



River Ranch RV Resort Owners Association, Inc
30529 River Ranch Blvd.
River Ranch, FL 33867
863-692-1116
arc@riverranchrv.com

ARC Application

All applications packets must be submitted 10 Business days prior to the meeting. All applications will be reviewed and applicants notified of any additional information required. Incomplete packets within five (5) days of meeting will be held over for the next meeting and not placed on the Agenda. Meetings are held the 3rd Thursday of each month via TEAMS. It is recommended applicants attend to answer any questions or concerns.

(Please Print)

Lot Number: _____

Owner: _____ Phone Number: _____

Email: _____ *(required all information will be via email)*

Modification Type (Check all applicable):

- | | | |
|--|---|--|
| <input type="checkbox"/> Structure (EX:
Kitchens, decking,
swings, pavilions,
posts, railings, etc) | <input type="checkbox"/> Painting | <input type="checkbox"/> Cart Driveway |
| <input type="checkbox"/> Landscaping / Trees | <input type="checkbox"/> Pavers | <input type="checkbox"/> Electrical (not
including Breaker
repair) |
| <input type="checkbox"/> Docks (Canal Lots | <input type="checkbox"/> Pad Modification or
replacement | <input type="checkbox"/> Plumbing
(relocation) |
| <input type="checkbox"/> Fire Pits | <input type="checkbox"/> Posts and Lighting | |
| | <input type="checkbox"/> Awnings | |

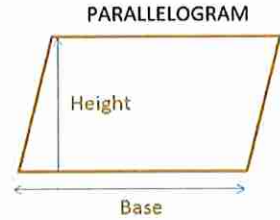
Description of modifications:

Attached Items with Application: (Packets must include as applicable to proceed to meeting)

- | | |
|--|--|
| <input type="checkbox"/> Survey (recent and showing lot dimensions and Total SQ footage) <i>Plat maps are not accepted</i> | <input type="checkbox"/> Contractor License and proof of Insurance |
| <input type="checkbox"/> Plans – including drawing to scale | <input type="checkbox"/> Samples |
| | <input type="checkbox"/> Polk County Permit if applicable |

Lot Dimensions:

_____ X _____ = _____		
(Parallelogram Lots BXH=A)		(Example)
Maximum Coverage(70%)	_____ SQ FT	(1680)
Present Coverage: RV Pad	_____ SQ FT	(700)
Deck	_____ SQ FT	(50)
Other	_____ SQ FT	(0)
Allowable Remaining (Maximum less Current=Remaining)	_____ SQ FT	(930)
Proposed New Coverage	_____ SQ FT	(200)
Total Coverage (Total Must be LESS or Equal to Maximum)	_____ SQ FT	(1130)



Area of parallelogram = Base X Height

General Information – Most lots in Phase II, III, and IV are 2400 SQ FT allowing 1680 in Allowed Coverage. Lots in Phase V are 3200 SQ FT allowing 2240 SQ FT. If your lot is different Surveyor or ARC member may assist you

Contractors Names

(License Numbers and Insurance MUST be included in packet):

- 1 _____ 2 _____
 3 _____ 4 _____

Estimated Start Date: _____ **Estimated Completion:** _____

Disclaimer: I request the following modifications to my lot. I will assume all responsibility and liability for any adjacent lot(s) or common areas as a result of this modification. I agree to obtain any Federal, State, County or local permits that are needed prior to work being performed. *If* damage including to my own, another’s property or common property, I will be responsible for any and all damages including repairs to undergrown wiring, cable and water lines. *I have attached copies of my contractor’s licenses or state certification(s) and a copy of Polk County permit where applicable, along with my contractor’s proof of insurance. (The Association will NOT approve without this information unless you are performing the work as an owner).* I agree to comply with all River Ranch RV Resort Owners Association documents, rules and regulations all of which are mandatory. Variances can NOT be permitted. I understand there are setbacks I MUST adhere to and will not pose an inconvenience to my neighbors, such as landscaping encroachment. I understand I am responsible for identification of the corners of my lot provided the square footage of the lot. I ensure maximum coverage of hard surfaces does not exceed 70% of total lot sq footage.

Permit fee due at time of pick up. All permits must be displayed while work is in progress.
This permit is valid for a maximum of 6 months from date of approval. Project may not start before permit is issued.

Signature of OWNER: _____ Date: _____

ARC Meeting Date: _____ Signature ARC/Manager: _____

Approved: _____ Approved Pending Further Review: _____ Denial: _____ Date Owner Notified: _____

Notations: _____ Permit: _____ Paid: _____



River Ranch RV Resort ARC Basics

ARC Applications

The form must be filled out and signed by the Owner of the Lot. All information must be completed and all supporting documentation attached to your application, All Applications MUST be submitted within 10 business days prior to the ARC Meetings which are typically the 3rd Thursday of each month.

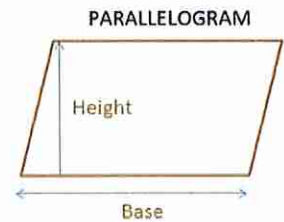
Once your ARC is received in the office, the Team will review and forward to the selective ARC Member(s) to review the packet. During this time, they may request additional information or reach out to the applicant for a lot inspection to clarify any information provided.

If further information is required, it must be submitted 5 days prior to the meetings or it will be held for the next scheduled meeting.

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General Information – Most lots in Phase II, III, and IV are 2400 SQ FT allowing 1680 in Allowed Coverage. Lots in Phase V are 3200 SQ FT allowing 2240 SQ FT. If your lot is different Surveyor or ARC member may assist you

If your lot is different:

- 1 – Have your surveyor give you the SQ FT of your lot.
- 2 – Request an ARC assist you in calculating.

Surveys

Individual lots surveys are required on ARC Applications. If your survey is more than 10 years old or work has been done since your last survey a new one is to be submitted with your ARC Application. Drawings to scale should be on the survey showing setbacks as required by the ARC Rules and Association Documents. Variances are NOT permitted. (Copies of plats are not accepted)

Most Common Setbacks & Requirements

1. **Golf Cart Pads** – 3 Foot Setback from Property Line
2. **Pavilions** – 5 Foot Setbacks from Property Line
 - a. Hip Roof
 - b. Green Metal Roofing
 - c. Engineer Drawings Required
 - d. 130 MPH Wind
 - e. Polk County Permit
 - f. 448 SQ FT with overhang
 - g. 288 SQ FT without overhang
3. **Concrete Pads/Decks and Pavers** – 3 Foot Setback from Property Line
 - a. Keep in mind with RV Pads:
 - b. **Slide Outs** –
 - i. Cannot exceed over property lines
 - ii. Reasonable access to all utilities
4. **Landscaping Courtesy** – should be planted at least 12 inches from adjacent property lines as a courtesy to avoid growth over neighbors property. Owners MUST work together regarding these issues.
5. **Trees** – Removing or Trimming of Trees or limbs of trees with a diameter of 3” or larger require an ARC permit
6. **Sheds** –
 - a. 56 SQ FT Max
 - b. 4x8 or 7x7 acceptable sizes
 - c. Must be tied down /Anchored
7. **Posts** –
 - a. 9 Foot Maximum Height
 - b. 3 Foot for Street Posts – must be 3 Feet from Road in Phase II, III and IV
8. **Rails** – 3 Foot Height – No less than 2” and no more than 4” between posts
9. **Awnings** –

- a. Retractable High Wind Retractable System ONLY
 - b. Maximum Size 220 SQ FT
10. **Fire Pit** – 10 Feet from any living area
- a. 36 Inches in Diameter
 - b. 13 Inches Deep
 - c. 5 Foot setback from Property Line
11. **Paver samples** MUST be submitted with Application
12. **Paint Colors** must be Earth Tones that are Browns, Grays, Tan and samples must be provided to the ARC Committee prior to approval.

NOTE: This is not inclusive – please refer to the full set of ARC rules and regulations and Documents.