

# **Paradise Acres Improvement Association (PAIA) Building Requirements Post April 22, 2020 Tornado**

The goal of the Paradise Acres Improvement Association (PAIA) Board of Directors and the Architectural Control Committee (appointed by the board) is to ensure that all residents conform to the standards set forth in this document. It is the duty of your elected board of directors to restore our neighborhood to normalcy as soon as possible and ensure that all homeowners are protected by the existing By Laws, Restrictions, Resolutions & Covenants. (These documents can be found on our website @ <https://paradiseacres1.net/>)

These additions are necessary due to the tornado that affected us on April 22, 2020.

## **Clearing of Tornado damage on homeowners property.**

Homeowners must begin clean up and demolition on all residential dwellings and out buildings within 30 days (May 22, 2020). It must be completed by June 22, 2020, to ensure safety for all residents. All exceptions must be submitted and approved by Board of Director of PAIA through the ACC. Should a homeowner not comply with these dates, the demolition will be performed by PAIA and the property owner will be responsible for all expenses occurred.

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## **Rebuilding/Restoration**

1. **Application for Homesite Construction.** Each lot owner desiring to build/ restore a single family residence on a lot within Paradise Acres Section 1 must submit plans, drawing and all building requests to the Architectural Control Committee (ACC). These plans can be the architect renderings for a rebuild or a simple drawing in the case of restoration.
2. **Commencement of Construction.** An approved Builder must begin construction within ninety (90) days after the date of the approval of the Builder's application or forfeit all approvals, in which event, a new application must be submitted and approval obtained before commencement of construction. For purposes hereof, the phrase "commencement of construction" shall mean the pouring of the footers, or in the event of an addition, improvement, alteration or modification

such event as may be determined by the ACC. In addition, construction must be completed within 240 days (8 months) of commencement of construction as defined as above.

3. **Variances.** All variance requests shall be made in writing and submitted above email address. Any variance granted shall be considered unique and will not set any precedent for future decisions.
4. **Construction Reviews.** The ACC, as the case may be, shall have the right to review the construction process in order to insure to conformance with the approved application and the standards set forth in these design guidelines.

### **Development and Construction Standards and Guidelines**

The following standards and guidelines shall apply to any and all construction, improvement, alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family homesite (lot) within the Paradise Acres Section 1 community.

**A. Start of Construction.** No construction or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the ACC has been granted.

**B. Construction Hours.** Construction working hours shall be from 6:30 am to 6:00 pm, Monday through Saturday, except on certain holidays. Additional hours may be provided upon approval of the ACC.

**C. Site Clean-Up.** All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets or at the subdivision park. Trash not removed will be removed by the board and billed to the responsible home owner. Contractors will use only the utilities provided on the immediate site on which they are working.

**D. Construction Damage.** Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., may, at PAIA's election, be repaired by PAIA and billed to the responsible contractor.

**E. Construction Spillages.** Operators of vehicles are requested to see that they do not spill any damaging material while within the PAIA community. If spillage of a load occurs, operators are responsible for cleaning up. Clean-ups done by the PAIA will be billed to the responsible party. Please report any spills as soon as possible.

**F. Utility Lines.** Home owner must call 811 to property mark all utility lines including but not limited to (Cable, Gas, Electric, and Water). If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the Developer within 30 minutes.

**G. Construction Site Appearance.** All personnel working in the Paradise Acres Section 1 community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

**H. Personnel.** No children will be permitted on the property unless they are bona fide workers. No alcoholic beverages are permitted on the property. Contractor personnel will not be permitted to bring pets on the property.

### **I. Design and Development Guidelines**

The Following guidelines shall apply to any and all single family construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within the Paradise Acres Section 1 community.

- A.** Primary Homes must meet the following requirements:  
Minimum Residual Square Footage: 1,000 square feet. Current homeowners as of April 22, 2020 with 600+ sq ft living space are exempt or grandfathered. New owners of property with under 1,000 sq ft must upgrade to 1,000 sq feet per revised guidelines. All new construction or property sold as of 7 May 2020 must comply with all revisions and current code requirements. Variances are available on a case-by-case basis.
- B.** Architectural Design. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. No one particular architectural design is mandated.
- C.** Exterior Material and Colors. Artificial, simulated, or imitation materials are only permitted on the exteriors of a residence upon approval from the ACC. The following exterior materials, in most cases, are acceptable and appropriate; provided, however, they are consistent with the architectural design:
  - 1. Stucco – smooth or textured finish; or
  - 2. Masonry – stone, brick, split rock, and ceramic; or

3. Wood – timbers, boards, board and batten, tongue and groove, solid wood siding and rough-sawn lumber.
4. Vinyl Siding – May be approved on certain style homes such as Old Florida, Country, Colonial, etc.
5. Metal homes are permitted with the following requirements: 100% of the length of any street side will have a minimum of 36” high decorative material (stone, brick, etc.). The front side will have residential door(s) and window(s) and have the appearance of a residential home.

Exterior colors and textures which in the opinion of the ACC would be inharmonious, discordant or incongruous shall not be permitted. The color of roofs, exterior walls, doors and trims shall be integral to, and harmonious with, the exterior color scheme of the residence. Bright colors, other than white, are prohibited at the discretion of the ACC as a dominant color of the residence. The ACC shall have final approval of all exterior color plans and each owner must submit to the ACC prior to initial construction and development on any lot, a color plan and a materials sample board to include stucco, fascia, soffit, decking, pavers, roof tile or shingles, and any building highlights, etc. If a color board is not available at that time, the minimum requirement is submission within 30 days after permitting; provided, however, in no event may any colors be applied permitting; prior to approval by the ACC.

Repainting you're home the existing colors will not require permission of the Architectural Control Committee.

**D.** Roofs. Dimensional shingles, asphalt, tile, metal or cement tile are the required roof materials on all roofs. All roofs must be gabled, flat roofs are not permitted on primary residences. Roof color shall be an integral part of the exterior color scheme of the residence. Roof slope and hight must be in harmony with other structures on the property and appropriate for adjacent residential properties.

The fascia and roof overhangs must be in proportion and blend with the rest of the residence.

**E.** Gutters and Downspouts. Gutters and downspouts shall be painted to match the color of the surface to which they are attached. Storm water flow must be directed to, and conform with, the approved drainage plan and requirements so as not to affect adjacent property.

- F.** Skylights and Solar Collectors. Skylights should have a low profile, preferably be flat or with a slight curve and should be installed so they are parallel with the roof ridge and edges. The skylight frame should be painted to match the color of the roof.
- Solar collectors on pitched roofs must lie flat on the roof and be placed so that the edges are parallel with and perpendicular to the roof ridge and edges. No part of the installation may be visible above the ridge line. Support brackets, collector frames and exposed pipes should be painted the roof color and any pipes, wires and control devices should be concealed. Collectors located on the side of a building or on the ground must be harmoniously integrated with the building or the topography. Collectors placed on roofs shall be located so they cannot be seen from nearby properties. Large solar arrays designed to provide the primary heating source for a building should appear to be integral with the building.

Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property.

Spas/hot tubs shall be located in the rear yard away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or landscaping. Mechanical equipment, pipes, and wiring must be concealed.