

Palmetto Dunes POA - ARB Application & Permitting Tiers

TIER 0

NO APPLICATION, FEES OR APPROVAL NEEDED - NOTIFICATION FORM IS REQUIRED

Activity *including but not limited to	Fee	Deposit	Considerations
Tree Trimming (less than 20% of canopy or palm tree)			less than 20% of canopy or any palm tree
Replace doors, skylights or windows with same type			must be same exterior look
Replace light fixture with same type			must be same exterior look
Service yard repair			No change in color/materials
Replace landscaping with no change in footprint			must maintain screening requirements
Roof repair or Replacement			No change in color/materials
Driveway repair			Not a full replacement
Gutter Replacement			must be same exterior look
Painting/Staining with existing colors			No change in color/materials
Stucco or Siding repair or replacement			No change in color/materials
Patio and Deck Repair or Board Replacement			No change in color/materials
Pool Maintenance (re-plaster, re-tile)			No change in footprint or mechanical
Railing Repair or replacement			No change in color/materials
Single Family Mailbox Replacement **			PDPOA required standard type **
Interior renovation with no dumpster or portable toilet			

TIER 1

Minor Enhancement, Repair or Replacement NOT changing the footprint that are reviewed by Management

Activity *including but not limited to	Fee	Deposit	Considerations
Dumpster and/or Portable toilet			Proposed location to be provided
Tree Trimming (greater than 20% of canopy)			Arborist statement
Tree Removal			Reason for removal and Town Permit
Railing Replacement Material Change (no footprint change)			Change in materials/color only
Painting/Siding/Stucco color CHANGE with approved colors			Color sample required (no material change)
Approved Property Signage **			Purchased through and installed by PDPOA **
Exterior Lights (Change or Addition)			Details required
Window/Door/Skylight Replacements with different type			Details required

TIER 2

Moderate Enhancement, Repair or Replacement NOT changing the footprint that are reviewed by Management

Activity *including but not limited to	Fee	Deposit	Considerations
Roof Replacement CHANGE materials and/or color			Materials and colors must be provided
Painting/Siding/Stucco material CHANGE			Material & Color samples required
Bulkhead or Dock Repair			Town and OCRM permits required
Lot Clearing			Town and/or OCRM permits required
Patio Deck Material Change (no footprint change)			Change in materials/color only
Pool Deck Material Change (no footprint change)			Change in materials/color only
Pool Fence addition			Materials and specifications
Railing System Addition			Addition to existing railing
Driveway Full Replacement (no footprint change)			Existing or change in materials/color
New Gutter installation			Change in materials/color or addition
Solar Panels			Location to be provided
Service Yard Replacement (no footprint change)			Change in materials/color only
Walkway Replacement (no footprint change)			Change in materials/color only

TIER 3

Property Modifications impacting footprint that are reviewed by the ARB

Activity	Fee	Deposit	Considerations
Pool Deck or Patio Addition or Expansion			Change in footprint (impervious calculation)
Synthetic Turf installation			Landscape plan & sample required
Beachwalk addition			Variance required
New Bulkhead and/or Dock			Town and OCRM permits required
New Outdoor Kitchen			Change in footprint (impervious calculation)
Driveway Footprint Change			Change in footprint (impervious calculation)
Walkway Replacement with footprint change			Change in footprint (impervious calculation)
Landscape footprint change (more than 50% of a lot)			Landscape plan required
Retaining Wall Addition			Town permits required
Service Yard Addition			Change in footprint (impervious calculation)
Demolition			Town permits required

TIER 4

Major Modifications, New Build or Re-Build that are reviewed by the ARB

Activity	Fee	Deposit	Considerations
New Home Construction or re-build	\$325*	\$10,000	* fee is a "per process" fee
Major Renovations and Additions Affecting Exterior	\$325*	\$2,000	* fee is a "per process" fee
New Accessory Structure	\$325*	\$5,000	* fee is a "per process" fee
Pool and/or Spa Addition	\$325*	\$2,000	* fee is a "per process" fee

* per process fee is a fee charged per process involved in your review.

Example - a new house requires initial review of the application, architect review, ARB final review, initial inspection, final inspection.

This is a 5 step process = \$1,625. Any additional processes - Change in Plan, would incur additional processes and additional process fees.

** Mailbox replacement, Post & Rope, Property Signage - all must be purchased through the POA.

When installed by the POA, there will be additional labor fees. See website