

Cypress Village Property Owners Association, Inc.
 108 Cypress Blvd. W. Homosassa, Florida 34446
 (352)- 382-1900

SHED PERMIT REQUEST

Date: _____

Street Address: _____ Lot: _____ Block: _____

Homeowner's Name: _____ Phone # _____

Contractor/Builder Name _____ Phone # _____

This permit request grants permission for an ACB member to enter the property 9:00am and 5:00pm to inspect the permitted work if the owner is home or not home.

Office	Applicant	
		CVPOA PERMIT FEE \$35.00 (MAKE CHECK PAYABLE TO CVPOA)
		Site/Survey Plan with Location
		Type of Material and Height
		Exterior Color: Shed and House (please provide picture of home and color samples of shed)
		Roof Pitch
		Landscape Information (draw on plan/survey where tall plants will be grown to conceal shed from each neighbor's view)

FOR OFFICE USE ONLY		
Include Overhead Image from Property Appraisers Website		
<input type="checkbox"/> CHECK FINANCIAL STATUS	<input type="checkbox"/>	Verify address, Lot and Block

Application Received By: _____ Date: _____
 Completed Application Incomplete Application (circle items not submitted)

Renovation Permit(s)

ACKNOWLEDGEMENT

On this _____ day of _____, 20_____, Owner and Contractor hereby agree as follows:

- 1.) Owner and Contractor acknowledge that each has received a copy of the Cypress Village Property Owners Association, Inc.'s., Declaration of Restrictions, Articles of Incorporation and Bylaws. ("Governing Documents") as such may be amended from time to time.
- 2.) Owner and Contractor recognize that Owner is ultimately responsible for all renovation performed upon Owner's property and is responsible for ensuring that the contractor complies with all duties and responsibilities placed upon Owner by the Governing Documents.
- 3.) Owner and Contractor acknowledge that the Owner may be fined and or penalized as provided within the Governing Documents for any violations of any duties or obligations placed upon Owner by the Governing Documents.
- 4.) Owner and Contractor acknowledge that neither Owner nor Contractor may encroach upon the Common Areas as established within the governing Documents and may not trespass upon any other property within Cypress Village subdivision or rights-of-way's during renovation. Neither Owner nor Contractor may damage another's property within Cypress Village and shall not create a nuisance upon any property within Cypress Village.
- 5.) Owner and Contractor acknowledge that any damages caused by either to any property within Cypress Village may, at the option of the Association, remedied by the Association and the costs incurred in remedying such shall be borne by Owner. These costs include all costs incurred by the Association and may include reasonable attorney's fees and litigation costs.

DATED this _____ day of _____, 20_____.

Lot: _____ Block: _____

Owner Name: _____

(Printed)

(Signature)

Contractor: _____

(Printed)

facilities and may levy reasonable fines in accordance with §720.305, Fla. Stat. as that Statute may be amended from time to time.

21. **INVALIDITY CLAUSE** - If any provision of these Restrictions is declared invalid or improper by any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

22. **ADDITIONAL RESTRICTIONS AND AMENDMENTS** - These Restrictions may be amended at any time by the majority vote of the Association Members present in person or by proxy and voting at an Association meeting called for the purpose of amending these Restrictions. A proposed amendment may be proposed either by the Board or by not less than one-third of the voting interests of the Association. After such proposal, Membership approval of a proposed amendment must be not less than a majority of the voting interests of the Association present in person or by proxy and voting at a meeting duly constituted to consider such amendments.

23. **SHEDS**

23.1 **Location** - Permits are required from both the ACB and the County prior to installation. Installation must occur within twelve months of approval by the County and the ACB. A site plan shall be submitted to the ACB showing placement, dimensions, color scheme, style of shed and any required landscaping detail that may be required. No "do it yourself" construction is allowed unless the person performing the work is a licensed builder and all appropriate County and ACB permits are obtained. There is a limit of one shed per Residential Unit Lot and may not be placed on undeveloped Property. The Shed must be located behind the rear building line of the Residential Unit and cannot be attached to the Residential Unit. The Shed cannot be placed within ten feet of the rear Property line and/or within seven and a half feet from a Property line between Lots. No shed shall be used as a "garage, living space or for commercial business" purposes. "Rubbermaid" type and other modular synthetic component sheds currently sold at Home Improvement Stores do not meet County standards.

23.2 **Dimensions** - Maximum size shall not exceed eight foot by twelve foot (8' X 12') or one hundred square feet (100 sq. ft.). Minimum size shall not be less than four foot by eight foot (4' X 8'). Side walls shall be no greater than eight foot (8') in height. If double doors are utilized, they shall not exceed six foot (6') in opening. The roof shall be no less than five to twelve (5:12) ratio and no greater than seven to twelve (7:12) ratio in pitch. No "Barn style" or Flat roofs are permitted.

23.3 **Design Standards** - Shed style shall match as close as possible, architecturally with the Residential Unit. The shed shall not have a screened enclosure or porch, unless Residential Unit has same (pool and/or lanai enclosures do not qualify as having a screened enclosure). Color should be complimentary to the Residential Unit. If Owner changes the Residential Unit color scheme, the shed must be changed to conform to the new approved colors as well. If shed roof is to be shingled, color and style should match the Residential Unit. Electrical service may be allowed only if the service line is buried and is installed by a licensed contractor. Proof of electrical work being performed (if applicable) by a licensed

contractor must be provided to the ACB when the permit is being submitted for construction.

23.4 Landscaping - Proposed shed plan shall include landscape plans which would minimize appearance of same from the street and adjacent properties. If not enclosed by a Common Area, sides that are not facing a Common Area, (except a side that may be facing the Residential Unit), are to be landscaped. Planting should be completed at time of shed installation with plant selections & sizes that will screen and grow to at least six (6) foot in height within two (2) years of installation. Exception would be if a privacy Fence is in existence or is to be installed between the Lot and an adjacent Property.

23.5 Maintenance - All sheds, current and proposed, will be subject to current maintenance of Property standards of CVPOA. This is including of any form of landscaping that may have been required. Sheds found to be in disrepair and/or not properly maintained shall be corrected or removed from the Lot within sixty (60) days of a documented violation.

**END OF AMENDED AND RESTATED DECLARATION
(SINGLE FAMILY)**