

1/8/2018

ARB Meeting Requirements

An Architectural Review Board (ARB) meeting is required when a resident wants to add something to his home or lot, or when a new resident intends to put a house on a lot. This must be done before any construction or lot preparation begins. The following items will be reviewed or discussed at the ARB meeting starting with the application to build or change/add something to the lot. The application is available at the office in the clubhouse. You must bring all of the items on the list with you to the meeting or it will be rescheduled.

1. Are all owners and residents of the dwelling listed on the application?
2. Did owners supply all purchase orders/permits/contracts for homes/porch/ shed/garage/driveway work to be performed?
3. Do the owners & contractors understand that work hours are 7:30 a.m. to 6 p.m. daily?
4. Did owners supply a copy of the surveyed plot plan, with location of proposed house, driveway, carport, storage shed, fencing, AC units or any other improvements which the ARB needs to review or approve.
5. Has owner provided the ARB a color statement for said property building or addition.
6. All fencing shall be either black or green vinyl coated with a gate measuring no less than 60 inches wide for lawn service access and fencing shall not extend beyond the front of the residence at any point.
7. All required yard pole lights shall be installed prior to owner receiving their Certificate of Occupancy (CO) from the county.
8. All owners are to plant, in the front yard, a palm tree with a six-inch base and a height of not less than 8 feet prior to a CO.
9. All work sites are to have a Dumpster and porta-potty installed prior to any work starting.
10. Did the applicant supply a description of the type of driveway? (cement or pavers)
11. All stairs provided by the home builder shall be bolted/concreted in place prior to CO.
12. All owners understand there are to be no permanent structures or installations within the four easement locations of said lot or combined lots. That includes fencing.
13. Owner understands that all work as defined within the presented ARB forms for new construction, shall be completed at time of CO. Any additions or repairs to existing residences or lots shall be completed 90 days from commencement of said work.
14. Contractors and sub-contractors need to respect other owner's lots and property. Any and all damage to other property, as well as Palm Village Ranch property, easements, utilities and pipes shall be paid for by the home owner or their contractors.
15. Do owners understand that, should a modular or mobile home contractor cause damage to streets/signs/yards or common area while delivering and installing said home, that owner shall be responsible for any damage caused.
16. Does applicant understand that if Okeechobee County allows and permits any scope of work within Palm Village Ranch, the Home Owners Association as well as the ARB board has the right to supersede or dismiss any county approvals not compliant with Palm Village Ranch rules?
17. During construction a silt fence must be put around any excavation to protect nearby properties.
18. Silt fencing around any excavation. Then the dust and dirt won't go on other property.
19. Upon completion of project, all construction signs must be removed. The day your property closes on a new house, all construction signs must be removed.