

Sorrento South Property Owners, Inc.

Architectural Review Policy

Sections 7.01, 7.02 and 7.03 of the Sorrento South Amended and Restated Covenants and Restrictions give responsibility and authority to the association Board to approve or disapprove architectural designs, additions or changes to any property of the Sorrento South Property Owners, Inc. This policy is intended to (a) delineate the process utilized by the Board and (b) guide the Board in uniform application of its function to review and approve architectural review of intended improvements presented by association members.

7.01. Architectural Approval. All proposed new building construction, additions and outside remodeling, such as, but not limited to, pools, cages, lanai, driveways, fences and roofs, must be approved by the Association before work begins. The Owner must submit plans in writing to the Association by contacting any Board member. The Board will review and approve or disapprove the plans at or before the next regularly scheduled Board meeting.

7.02. Architectural Review. The architectural review and control functions of the Association shall be administered and performed by the Board. A majority of the Board shall constitute a quorum to transact business at any meeting for the purpose of architectural review, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board.

7.03. Powers and Duties of the Board as it pertains to Architectural Review. The Board shall have the power to require submission to the Board of two (2) complete sets of plans and specifications for any improvement or structure of any land, including without limitation, any building, fence, wall, swimming pool, enclosure, or other improvement, the construction or placement of which is proposed upon any Lot in the Subdivision and to approve or disapprove any exterior additions, changes, modifications or alterations. The Board may also require submission of samples of building materials proposed for use on any Lot, and may require such additional information as may be necessary for the Board to completely evaluate the proposed structure or improvement in accordance with this Declaration. All decisions by the Board shall be dispositive. Any party aggrieved by a decision of the Board shall have the right to make a written request to the Board within thirty (30) days of such decision for a review thereof. The determination of the Board upon reviewing any such decision shall, in all events, be dispositive.

Following the receipt of a completed Structural Review Application Form:

1. The board may meet at a special meeting or at the next regularly scheduled meeting to consider the Application and decide the extent of review necessary by the Board to insure that the plans presented in the Application are in compliance with the Declaration of Covenants and Restrictions. If the application is straightforward and the review determines no portion of the proposal conflicts with Sorrento South current Declaration of Covenants and Restrictions, a vote will be taken to approve the Application. If more detailed and expanded review of the Application is necessary or if the Board requires clarification to any portion of the application the Board will allow extra time for the review and it will be considered at the next scheduled Board meeting.

2. If the Board deems that the Application is not in compliance with the Declaration of Covenants and Restrictions, the Application will be rejected. The Board may offer reasonable assistance and recommendations to bring the Application into compliance with the Declaration of Covenants and Restrictions.

3. The Application approval applies only to the lot or building site for which it is granted and for a period of time requested in the Application to allow the work specified to be completed. If the work cannot be completed in the requested period of time, the Application must be resubmitted to the Board.

4. The Owner filing the Application is responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and must obtain any necessary governmental permits and approvals for the work.

5. The Application approval shall run with the lot or building site for which it is granted in perpetuity.

Approved by the Board of Directors of SSPO, Inc. on August 8, 2017

Diane Miller (handwritten signature)

Diane Miller

President of the Board

Sorrento South Property Owners, Inc.

Architectural Review Application Form

We / I _____, who own the property at _____

(name/s of legal property owner/s)

_____, are applying to _____

(address of property)

Information required:

Date Application Submitted: _____ Date Received (Board use only): _____

Requested Start Date : _____ Estimated Completion Date : _____

Modification / Addition: _____

Applicant (please print): _____

Current Address: _____

Home Telephone: _____ Business / Cell Phone: _____

Builder / Contractor (please print): _____

Describe in detail the project and include drawings and/or documentation shown below:

For new construction provide:

- Copies of the site plan
Copies of actual elevations
Roof material

For modification/addition to the exterior of an existing structure provide.

- Copies of the site plan (if applicable)
Copies of the actual elevations (if applicable).
Roof material (if applicable)

Please be aware that the Homeowner or Builder is responsible for their subcontractors. Debris, mud, dirt and gravel left on streets will trigger a request for a "stop work order" to be filed with Sarasota County, as will any other violation of the Sorrento South Property Owners, Inc. Covenants

Approved _____ Date _____

Approval Pending request for more information _____ Date _____

Denied _____ Date _____