

**BULKHEAD/DOCK/DRAINAGE/LAKE EASEMENT
ARCHITECTURAL REVIEW REQUEST FORM**

Name of Homeowner(s) _____ Phone # _____
Address of Property _____
Legal Description (Unit, Lot #): _____
Description of Improvement or Modification _____

All requests need to include the following (as necessary):

- (1) Plans, drawing, pictures, etc. of the proposed bulkhead, dock, or modification
- (2) Site Survey of the property showing the location of the requested item
- (3) Bulkhead/Lake Bank Modification, Installation and Maintenance Agreement
- (4) Approval of Incorporated Sub-association (If Applicable)

Note: Site Survey must show any and all property lines and any and all easements including lake maintenance easements. Requests for bulkheads will not be approved for any modifications beyond the existing lake edge. Docks are limited to 4 feet by 6 feet. The Association shall NOT be responsible for defects in site surveys, plans or specifications or defects in improvements. The ARC's and Lake Committee review of plans is limited solely to appearance, impact on the lake and impact on adjoining lots and does not include any review to determine compliance with applicable County, State or SJRWMD codes or regulations.

I/We, as the Owner(s) of the applicable property, assume all liability for any damages or costs incurred as a result of this modification as well as any maintenance costs that may be incurred. Owner(s) also agrees to obtain any permits that may be required by any and all government agencies for this modification.

Owner(s) Signature(s) and Date _____

PRELIMINARY COMMITTEE REVIEWS (For submission to SJRWMD and ST. Johns County)

APPROVED () DENIED APPROVAL () APPROVED WITH CHANGES ()

CHANGES _____

ARC Committee Chair _____ Date: _____

Property Manager _____ Date: _____

FINAL APPROVAL (Approvals Received from SJRWMD and St. Johns County)

ARC Committee Chair _____ Date _____

Property Manager _____ Date _____

SUBMITTAL PROCESS FOR LAKE AND DRAINAGE EASEMENT MODIFICATIONS

- 1. An intrusion into the lake and drainage easement is reviewable by both the ARC and Lakes Committees. An intrusion is defined as any installation including, but not limited to decks, fences, landscaping, erosion barriers, bulkheads and docks falling within the aforementioned easement.**
- 2. Residents are required to obtain a “submittal package” from the property manager. This package contains the following forms and/or agreements:**
 - a. Submittal Process Procedures Form for Lake/Drainage Easement**
 - b. Bulkhead/Dock/Drainage Easement Architectural Review Request Form**
 - c. Bulkhead Specifications and Design sheet (if applicable)**
 - d. Bulkhead/Lake Easement Modification, Installation and Maintenance Agreement**
- 3. Resident will submit the required forms to the property manager along with a copy of a property survey showing the proposed modification and any contractor plans/drawings.**
- 4. The submittal package will be turned over to the Lakes Committee for “Preliminary” approval. If the Lakes committee approves the package it will be forwarded to the ARC. If it denies the package, it will be returned to the owner who may appeal to the Board of Directors.**
- 5. If the ARC approves the “Preliminary” approval, the request will be sent to the owner for submission to SJRWMD and St. Johns County. If the ARC denies the request, the owner may appeal to the Board of Directors.**
- 6. Upon receipt by the property manager of approvals from SJRWMD and St. Johns County, the package along with the approvals will be submitted to the Lakes Committee and ARC for final approval after reviewing the SJRWMD and St. Johns County approvals. Upon final approval, the property manager will send the approved form to the property owner.**

BULKHEAD SPECIFICATIONS AND DESIGN

- 1. Provide timber piles as specified herein, and as needed for a complete and proper installation.**
- 2. Timber piles must be 8” in diameter (round), and with a minimum allowable comprehensive strength of 1200 psi.**
- 3. Drive piles in a continuous operation at the approved locations, to the required depths, and until the predetermined tip elevation is reached.**
- 4. Maintain pile center at cut-off point within 3” of the design location. Pulling piles into position will not be acceptable.**
- 5. If pile heave is encountered, conduct a heave check and corrective action until pile heave has been corrected.**
- 6. Leave all pile heads sound. Repair or replace damaged heads.**
- 7. All “Tie-Back” rods, nuts, and washers are to be ¾” and “Hot-Dipped” galvanized to ASTM A153 or better. Coat exposed nuts and washers with waterproof lubricant.**
- 8. Each concrete “Deadman” is to be tied into no more than 3 bulkhead piles as specified in the attached drawing. PT piles may be substituted for concrete “Deadman” but, if used, piles must be installed and tied into bulkhead piles on a one to one ratio.**
- 9. All lumber is to be pressure treated and meet the specifications as listed on the attached drawings.**

NOTE! Because Fairfield’s Stormwater Management System flows into the Sawgrass Players Club Association, the specifications herein were adopted from Sawgrass Players Association.

BULKHEAD SPECIFICATIONS

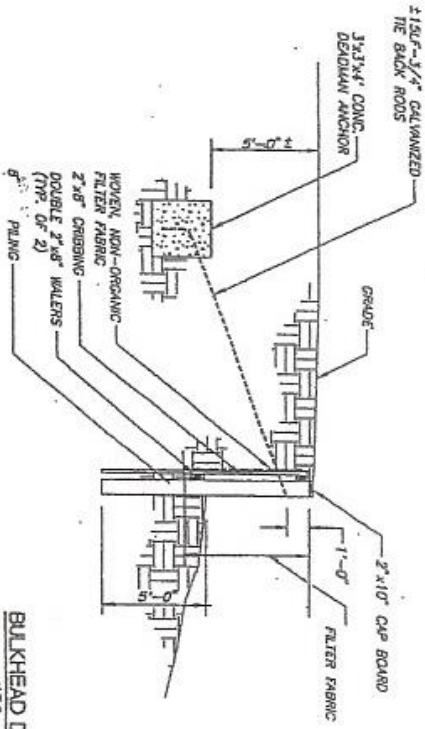
PILING: ALL PILING IS 0.80 MARINE TREATED.

WALERS: ALL WALTER BOARDS ARE 0.80 MARINE TREATED.

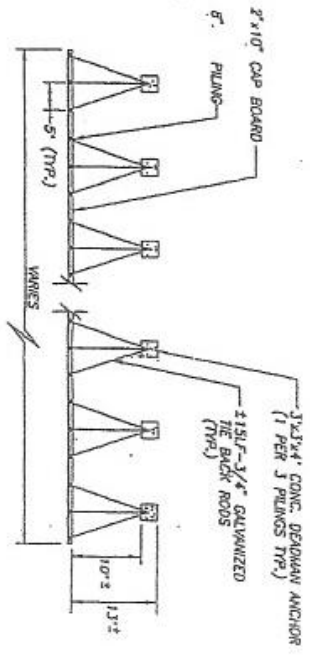
CRIBBING BOARDS: ALL CRIBBING BOARDS ARE 0.80 MARINE TREATED.

CAP BOARD: THE CAP BOARD IS 0.80 MARINE TREATED.

NAILS: ALL NAILS ARE STAINLESS STEEL RING SHANKED NAILS. SEE BELOW FOR SIZES.



BULKHEAD DETAILS
M.I.S.



RECORD AND RETURN TO:
Fairfield Ponte Vedra HOA
P.O. Drawer 1939
Ponte Vedra Beach, FL 32004-1939

**BULKHEAD/LAKE DRAINAGE EASEMENT MODIFICATION, INSTALLATION AND
MAINTENANCE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that

_____, whose address is _____ and their heirs, personal representatives, successors, and assigns, (“Owner”) are the owner(s) of the real property (“Lot”) described as follows:

Owner hereby declares that the following restrictive covenant is hereby imposed against the Lot, which covenant shall run with the title to the Lot, and shall be binding upon Owner and owner’s heirs, personal representatives, successors and assigns:

1. Owner shall not alter bank of the waterway adjacent to his Lot or construct or allow to exist any bulkhead, or other approved modification, designed to contain waters within the storm drainage system of the Fairfield Ponte Vedra Planned Unit Development without first obtaining the prior written approval of the Lakes Committee and Architectural Review Board of the Fairfield Ponte Vedra Association, Inc. (“Association”) as well as obtaining all St. Johns County and SJRWMD required approvals. Owner agrees that such bulkhead, or other approved modification, shall be constructed strictly in accordance with plans and specifications approved in writing by the Lakes Committee and Architectural Review Board of the Association and shall thereafter be regularly and consistently maintained to conform to said plans and specifications and those further reasonable requirements as may be adopted from time to time, by the Lakes Committee and/or Architectural Review Board. Such maintenance shall be at the owner’s sole cost and expense.

2. In the event the owner fails to maintain the bulkhead, or other approved modification, in accordance with the requirements in paragraph 1, Association may provide such maintenance upon any such structure needing maintenance in the Association’s opinion. Owner agrees that the cost of such maintenance shall be the personal obligation of the Owner and which cost may be assessed against Owner, which together with interest from the date assessed at the highest lawful rate and costs of collection (including attorney’s fees) shall be a charge on the Lot and shall be a continuing lien upon the Lot until such assessment is paid. Association may enforce such lien as provided in the covenants and restrictions, which are currently applicable to the lot.

3. Owner hereby releases the Association, St. Johns County and SJRWMD from all liability to the Owner for all loss or damage or any claim or damage therefore, on account of damage to the bulkhead, or other approved modification, or account of injury to any person or property that may occur on or about the bulkhead, or other approved modification, or by the negligence of the Association or any of the Association’s agents, employees, officers, directors, successors or assigns. Owner further agrees to indemnify Association, its agents, employees, officers, directors, successors, or assigns from any loss, liability, damage or costs any of them may incur due to the presence of the bulkhead, or other approved modification, whether caused by the negligence of the Association or otherwise.

4. Owner hereby represents and warrants to Association that they are the fee simple title holders to the Lot and that, upon the recordation of this instrument, this instrument shall be binding upon the Owner, and their heirs, personal representative, successors and assigns.

5. Owner hereby agrees to adhere to all specifications, restrictions, and/or other requirements as they may be outlined in the approval letters/forms of both Association committees. Owner further agrees to accept full responsibility for any deviations from, or incidents of non-compliance with, any of the aforementioned specifications, restrictions, and/or requirements. Subsequent actions required to achieve compliance shall be the Owner's sole cost and expense.

The undersigned have executed this agreement as of _____ 20__

Signed, sealed and delivered in the presence of:

Sign _____
Print _____
Witness # 1

Sign _____
Print _____
Witness # 2

Sign _____
Print _____
Witness # 1

Sign _____
Print _____
Witness # 2

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____ and _____

They/He/She (Circle correct one) and check appropriately
_____ personally known to me
_____ produced identification (specify type) _____

Notary Public
My Commission Expires: _____ (SEAL)