

**June 2009  
Cape Cave Corporation  
The Developer  
Revised Guidelines for New Construction  
The Rotonda West Subdivision**

**Recorded Deed Restrictions for Rotonda West provide for Architectural Review and Approval by the Developer for any type of New Construction.**

**The Following Guidelines are to be used in conjunction with the Recorded Deed Restrictions for the Rotonda West subdivision.**

**The Rotonda West Subdivision is comprised of the following 7 Sections:**

- Oakland Hills, Pebble Beach, Pinehurst
- Broadmoor, Long Meadow, White Marsh, Pine Valley

**Prior to the Start of Any Construction the Following Forms & Items Must be Submitted for Review:**

- A completed Application for Architectural Review form dated June 2009, see attached.
- A completed Project Review form dated June 2009, see attached.
- One complete set of building plans as submitted to Charlotte County.
- A site & drainage plan for the property as submitted to Charlotte County.
- A boundary & topographical survey of the property by a registered surveyor.
- One complete set of any swimming pool plans as submitted to Charlotte County.
- One set of landscape plans whether or not required by Charlotte County.
- Exterior main & trim colors. Samples from the manufacturer must be included.
- Roof colors & materials. Samples from the manufacturer must be included.
- Soffit and window frame colors.
- Sight screening details for out side equipment such as pool pumps and trash cans.
- All submitted plans and other required items shall be retained by the Developer.
- A non-refundable \$200 plans review and inspection fee made payable to Cape Cave Corporation.
- Compliance with the Rotonda West Association's Clean Site Program, see page 2.
- The Developer reserves the right to require proof of project completion funding from the owner.

**Developer's Architectural Review Standards:**

- Review and approval will be based on aesthetically pleasing curb appeal.
- Overall exterior house design must be in keeping with current new construction.
- Exterior colors, (main, trim & roof), must be harmonious within the Sections of the subdivision.
- Bright, dark or severe contrasting exterior colors will not be approved.
- Exterior house and elevation designs must contain features such as:
  - Columns
  - Raised quoins
  - Raised decorative bands
  - Visually interesting front window design
  - Architecturally pleasing front entries
  - Roof & exterior wall offsets
- Blank exterior wall expanses that lack windows, doors or a cementitious design will not be approved.
- Exterior block walls must have cementitious finish.
- Siding on exterior walls may be approved, and will be considered only on a case-by-case basis.
- Shingle roofs must be of the "dimensional or architectural" type.
- Tile roofs must be glazed or sealed.
- Metal roofs are allowed; see the Developer's Construction Review Specifications on page 2.
- Landscaping must contain quality turf, plants and trees; no extensive use of stone, shell or mulch.
- Sight screening is required for all outside air conditioning and pool equipment.
- New products, materials or exterior colors may be submitted to the Developer for consideration.

### **Developer's Construction Review Specifications:**

- Single-family homes require a minimum living area of 1,600 square feet.
- Minimum house width:
  - All Single-family homes are required to have a fifty-foot (50') minimum building width.
  - The 50-foot minimum width shall be measured in a straight line along the front of the house.
  - The use of any wing wall feature shall not be used in determining the 50-foot minimum width.
- Single-family homes require a 2-car garage of at least 400 square feet.
- Single-family 2 car garages require a 16-foot wide entry door, or two side-by-side 8-foot doors.
- Multi family duplex structures require a minimum living area of 1,000 square feet per unit.
- Multi family structures of 3 or more units require a minimum living area of 800 square feet per unit.
- Multi family structures: each unit requires an enclosed 1-car garage of at least 200 square feet.
- Multi family 1 car garages require an 8-foot wide entry door.
- Detached garages are allowed by Deed Restrictions and will be considered on a case-by-case basis.
- Roof overhangs & roof pitch:
  - Minimum Roof pitch is 5/12.
  - Minimum main roof overhang is 18 inches with 6-inch fascia board.
  - Gable or high front entrance hip ends may be less than 18 inches, considered case-by-case.
- Metal-based roofs will be considered on a case-by-case basis.
- Decorative banding, motifs or quoins must be of a raised cementitious design.
- Windows:
  - A minimum of 2 required for each side of the home.
  - A raised cementitious design motif may be substituted for 1 side elevation window.
  - Visually interesting window designs are required on the front elevation.
- Garage outside walls: a side window, a paneled door or a raised decorative motif is required.
- Glass block on exterior elevations will be considered on a case-by-case basis.
- Front set backs for Rotonda Boulevard East & South only: minimum 50 feet / maximum 60 feet.
- All other set back requirements are per Charlotte County code.
- Fences are limited by the recorded Deed Restrictions. Contact the Developer for specifications.
- Driveways must be concrete with the main area 2 lanes wide.
- Construction specifications not covered by the Guidelines will be considered on a case-by-case basis.

### **New Construction in Commercially Zoned Lots or Tracts:**

Plans and specifications for these projects and developments will be reviewed on a single case basis.

### **Revised Guidelines for Model Home Signage dated June 2009:**

The Developer's Guidelines for Model Home Signage are considered a part of these New Construction Guidelines. Please contact the Developer for a copy of these Guidelines or for further information.

### **The Rotonda West Association requirements for Canal / River Lots and The Clean Site program:**

- (1) The Canal Banks, an easement area between the property rear lot line and the water's edge of the Rotonda West canal system, are public right of ways and come under the authority of the Rotonda West Association, Inc (RWA) and Charlotte County. The RWA and Charlotte County have specific requirements for silt barriers, final grading, sod or improvements to the canal bank easement area.
- (2) The RWA has established a Clean Site Program that requires \$1,000 refundable deposit payable to the RWA. The Clean Site Program requirements can be obtained from the RWA.
- (3) The RWA can be contacted at 941-697-6788 and is located at 3754 Cape Haze Drive; Rotonda West, FL 33947
- (4) Failure to comply with the Canal Bank written requirements or the Clean Site Program is a violation of the recorded deed restrictions for the Rotonda West subdivision. The RWA enforces these deed restrictions and has the authority to fine owners for non-compliance.

**Changes to Plans and Specifications:**

Any changes made to a Developer approved new construction project must be submitted for review.

**Expired Building Permit or Change of Builder/Contractor:**

In the event of an expired, cancelled or voided Charlotte County building permit or a change of the Builder/Contractor the following shall apply: The current Builder/Contractor or Owner must re-submit a new application, plans and specifications along with a \$200 plans and review fee prior to the restart of construction.

**Developer's Authority:**

- The time allowed for Architectural Review is 30 days after the receipt of all Developer required items and properly completed forms.
- Disapproval of plans & specifications by the Developer may be based on purely aesthetic grounds.
- The Developer's architectural review criteria and construction specifications may be subject to change from time to time and are not solely limited to the items referenced in these guidelines.
- Any case-by-case Developer approval will be for a single use only and will not be considered a precedent.
- The Developer reserves the right to require proof of project completion funding from the owner.
- The Developer's Revised Guidelines for Model Home Signage dated June 2009 are a part of these Guidelines for New Construction. Please contact the Developer for copies of these Guidelines or for further information.
- **Non-Liability:** The review and approval, or disapproval, of all plans and specifications submitted for any proposed new construction shall not be deemed approval or certification of the proposed construction for structural safety or conformance with building or other codes. The Developer shall not be liable to any Owner or any other person or entity for any loss, damage, or injury arising out of or in any way connected with the performance or nonperformance of the duties hereunder or the approval or disapproval of any plans or specifications.
- **Inspections:** Section 5 of the Deed Restrictions, Architectural Review provides, among other items, that the Developer reserves the right, but not the obligation, to inspect construction as it proceeds. The purpose of any inspection would be to determine that construction is in compliance with the approved plans, specifications and the Deed Restrictions. Should any inspection show that the construction is not in compliance as approved, the Developer can order the work to be stopped.
- **Effective Date:** June 30,2009 is the effective date of these Revised Guidelines.
- **Enforcement:** Failure to adhere to these Developer Guidelines is a violation of the Deed Restrictions of Rotonda West. The Property Owner is responsible for any Deed Restriction violation. The Rotonda West Association (RWA) enforces the Deed Restrictions. The RWA can impose fines on the Property Owner for Deed Restriction violations.

Please contact us if you have any questions and thank you for building in Rotonda West. Completed application forms, plans & specifications may be mailed or dropped off to the Developer:

Cape Cave Corporation  
New Construction Committee  
4005 Cape Haze Drive  
Cape Haze, Florida 33947  
Tel: 941-697-1300  
Fax: 941-697-6994