

**BERN CREEK IMPROVEMENT ASSOCIATION, Inc.**

**ARCHITECTURAL REVIEW APPLICATION**

This application must be presented to the Board of Directors at least 15 days prior to the next board meeting for review.

Please submit two (2) sets of plans and plot plans.

Lot Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

Phone: (h) \_\_\_\_\_ (c) \_\_\_\_\_ (w) \_\_\_\_\_ email: \_\_\_\_\_

This form is designed according to the Declaration of Restrictions of the Ranches at Bern Creek. We, The Architectural Review Committee (ARC), feel that it is necessary that lot owners provide said documents to the architect, draftsman, builder, etc. when designing homes or unattached buildings. Any request for variance or deviation from the Declaration of Restrictions shall be submitted in writing to the ARC or Board of Directors for consideration.

Two sets of plans and specifications, plus a plot plan, should be submitted with each application. One set will be returned. Culvert size will be as required by Sarasota County, unless otherwise agreed upon. \*Also note, that Amendment #3 to the Restrictions prohibits the loading and unloading of heavy equipment on the roads (see page 2 below)

Please supply the following information for the ARC.

**SINGLE LEVEL HOMES:**

Total Sq. Ft. Under roof:		Total Sq. Ft. of A/C living area (1600 Sq. Ft. Min):	
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**MULTI LEVEL HOMES:**

Total Sq. Ft. Under roof:		First floor A/C living area (1200 Sq. Ft. Min):	
Total Sq. Ft. of A/C living area:		Second floor A/C living area:	

**OUT BUILDINGS (barns, guest homes, etc.):**

Total Sq. Ft. Under roof:		Total Sq. Ft. of A/C living area (if applicable):	
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**SET BACKS:** For homes and unattached buildings. No estimates of set backs, exact measurements only. Sarasota County may require larger setbacks.

1. Distance from center line of road to closest structure: \_\_\_\_\_ (150 Ft. Minimum)
2. Distance from north side of structure to closest property line: \_\_\_\_\_ (50 Ft. Minimum)
3. Distance from south side of structure to closest property line: \_\_\_\_\_ (50 Ft. Minimum)
4. Distance from east of structure to closest property line: \_\_\_\_\_ (50 Ft. Minimum)
5. Distance from west of structure to closest property line: \_\_\_\_\_ (50 Ft. Minimum)

**COLOR SCHEME:**

The buildings siding, roof and trim colors must be provided with this application. You can use paint cards, manufacture/supplier applications, except as noted below.

If the new structure's siding, roof and trim colors will be the same as existing structure's siding, roof and trim colors, you do not have to supply the color photos and/or samples. Instead check the box if they are identical.

Colors are Identical.

Declaration of Restrictions, page 1, section 5. "All structures shall be constructed of new materials and shall be stained, painted, or properly treated so as not to discolor, deteriorate or become unsightly and shall harmonize with existing structures in the area. Stables, barns and other unattached buildings permitted under these restrictions shall be constructed of new materials which harmonize with the primary single family residence."

Materials are new.

Residential use only.

Number of existing structures on lot: \_\_\_\_\_

Color photos showing: Siding \_\_\_\_\_ Roof \_\_\_\_\_ Trim \_\_\_\_\_

Number of existing structures with complete set of color photos: \_\_\_\_\_

\* As per amendment # 3, the ARC has inspected the road prior to construction and find the road in good condition. After completion of construction, the ARC will inspect the road for damage.

In signing this application, you are acknowledging that you have read and understand all the Declarations of Restrictions of the Ranches of Bern Creek (including all amendments). In the event you do not have a copy of the Declarations, you can get one from the property manager.

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

Board approval: \_\_\_\_\_ Date: \_\_\_\_\_

SUBMIT TO: Bern Creek Improvement Association  
 c/o Pinnacle Community Association Management  
 PO Box 21058  
 Sarasota, FL 34276-4058

E-Mail [joe@pinnaclecam.com](mailto:joe@pinnaclecam.com) revised 09-26-2021