



Sentry Management  
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# THE ISLAND AT TWO RIVERS HOA INC. NEW CONSTRUCTION SUBMISSION FORM

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## FOR NEW CONSTRUCTION APPROVAL

DATE SUBMITTED: \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ LOT ADD \_\_\_\_\_

BUILDER/HOMEOWNER \_\_\_\_\_ / \_\_\_\_\_

Phone No. \_\_\_\_\_ Cell No. \_\_\_\_\_

Email/s: \_\_\_\_\_

**ACC REQUIREMENTS:** All ACC plans to be turned into our office (address above) for approvals. **ALL APPROVALS MUST BE IN WRITING. VERBAL OF ANY OTHER TYPE OF APPROVALS WILL NOT BE CONSIDERED VALID OR LEGAL.**

### **SUBMISSION REQUIREMENTS:**

1. Half size or larger plans including Plot Plan showing setback dimensions, Elevations of all four (4) sides indicating materials proposed, and a Floor Plan for reference, along with this Application to be submitted to and approved by the ACC prior to start of construction.
2. Color Palette to be submitted separately and approved by the ACC prior to application.
3. Landscape Plans to be submitted separately and approved by ACC prior to installation.

**FEES:** A deposit in the amount of **\$2,750** shall be paid upon submission of this application made payable to **The Island at Two Rivers Homeowners Association**, specific notation of L/B/P for New Construction Compliance Deposit. Said deposit shall be held to ensure proper review and compliance with the all of the Island and Two Rivers HOA governing documents associated with the Island at Two Rivers project's Phase. This deposit shall be refundable up to \$2000 at completion of the project if all compliances are adhered to.

### **CONSTRUCTION REQUIREMENTS:**

PHASE	Minimum Square Footage
(Island) 11	4000
<b>Setback Requirements:</b>	
Single Level	7.5' Side Yard / 30' Front Yard / 30' Rear
Two Story	12.5' Side Yard / 30' Front Yard / 30' Rear
Transitional	7.5' Side Yard Single Story Side / 12.5' Two Story Side / 30' Front Yard / 30' Rear
Lots Boarding Common Area	Treated as regular lot set backs
Corner Lots	20' from corner side of yard

### **BUILDING RESTRICTIONS:**

Review Supplement 11: Article 9: Building Restrictions for all pertinent ACC information and requirements.

**LANDSCAPE AND FENCING:**

Landscape and fencing plans must be submitted separately and written approval obtained from the Island at Two Rivers Architectural Control Committee ACC prior to installation. **Download the ACC Landscape Request Form at [www.tworivershoa.org/Island](http://www.tworivershoa.org/Island)**

**ADDITIONAL CONSTRUCTION REQUIREMENTS:**

The builder and owner agree to the following terms and conditions during the course of construction.

- No animals to be on the job site at any time during construction
- A trash container, minimum of 4'x8", or a trailer will be on the job site at the start of, and throughout construction, and emptied periodically to maintain a clean job site. Owner could forfeit their deposit if the job site is not maintained in a neat and orderly manner.
- A portable bathroom will be on the job site at the start of construction, and throughout construction and shall be emptied periodically so as to not to cause unsightliness and/or the possibility of overflow.
- No loud music at any time.
- No sidewalks, driveways, or mailboxes will be blocked at any time.
- No signs of any kind other than lot identification signs and rule signs will be allowed.
- Street traffic must be able to pass in both directions at all times.
- No materials may be dropped off or stored in the public streets at any time.

Owner agrees to follow these Architectural Control Committee approved plans, and will not alter said plans without prior submission for written approval from the ACC.

\_\_\_\_\_ **APPROVED AS SUBMITTED**

\_\_\_\_\_ **REJECTED FOR THE FOLLOWING REASONS/MUST BE RESUBMITTED:**

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By: \_\_\_\_\_

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

***The Island at Two Rivers Architectural Committee Member***