

Carrollwood Civic Association Building Permit Application

(There is an additional sheet required for Dock Construction/Modification Guidelines.)

Carrollwood Deed Restrictions require written consent from the Carrollwood Civic Association, Inc. prior to undertaking any construction, modifications or additions such as a dwelling, wall, fence, dock, TV or radio antenna, satellite dish, pool, storage shed, kid's playhouse or tree house, outbuilding, etc., and performing any exterior alterations or remodeling; or making any alterations changing the boundaries of the existing structure on any property within the platted boundaries of the Carrollwood Subdivision. Your proposal will be reviewed by the Standards Committee, and, if need be, the CCA Board, and returned to you as soon as possible after application. There will be either an *approval* (you may then commence working), a *request for modifications* to your plan (you must modify the plans and resubmit them for approval), or *disapproval* (you may not commence any work).

To expedite approval, the following requirements must accompany the application.

1. A copy of your plot plan showing property boundaries, house location, easements, and encroachments.
2. Drawings *to scale* on the plot plan of the changes you propose constructing.
3. Proposals must be accompanied by architectural plans, and at least one side elevation.
4. All swimming pool applications must include, to scale, the contractor's plan of construction, soil disposal, land level (water flow) changes, and the plan for fencing, with all dimensions. Include at least one side view.
5. Notify all affected property owners of your intention to submit this proposal. It is required that these property owners register your notification to them by signing the proposal in the spaces provided below. If anyone refuses to sign, simply list him/her, and so note. **Their signatures constitute approval.**
6. Please save yourself aggravation and disappointment by being certain that your proposed construction is not in violation of your deed restrictions. Read these restrictions prior to submitting your plans of construction.

Complete the following and submit _____ copies total of *all* documents, at least 2 weeks prior to a scheduled Board meeting, to:

Standards Committee - CCA • Carrollwood Rec. Dist. Center

3515 McFarland Road • Carrollwood FL 33618

Owner _____ Day phone _____ Fax _____

Address _____

Lot Number _____ Block Number _____

Contractor who will do work _____ Lic# _____

Description of work to be done _____

Nearby Property Owners Who Have Been Notified & Who Approve of the Work Being Done: (Please list, with reason, anyone not signing.)

Printed Last Name	Street Address (only)	Phone #	Neighbor's Signature

I hereby certify that this request does not violate any restrictions of record on the described property, or any Hillsborough County zoning regulations. I have notified *all* adjoining property owners of my intention to submit this proposal. I understand that work done before this permit is approved by the Carrollwood Civic Association, or any work other than that specifically described above, is done with my full knowledge that *restoration to the original condition may be required at my own expense.*

Signed by owner _____ Date _____

Approved by _____ Date _____

(Failure to commence the above work within six months of approval will void any approvals and re-application will be required)

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Carrollwood Civic Association Summary of Deed Restrictions

Following is a condensed, simplified summary of the Restrictive Covenants applying to the Carrollwood Subdivision. The exact legal wording of these covenants may be found in your deed or in the "Official Record Book Of Hillsborough County," referred to in your deed. All rights of Sunstate Builders, Inc. were transferred to the Carrollwood Civic Association, Inc., by agreement, on September 9, 1973.

There shall be only one dwelling per lot. One dwelling may occupy more than one lot. Each dwelling is to be used for single family occupancy.

Houses on Lake Carroll Drive have a minimum setback of 30'; all others are at least 25' from the road. On the sides, the minimum setback requirement is 8'. If there is no *attached* garage or carport; one side must be at least 10' from the side lot line. Only with written consent from the Carrollwood Civic Association may the minimum side lot line be 5' on both sides. Rear lot line setback is 25'+.

The maximum height for any home is two stories; the maximum size for a garage/carport is three cars.

No structure may be erected without written consent of the Carrollwood Civic Association. No temporary structure may be used as a residence. All garages or other buildings constructed after the main dwelling shall be of the same materials and shall conform architecturally to the main dwelling house.

Plans and specifications for any addition must be approved by the Carrollwood Civic Association prior to beginning construction. CCA are empowered to grant and enforce deed restrictions. All construction not done by the lot owner personally must be done by *licensed* contractors. *All buildings on a lot must be of masonry construction with semi-fireproof roofs.*

No pre-existing building or structure shall be moved on or onto any lot.

Activities, conditions or trades are *not* permitted which are, or may become, a nuisance or annoyance to the neighborhood. Lot *owners are required to maintain properties* in a neat and attractive condition, at least equal to standards decided by the CCA Board, including, in part: painting, repairing, roofing, driveways, landscaping, lawns, gutters, walks, docks, trees. *No trailers, campers, commercial-type or recreational vehicle, or unused vehicle may be kept on any lot or public right-of-way. No*

vehicle repairs are permitted outside a garage. No objectionable trash, compost heaps, debris, unkempt buildings or yards are permitted.

No animals, livestock, or poultry may be raised, bred, or kept, except that dogs, cats, and other household pets are permitted; provided that they are not kept, bred, or maintained for commercial purposes, nor continually are nuisances (trespass, roam free, or make noise, ...) which disturbs neighbors. Pets allowed to go to the toilet on neighbors' lawns may incur fines for the owners. Violation of the leash law may incur fines and removal of the pet to the pound.

One sign, limited to 5' square, advertising the house for sale or rental; or, one sign advertising the contractor performing work (while the work is under way), is permitted in the yard of any home. No advocacy, political or other signage is permitted.

Some lots have a minimum interior square footage requirement for the premises, and minimum square footage requirements for a porch, garage, or carport. Please avoid disappointment. Check your deed for exact details.

Prior approval is needed for the drilling of wells for drinking water; however, pollution control permits may be required by the county or state prior to drilling. Well water may be used for irrigation, but only when water restriction laws allow, just the same as for other water. Invalidation of any of the above restrictions does not effect the legality of the remaining restrictions.

These deed restrictions are for the benefit of all land owners, as a community. To compel compliance by a land owner, *at the landowner's expense*, any violation or attempted violation of the Deed Restrictions or County Code may be enforced by the Carrollwood Civic Association through legal proceedings, causing property to be maintained or returned to acceptable conditions by hiring contractors, and levying fines.

Under the right of review and approval granted by those covenants to the Carrollwood Civic Association, the Board of Directors has reviewed the specific question of *alteration to carports or garages*. The Board has interpreted the scope and intent of the above to require that each dwelling have a *functional* carport or garage of at least 300 square feet. The Board intends to deny approval of any and all requests to convert existing carports or garages into an area designated or intended for any other purpose than parking a vehicle, unless a new carport or garage is approved and is under construction during the conversion of the existing structure. The Board also has reviewed the question of docks and determined that a vote of a quorum of the then current Board is necessary for approval of any dock additions. Please allow at least two months for inspection, deliberation, and voting.

Your CCA Board is here to help you enjoy your investment in our community. If you have temporary problems which preclude your timely property maintenance or conformance to community standards, please contact the CCA Board for neighborly assistance! We have contingency funds and want to help our distressed neighbors.