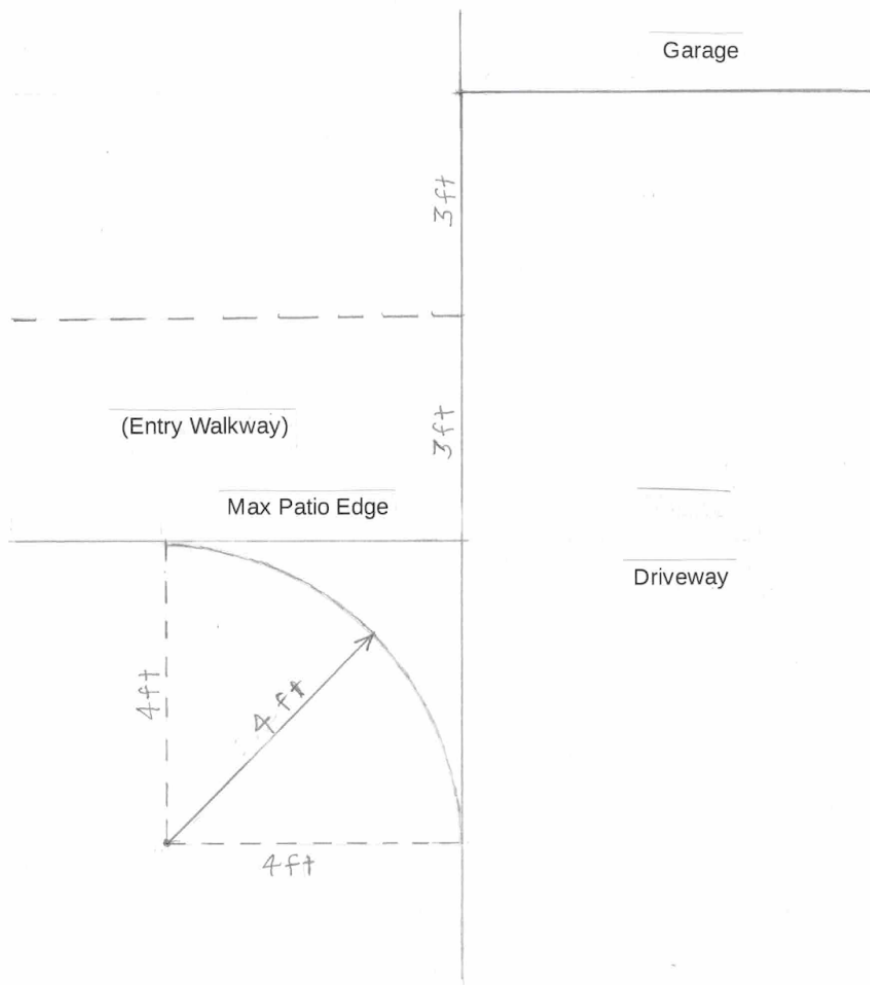


Figure 4. Patio/Driveway Maximum Transition Curve

Sample Application

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

C/O Community Management Specialists, Inc.

71 S. Central Avenue

Oviedo, FL 32765

Phone: 407-359-7202

Fax: 407-971-1490 Email: ARC@cmsorlando.com

Management Company Only

HOA ACCT #: _____

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: 1234 REAGAN TRAIL

Homeowner Name: JOHN DOE Day Phone#: 407-834-1134

Mailing Address: (if different from property) _____

Email: JDOE@yahoo.com Homeowner Signature: John Doe

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 10years 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 Rooftop Device

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: 5/2/2022 Estimated Completion Date: 5/9/2022

Contractor: PAVER PRO Architect: _____

Phone: 407-328-1234 Phone: _____

Additional Comments: HOUSE IS A REMINGTON. PAVERS FROM OLDCASTLE; BELGRADE HOLLAND STONE, 4x8, AMARETTO COLOR, HERRINGBONE PATTERN.

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).

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 ARC@cmsorlando.com or mail the "completed" original application to:
 Community Management Specialists, Inc.
 71 S. Central Avenue
 Oviedo, FL 32765

I have read and understand these conditions, JD
 (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: _____ Date to ARB: _____ Date to Homeowner: _____
 Date of Meeting: _____ Location of meeting: _____
(full address must be entered or specific location)
 Meeting Called to order at: _____ am pm Meeting adjourned at: _____ am pm

Members Present at meeting and voting:

Member Name			Member Name		
	<input type="checkbox"/> approved	<input type="checkbox"/> denied		<input type="checkbox"/> approved	<input type="checkbox"/> denied
	<input type="checkbox"/> approved	<input type="checkbox"/> denied		<input type="checkbox"/> approved	<input type="checkbox"/> denied
	<input type="checkbox"/> approved	<input type="checkbox"/> denied		<input type="checkbox"/> approved	<input type="checkbox"/> denied
	<input 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: _____

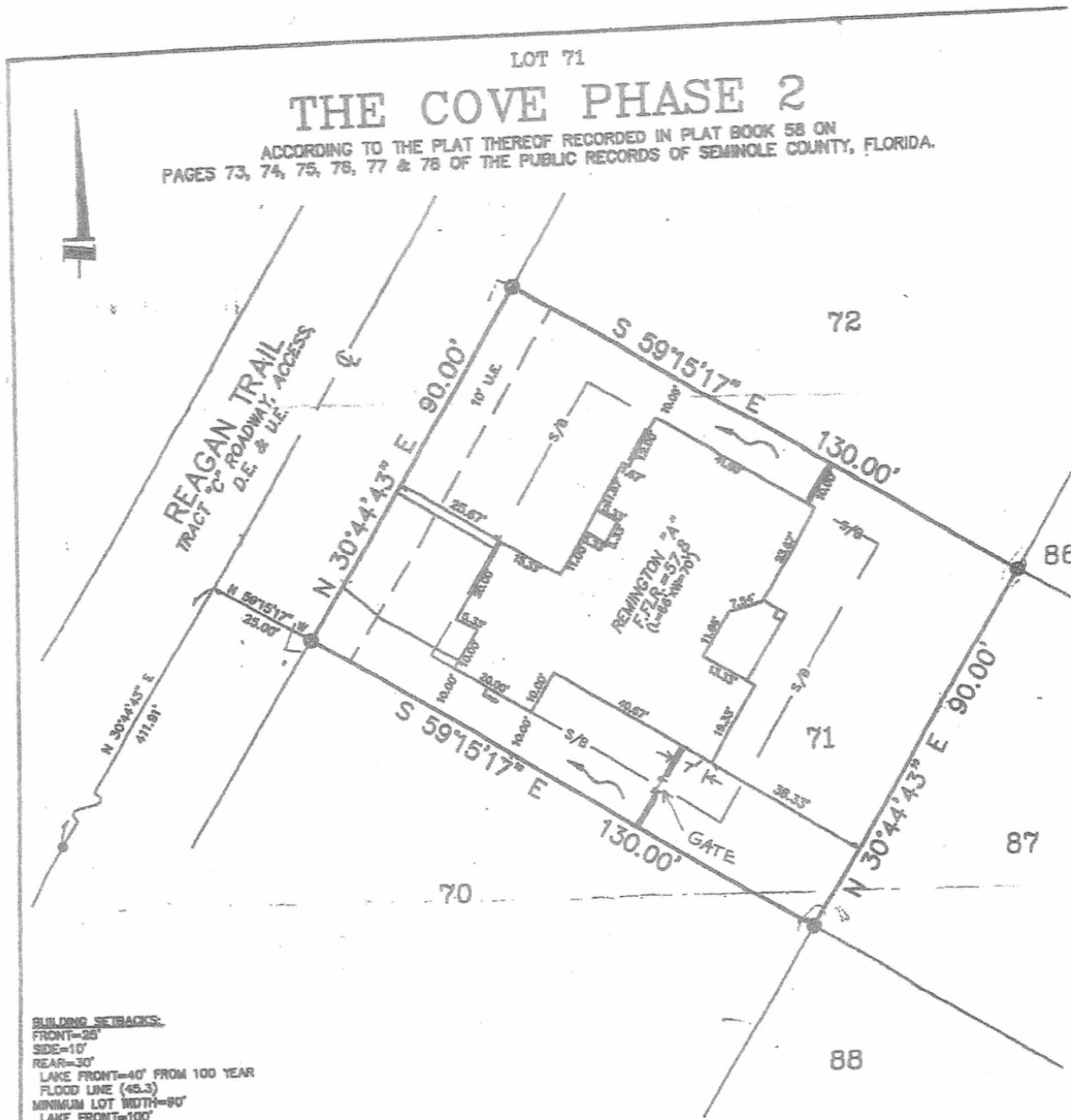
Comments: _____

By: _____ Date: _____
ARC Chairperson / ARC Member

LOT 71

THE COVE PHASE 2

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58 ON PAGES 73, 74, 75, 76, 77 & 78 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



BUILDING SETBACKS:
 FRONT=25'
 SIDE=10'
 REAR=30'
 LAKE FRONT=40' FROM 100 YEAR FLOOD LINE (45.3)
 MINIMUM LOT WIDTH=80'
 LAKE FRONT=100'
 MINIMUM CORNER LOT WIDTH=103.5'
 LAKE FRONT=115'

NOTES: LOT DRAINAGE TYPE "A"

ROOF OVERHANGS & FOOTERS HAVE NOT BEEN LOCATED
 NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
 BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
 THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
 THE RELATIVE ACCURACY OF FIELD MEASURED CONTROL EXCEEDS 1 FOOT IN 15,000 FEET.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 BEARINGS ARE BASED UPON THE CENTERLINE OF

TOTAL LOT AREA = 11,700 SQ. FT.

MODEL OPTIONS:
 290 - 2' GARAGE & BEDROOM 4 EXTENSION
 488 - 3 CAR GARAGE
 294 - REAR WALL EXTENSION

CERTIFIED TO:

- - INDICATES 1/2" - 5/8" REBAR/CAP (LB 6787) UNLESS NOTED OTHERWISE
- - INDICATES PERMANENT CONTROL POINT
- - INDICATES CONC. MON. / FRM

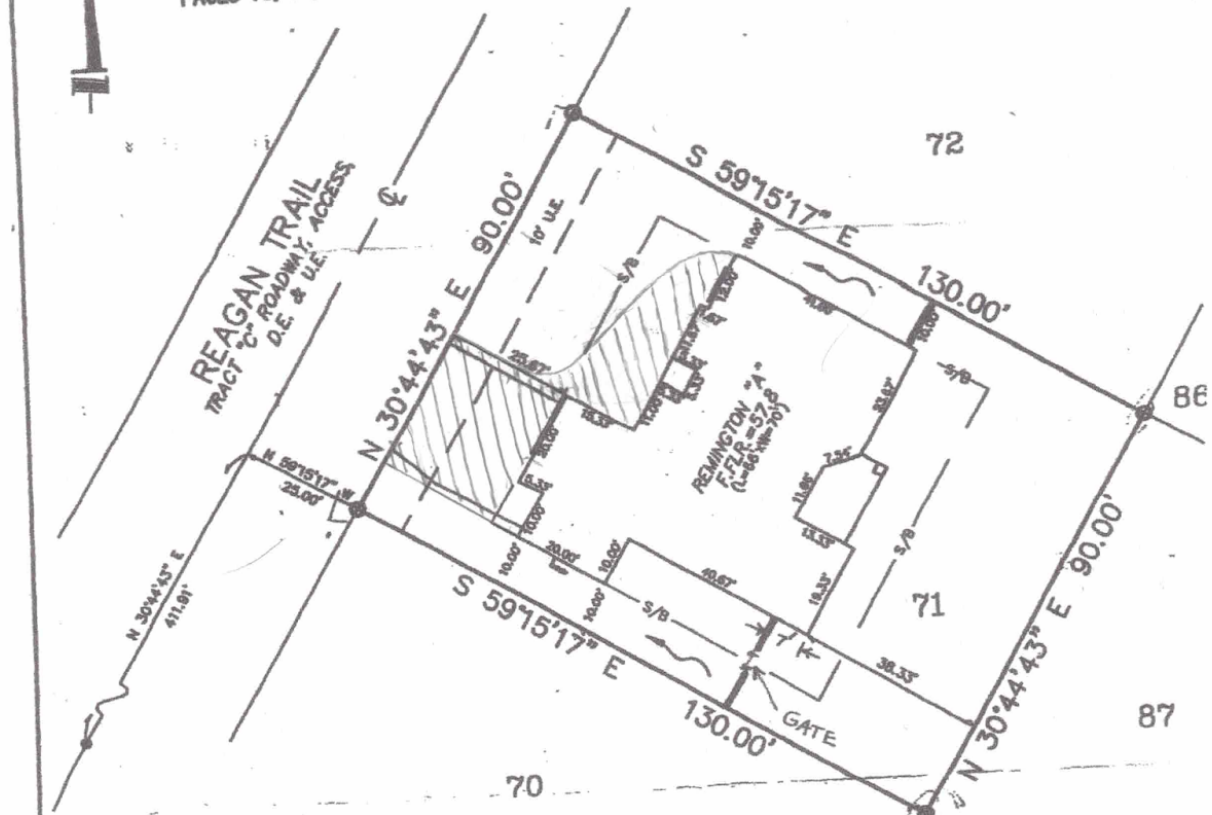
LEGEND

S/B	= BUILDING SETBACK	L.E.	= LANDSCAPE EASEMENT
MAINT	= MAINTENANCE	D.E.	= DRAINAGE EASEMENT
UTIL	= UTILITY	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	I.P.	= IRON PIPE
CM	= CONCRETE MONUMENT	R/C	= ROD AND CAP
F.F.L.R.	= FINISHED FLOOR	I.R.	= IRON ROD
BLK	= BLOCK	M/D	= NAIL & DISK
WM	= WATER METER	PRD.	= FOUND
EASMT.	= EASEMENT	RECL.	= RECOVERED
IRON	= IRONMENT	R/W	= RIGHT OF WAY
MON.	= MONUMENT	R/W	= RIGHT OF WAY

LOT 71

THE COVE PHASE 2

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58 ON PAGES 73, 74, 75, 76, 77 & 78 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



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 LAKE FRONT=40' FROM 100 YEAR FLOOD LINE (45.3)
 MINIMUM LOT WIDTH=90'
 LAKE FRONT=100'
 MINIMUM CORNER LOT WIDTH=103.5'
 LAKE FRONT=115'

NOTES: LOT DRAINAGE TYPE "A"
 ROOF OVERHANDS & FOOTERS HAVE NOT BEEN LOCATED
 NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
 BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
 THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
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 BEARINGS ARE BASED UPON THE CENTERLINE OF

TOTAL LOT AREA = 11,700 SQ. FT.

MODEL OPTIONS:
 290 - 2' GARAGE & BEDROOM 4 EXTENSION
 488 - 3 CAR GARAGE
 294 - REAR WALL EXTENSION

CERTIFIED TO:

- - INDICATES 18" - 5/8" REBAR/CAP (LB 6767) UNLESS NOTED OTHERWISE
- - INDICATES PERMANENT CONTROL POINT
- - INDICATES CONC. MON. / PRM

LEGEND

S/B	= BUILDING SETBACK	L.E.	= LANDSCAPE EASEMENT
MNT	= MAINTENANCE	D.E.	= DRAINAGE EASEMENT
UTIL	= UTILITY	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	LP	= IRON PIPE
CM	= CONCRETE MONUMENT	R/C	= ROD AND CAP
F.F.L.R.	= FINISHED FLOOR	LR	= IRON ROD
B/L	= BLOCK	N/D	= NAIL & DISK
WM	= WATER METER	FRD	= FOUND
ESMT.	= EASEMENT	RECL.	= RECOVERED
MON.	= MONUMENT	R/W	= RIGHT OF WAY
PRM	= PERMANENT		

4 x 8 Herringbone Pattern in Amaretto Color

