

# TALLAHASSEE

---

## RANCH CLUB

### **Standards & Criteria for NEW CONSTRUCTION**

**TALLAHASSEE RANCH CLUB  
STANDARDS AND CRITERIA FOR NEW CONSTRUCTION**

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**TALLAHASSEE RANCH CLUB  
STANDARDS AND CRITERIA FOR NEW CONSTRUCTION**

**SECTION 1 OVERVIEW**

**1.01 PURPOSE:** Standards and Criteria for the control of new construction within Tallahassee Ranch Club have been approved by Florida Land & Ranches, LLC. for the purpose of producing an aesthetically pleasing community of high quality, in harmony with the existing environment, with compatible and complimentary designs, all combining to protect and enhance the property value of each member of the community.

**1.02 APPLICABILITY:** These Standards and Criteria are adopted and apply to all new construction on every Lot within Tallahassee Ranch Club. **No construction, improvement, or alteration shall commence on any lot in any manner or respect until approval has been tendered by Florida Land & Ranches, LLC.**

**1.03 ENFORCEMENT:** Florida Land & Ranches, LLC., Declarants, Tallahassee Ranch Club Owners Association, Inc. and other parties having the right of enforcement shall have the right to proceed at law or in equity to compel compliance and enforcement of the standards and provisions imposed. The costs and attorney fees incurred from such proceedings by the party having the right of enforcement who prevails in such action shall be borne by the person alleged to be in violation. Other remedies available to the enforcing party include, but are not limited to: (i) fines pursuant to foreclosure; (ii) petition to appropriate governmental agencies to issue a stop order on construction until the violation is corrected; (iii) revoking prior approvals, and; (iv) withholding approvals, variances, etc.

**SECTION 2 TALLAHASSEE RANCH CLUB ARCHITECTURAL REVIEW  
COMMITTEE**

**2.01 ESTABLISHMENT:** Tallahassee Ranch Club Owners Association, Inc., acting through its Board of Governors, has created the Tallahassee Ranch Club Architectural Review Committee ("TRCARC") to enforce these Standards and Criteria and to approve all improvements on Lots with Tallahassee Ranch Club.

**2.02 LIMITATIONS:** Approval by TRCARC of any submittal is limited to its conformity with the standards and criteria set forth herein, and to the aesthetics of the improvements, and not to their sufficiency or adequacy. Approval shall not be construed or interpreted as a representation or determination that any governmental regulation, requirement or code has been properly met. Each Applicant, his architect and/or engineer shall be solely responsible for the safety and adequacy of any structure and for obtaining the approval of all appropriate governmental agencies prior to and during construction.

**2.03 NON-LIABILITY:** The members of TRCARC are charged with the administration and enforcement of these standards to help safeguard and perpetuate the mutual investment value of all property owners and shall be indemnified and held harmless for their actions. Such actions include granting, denying or withholding of their consent, permission or approval in any instance and at their sole discretion.

**2.04 DELEGATION:** The power and authority to enforce these Standards and Criteria set forth herein and to approve all plans for new construction within Tallahassee Ranch Club is delegated to the TRCARC.

### **SECTION 3 PLAN REVIEW PROCEDURES**

**3.01 IN GENERAL:** The Declarants have established plan review procedures to formalize and equitably administer the plan review process. Tallahassee Ranch Club Associates, Inc. through the TRCARC, may reject plans for any reason whatsoever, including purely aesthetic grounds, in its sole and absolute discretion. However, TRCARC shall not arbitrarily or unreasonably withhold approval. TRCARC intends to be completely fair and objective in its review process and maintain a sensitivity to the individual aspects of design.

**3.02 APPLICATION AND SUBMITTALS:** TRCARC shall commence the plan review process upon receipt of a complete application package (Lot Development Checklist - Exhibit "B") from each Applicant, which shall include the following submittals:

- (a) Application letter signed by the Applicant listing the lot and the name, addresses and phone number of both of the builder and lot owner. The Construction Administration Form must be completed and the Compliance Fee and Design Review Fee must be paid (see Exhibit "A").
- (b) One (1) complete set of final architectural plans including site plans with pool and screen enclosure detail and solar panel placement, if necessary, elevations, floor plans, foundations plans, roof plans and landscape plans.

The site plan shall depict the placement of the residence and appurtenances thereto (driveways, walks, patios, pool, privacy walls screen enclosures, etc.) on the lot, with setbacks and easements so noted. The orientation of the house on the lot must match the orientation of the architectural plans. Landscape plans shall show all existing trees, size, type and location of new plant material, and irrigation plan.

- (c) Material specifications and color plans for all exterior surfaces of the building, driveway, and paved surfaces of the lot.



TRCARC, shall retain one full (the original) set of plans noting its actions and comments. Plans, which are rejected, must be revised and resubmitted for TRCARC's review.

**3.03 VARIANCES:** In those instances where strict compliance with a specific term, condition or criteria would create an undue hardship by depriving the owner the reasonable use of his site or where, in the opinion of Tallahassee Ranch Club Associates, Inc., there are unusual characteristics which affect the property or use in question and which would make strict compliance with the standards unfeasible, Tallahassee Ranch Club Associates, Inc. may grant a variance from the standards as long as the general purpose and intent of the standard is maintained. All variance requests and approvals shall be in writing. Variances shall be considered unique to the specific site and conditions for which it was granted and shall not set a precedent for future decisions.

#### **SECTION 4 ARCHITECTURAL STANDARDS AND CRITERIA**

**4.01 TYPE OF LOT:** Tallahassee Ranch Club shall be subdivided into eight (8) to sixteen(16) acre parcels, pursuant to the master site plan for Tallahassee Ranch Club. The Standards and Criteria contained herein shall apply equally to all "Custom Home" lots unless so noted.

**4.02 SIZE OF RESIDENCE:** The minimum and maximum living area of each residence is measured by calculating the total air-conditioned square footage of the residence, exclusive of garages, porches, patios and terraces. The size limitations for a one-story residence is 2,300 square feet.

The ground level minimum air-conditioned area of a two- story residence shall be 2000 square feet..

Residences shall be limited to a maximum of two stories, and the maximum heights of any structure may not exceed thirty-five (35) feet as measured in accordance with the Leon County Zoning Ordinance.

**4.03 BUILDING ENVELOPE, SETBACK AND PLACEMENTS OF RESIDENCE:** Because lots vary in size, shape, easement locations and interface with Common Area(s) and Buffer Areas, Tallahassee Ranch Club has established a building envelope and specific setback criteria to which each residence must conform. Such information is depicted on the lot survey which shall be provided to each Owner at closing.

So long as the residence is constructed within the building envelope, a variance shall not be required.

**STANDARD BUILDING ENVELOPE**

Setbacks establish the maximum outer boundaries within which the residence must be constructed. No variances shall be granted allowing a structure to extend beyond the setback line except in minor instances to accommodate the standard building envelope. No structure shall be allowed to encroach into an ability, drainage or any other easement. For a typical standard lot, the minimum building setback requirements are as follows:

<b><u>FRONT</u></b> 100'	<b><u>REAR</u></b> 50'	<b><u>SIDE</u></b> 40'
<b><u>CONSERVATION EASEMENTS</u></b> 50'	<b><u>KARST FEATURES</u></b> 100'	

**4.04 GRADING AND DRAINAGE:** All residences shall be constructed at a minimum finished floor elevation established by ordinance adopted by Leon County, Florida.

Existing trees and vegetation shall be spared whenever possible. Cuts and fills should be designed to compliment the natural topography of the site. Existing drainage structures, including swales, lake banks and lakes, shall not be altered or affected in any way.

Flow of water shall be directed to existing drainage structures in such manners as not to allow runoff onto adjacent property nor allow puddles or ponding in paved or swale areas.

**4.05 DESIGN AND ELEVATIONS:** Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. Similar elevations on adjacent lots will be discouraged.

Elevation approval shall consist of front, side, and rear elevations. All elevation treatments shall follow the common architectural design theme of the residence as closely as possible.

**4.06 EXTERIOR MATERIAL AND COLORS:** Artificial, simulated or limitation materials (i.e., plywood, aluminum siding, simulated brick, etc) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriate:

- (a) Stucco
- (b) Masonry - stone or brick
- (c) Hardy Plank
- (d) Wood - May be used appropriate for column, fascia, etc. where appropriate
- (e) Metals - May be used appropriate for column, fascia, etc. where appropriate

Exterior colors and textures that, in the opinion of TRCARC would be inharmonious, discordant or incongruous shall not be permitted. The colors of roofs, exterior walls, banding, doors and trims shall be integral to, and harmonious with, the exterior color scheme of the residence. Log Homes will be reviewed.

**4.07 ROOFS:** All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes and shall not be visible from the street unless determined to be absolutely necessary.

Flat roofs and tar and gravel surfaces are prohibited. Gutters and down spouts shall be painted to blend with the exterior color scheme. Storm water flow must be directed to, and conform to, the approved drainage plan and requirements. Solar water heating panels shall be reviewed on an individual basis, and if approved shall not be visible from the subdivision streets. All solar panels shall be parallel to the roofline on which they are installed and shall not protrude beyond the roofline. All piping and supports must be painted to match the roof or wall surface on which they are attached.

**4.08 WINDOWS, DOORS, AWNINGS, AND SHUTTERS:** Unfinished aluminum, bright-finished, or bright-plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electro-statically painted, and be in harmony with the exterior color and texture of the residence. Wood frames must be painted, sealed, or stained. Dominant awning windows are not allowed.

**4.09 GARAGES, DRIVEWAYS AND CULVERTS:** Unless TRCARC shall approve a front entry garage, each residence must have a private, fully enclosed side or rear entry garage for not less than two (2) or no more than three (3) standard size American cars. A four (4) or more car garage may be allowed if approved by the TRCARC

All residences shall have a poured-in-place driveway. Asphalt, finished concrete, patterned concrete, bominite, pavers, and impregnated stone finishes are permitted. Driveways may also be constructed of brick or interlocking pavers but must be of stable and permanent construction. Painted or stamped concrete are allowed. An 18" or equivalent mitered end culvert is required as recommended by Leon County and Varnum & Associates, Inc. and otherwise approved by the TRCARC.

**4.10 FENCES AND WALLS:** Fences or walls shall be allowed on any lot outside the established building envelope. Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding and abutting pool decks are considered structures appurtenant to the residence and may be allowed within the building envelope.



**4.11 POOLS AND ENCLOSURES:** All swimming pools must be in ground. Pools and Jacuzzi shall not be permitted on the street side of the residence and no screening of a pool area may stand beyond a line extended and aligned with the sidewalls of the dwelling. All screen framing, doors, doorframes, and structural members of enclosures shall be anodized or electrostatically painted a color in harmony with the exterior color and texture of the residence. All screening shall be of a charcoal or white tone unless approved by TRCARC.

**4.12 MECHANICAL, ELECTRICAL AND ELECTRONIC EQUIPMENT; GARBAGE AND TRASH CONTAINERS: AND, ANTENNAS:** All mechanical, electrical and electronic equipment, including air conditioning compressors and condensers, swimming pool equipment, transformers and meters, and sprinkler controls shall be properly housed within an enclosure constructed with the residence or landscaped (minimum of 80% coverage when installed) in a manner that will blend with the site. No window or wall air conditioning or heating units shall be permitted. Mechanical equipment and structural items must not be sited on easements of the lots. All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, kept within an enclosure constructed with the residence.

All antennas of any type must be approved by the TRCARC in advance.

**4.13 ACCESSORY STRUCTURES AND DECORATIVE OBJECTS:** Barns need to be of architectural style similar to the house.

No decorative objects such as sculptures, birdbaths, fountains, flagpoles and the like shall be placed or installed on any lot without approval of TRCARC.

**4.14 MAILBOXES:** The initial cost, installation, maintenance and future replacement of the mailbox, post and house address shall be the responsibility of the lot owner and shall conform in size, design and color to the approved mailbox detail attached hereto as Exhibit "D".

**4.15 LANDSCAPING:** Landscaping is an essential element of a residence. A complete landscape plan must be submitted to and approved by TRCARC prior to commencement of construction. The plan shall provide for trees and other plant material, sod, berms, rocks and other decorative landscape features, and irrigation system.

Existing trees should be retained to the greatest extent possible. The landscape plans submitted for a lot must show existing trees of six inches diameter or greater and whether the trees will be preserved or removed. Removing any existing trees must be approved by TRCARC, and the necessary tree removal permits must be obtained from Leon County. Copies of tree removal permits may be requested and will be provided if available.

As a minimum, trees must be included in the landscape design of your residence and the Leon County minimum requirements for trees must be met. The preference is that the trees be selected to provide a canopy. The minimum tree height shall be twelve (12) feet with a caliper of four (4) inches.

The installation of Live Oak (*Quercus Virginian*) as a street tree has been established. The Live Oaks must have a minimum height of twelve (12) feet with a 4-inch caliper. The oaks are to be planted along the property line, at the street. The minimum number of oaks to be planted on an interior lot is four (4) oaks with the corner lots requiring a minimum of four (4) oaks. Variation to the oak spacing is allowed to accommodate the proposed driveways. The location of the oaks must be included on the landscape plans for the residence and submitted for approval by the TRCARC.

Native plant species must be preserved in the sections of the community that abut natural preserve areas. Owners and builders are responsible for protecting/not disturbing protected areas.

The use of native plant material is encouraged because of their inherent adaptability to the area and low maintenance requirements. A list of suggested plant material is included as Exhibit "D".

Nine (9) specific exotic plants are **prohibited** in Tallahassee Ranch Club.

Earleaf Acacia-	-	<i>Acacia auriculiformis</i>
Ear Tree	-	<i>Enterolobium cyclocarpum</i>
Australian Pine	-	<i>Casuarina equisetifolia</i>
Brazilian Pepper	-	<i>Schinus terebinthifolius</i>
Punk tree	-	<i>Melaleuca leucadendra</i>
Downey Rosemyrtle	-	<i>Rhodomyrtus tomentosus</i>
Carrotwood	-	<i>Cupaniposis anacardiopis</i>
Chinaberry	-	<i>Melia azedarach</i>
Chinese Tallow	-	<i>Sapium sebiferum</i>

These plants are prohibited because of their invasive tendencies and their ability to destroy native plant systems.

A fifty feet (50') area around the home constitutes the yard lawn for purposes of these Standards and Criteria. The yard lawn area of your home site must be either seeded, sodded, sprigged or plugged. All areas, which are not yard lawn, paved, or landscaped, must be left in natural vegetation or pasture. Pine bark, Eucalyptus or Cyprus mulch are approved mulches. Gravel rocks and artificial turf may not be substituted for lawns in Tallahassee Ranch Club. The maintenance of all yard lawns and landscaped areas shall be the responsibility of the homeowner.

**4.16 LIGHTING:** Site lighting may be incorporated in the landscape and architectural plans. All lighting must be directed within a lot, with no spillover onto adjacent lots. The use of colored lenses is prohibited except when used in holiday displays. All additional lighting after completion must be reviewed by TRCARC.

**4.17 IRRIGATION:** For lawn and plant material, an automatic underground irrigation system is required. Irrigation plans for a residence must be furnished at the same time as the landscape plan and are part of the review.

Areas of native vegetation should not be irrigated.

## **SECTION 5 CONSTRUCTION RULES AND REGULATIONS**

**5.01 COMPLIANCE:** Each lot owner, builder and contractor shall be responsible for the actions of its employees, agents and subcontractors. To assure compliance with the Construction and Landscape Standards, a compliance deposit of Two Thousand Dollars (\$2,000.00) per lot shall be required from the builder. The compliance fee shall be refunded to the builder upon final inspection and acceptance by TRCARC.

**5.02 CONSTRUCTION TRAILERS:** No office, storage or other job related trailer shall be allowed on any lot or anywhere within the Community unless approved in writing by Tallahassee Ranch Club Associates, Inc.

**5.03 CONSTRUCTION REFUSE:** Each builder shall maintain a dumpster on all job sites under construction and shall keep the site clear of trash, debris, and overgrowth at all times. Silt screens shall be utilized to prevent dirt, debris and runoff from entering any lake or storm water system. Excess debris, dirt or mud shall be cleaned out of roadways on a regular basis. Care should be taken to insure that the pavement and curb fronting each job site are not damaged from oil spills, concrete drips or machinery. Each Builder shall be responsible for any such damage and the cost of subsequent repairs. Once construction is complete, all trash must be kept in residential cans and stored out of site. Tallahassee Ranch Club Associates, Inc. reserves the right to assess each builder for job site cleanup costs on a regular basis should such problems persist.

**5.04 SIGNAGE:** No signage shall be allowed on any lot prior to commencement of construction. Upon construction commencement, a builder sign, of a size and design designated by Developer, may be placed on the lot for construction related and identification purposes only but must be removed immediately upon completion or issuance of the certificate of occupancy from Leon County.

**5.05 CONSTRUCTION HOURS:** Designated work time is from 7:00 AM to 6:00 P.M. Monday through Friday, and 8:00 A.M to 5:00 P.M on Saturday. Without prior approval by Tallahassee Ranch Club Associates, Inc., no work may be scheduled on Sundays or holidays.

The Standards and Criteria for New Construction for Tallahassee Ranch Club contained herein may be amended at any time and from time to time only by the Tallahassee Ranch Club Homeowners' Association, Inc.

**TALLAHASSEE RANCH CLUB  
HOMEOWNERS' ASSOCIATION,  
INC.,** Florida not-for-profit corporation

By: \_\_\_\_\_  
Name:  
Title:

**TALLAHASSEE RANCH CLUB  
ARCHITECTURAL REVIEW  
COMMITTEE**

By: \_\_\_\_\_  
Name:  
Title:

**EXHIBIT LIST**

<b>EXHIBIT "A"</b>	Construction Administration Form .....	11
<b>EXHIBIT "B"</b>	Lot Development Application .....	13
<b>EXHIBIT "C"</b>	Acceptance Review Checklist .....	16
<b>EXHIBIT "D"</b>	Approved Mailbox Plan .....	17
<b>EXHIBIT "E"</b>	Recommended Plant Material and Tree Palette .....	18
<b>EXHIBIT "F"</b>	Approved Real Estate Sign .....	19
<b>EXHIBIT "G"</b>	Construction Sign .....	20



**EXHIBIT A  
TALLAHASSEE RANCH CLUB  
CONSTRUCTION ADMINISTRATION FORM**

Tallahassee Ranch Club Architectural Review Committee

GENERAL INFORMATION:

Builder/Contractor: \_\_\_\_\_ License No. \_\_\_\_\_

Address: \_\_\_\_\_ City/State \_\_\_\_\_

Property Owner: \_\_\_\_\_ Lot No. \_\_\_\_\_

Construction Address: \_\_\_\_\_  
\_\_\_\_\_

AGREEMENT:

I, \_\_\_\_\_, as Builder/Contractor for the above described construction project, acknowledge the improvements which will be constructed shall be in accordance with the plans and specifications as approved by Tallahassee Ranch Club.

I further acknowledge and agree:

1. I have read and understood the Tallahassee Ranch Club Standards and Criteria for New Construction and the Declaration of Protective Covenants, Conditions, and Restrictions for Tallahassee Ranch Club applicable to the property and will follow and obey these documents.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted for review and approval prior to implementation.
3. I will maintain a clean construction site at all times and install a job sign, commercial dumpster, and job toilet in conformance with the Standards and Criteria.
4. I am responsible for the conduct of all workers performing service on this project at all times while they are in Tallahassee Ranch Club.
5. I will notify the office of Tallahassee Ranch Club for field inspections.
6. Upon satisfactory final inspection of the property, the Compliance Fee will be returned, less any compliance costs.

7. Builder will be given written notice of noncompliance item discrepancies and will have 30 days to comply with regulations.

**COMPLIANCE FEE & DESIGN REVIEW FEE \*\***

Compliance Fee (\$2,000) \_\_\_\_\_

Design Review Fee (\$400) \_\_\_\_\_

Resubmittal / Remodeling  
Review Fee (\$200) \_\_\_\_\_

THIS APPLICATION, the appropriate Fees and Agreement submitted this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by:

\_\_\_\_\_  
BUILDER/CONTRACTOR  
SIGNATURE

\_\_\_\_\_  
(Print Name)

Application approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by:

**TALLAHASSEE RANCH CLUB  
ARCHITECTURAL REVIEW  
COMMITTEE**

By: \_\_\_\_\_  
Name:  
Title:

\*\* Please make out one check for the Compliance Fee and a separate check for the Review Fee. Both checks should be made payable to Tallahassee Ranch Club Homeowners' Association, Inc.

**EXHIBIT B**  
**TALLAHASSEE RANCH CLUB**  
**LOT DEVELOPMENT APPLICATION**

Standards and Criteria for the control of new construction within Tallahassee Ranch Club have been approved by Florida Land & Ranches, LLC., and Tallahassee Ranch Club Associates, Inc. pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Tallahassee Ranch Club, for the purpose of producing an aesthetically pleasing community of high quality, in harmony with the existing environment, with compatible and complimentary designs, all combining to protect and enhance the property value of each member of the community. Authority of Florida Land & Ranches, Inc., has been delegated to the Tallahassee Ranch Club Associates, Inc.

These Standards and Criteria are adopted pursuant to Article 4.3 of the Community Declaration of Restrictions for Homesites at Tallahassee Ranch Club and apply to all new construction on every Lot within Tallahassee Ranch Club. No construction, improvement, or alteration shall commence on any lot in any manner or respect until approval by the Tallahassee Ranch Club Architectural Review Committee (TRCARC) has been granted.

Attached hereto, is the required Lot Development Application Form to be completed, signed, and submitted with the aforementioned plans.

**TALLAHASSEE RANCH CLUB  
LOT DEVELOPMENT APPLICATION**

**GENERAL INFORMATION:**

Lot No: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Builder Name: \_\_\_\_\_

Builder Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

License Number: \_\_\_\_\_

**ARCHITECTURAL PLANS SUBMITTAL CHECKLIST:**

- 1) Site Plan (Dimensioned Layout Plan) \_\_\_\_\_**  
**[@ Min. 1" = 8'0" Scale]**

Setbacks Required:

Front:	As per recorded plat
Rear:	50'
Side:	40'

**(\*Please refer to Tallahassee Ranch Club Community Declaration for setbacks from Regulatory and Jurisdictional Buffer areas and Lakes and Drainage easements.)**

House Sizes Required:

Minimum A.C. Area: 2300 s.f.

(If two story, ground level minimum A.C. area on first floor will be 2000 square feet.)

- 1) **Finished Floor Elevation shown:** \_\_\_\_\_  
Existing trees shown (if applicable): \_\_\_\_\_  
Grading and Drainage shown: \_\_\_\_\_
- 2) **Dimensioned Floor Plan** \_\_\_\_\_  
[@ Min. 1/4" = 1'0" Scale]
- 3) **Foundation Plan** \_\_\_\_\_  
[@ Min. 1/4" = 1'0" Scale]
- 4) **Roof Plan** \_\_\_\_\_  
[@ Min. 1/4" = 1'0" Scale]
- 5) **Pool Enclosure Plan** \_\_\_\_\_  
[@ Min. 1/4" = 1'0" Scale]
- 6) **Exterior Elevations (Four Sides)** \_\_\_\_\_  
[@Min. 1/4" = 1'0" Scale]
- 7) **Landscape Plans** \_\_\_\_\_  
[@ Min. 1" = 8'0" Scale]  
Number of trees shown (minimum 4) \_\_\_\_\_  
Number of Trees Planted \_\_\_\_\_  
Irrigation Plans included: \_\_\_\_\_  
Meets Tree Removal Permit Requirement \_\_\_\_\_

**Color/Material Samples**

- Roof \_\_\_\_\_
- Stucco \_\_\_\_\_
- Fascia (Trim/Banding) \_\_\_\_\_
- Door \_\_\_\_\_
- Driveway \_\_\_\_\_

**PLEASE NOTE:** Approved plans may be retrieved from the Tallahassee Ranch Club Architectural Review Committee.



**EXHIBIT "C"**  
**TALLAHASSEE RANCH CLUB ACCEPTANCE REVIEW CHECKLIST**

LOT NUMBER \_\_\_\_\_

DATED REC'D BY TALLAHASSEE RANCH CLUB \_\_\_\_\_

BUILDER \_\_\_\_\_

OWNER \_\_\_\_\_

CONSTRUCTION ADMIN. FORM COMPLETE \_\_\_\_\_

ARCHITECTURAL PLANS (1 SET)  
[SITE PLAN (INCLUDING DRAINAGE) \_\_\_\_\_, FLOOR PLAN \_\_\_\_\_, FOUNDATION  
PLAN \_\_\_\_\_, ROOF PLAN \_\_\_\_\_, POOL ENCLOSURE \_\_\_\_\_, ELEVATIONS  
, LANDSCAPE PLANS \_\_\_\_\_,]

COLORS & SAMPLES REC'D \_\_\_\_\_

COMPLIANCE & REVIEW FEES REC'D \_\_\_\_\_

COPY OF CONSTRUCTION AGREEMENT \_\_\_\_\_

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "D"**  
**TALLAHASSEE RANCH CLUB**  
**APPROVED MAILBOX PLAN**



**EXHIBIT "E"**  
**RECOMMENDED PLANT MATERIAL AND TREE PALETTE**  
 Shade and Ornamental Trees and Palms

**Trees**

Live Oak (Native)  
 Laurel Oak (Native)  
 Southern Magnolia (Native)  
 Drake Elm  
 Sweet Gum "Palo Alto"  
 (Native)  
 Red Maple (Native)  
 Camphor Tree  
 Slash Pine  
 Crepe Myrtle  
 Ligustrum Tree

**Ground Cover**

Cast Iron Plant  
 Dwarf Jasmine  
 Daylilies  
 Mondo Grass  
 Algerian Ivy  
 Gulf Muhly (Native)  
 Spartina (Native)  
 Heather

**Grass**

St. Augustine "Floratum"

— Centpede —

**Palms**

Cabbage Palm (Native)  
 Washington Palm  
 Windmill Palm  
 Canary Island Date Palm  
  
 European Pan Palm

**Shrubs - Dwarf**

Azalea Varieties  
 Parson's Juniper  
 Blue Shore Juniper  
 White Indian Hawthorne  
 Holly  
 Yaupon Holly (Native)  
 Coontie (Native)  
 Liriope  
 Mexican Heather  
 African Iris  
 Daylilies

**Accent**

Coontie (Native)  
 Heavenly Bamboo  
 Crinum Lily (Native)  
 European Pan Palm  
 King Sago  
  
 Chinese Fan Palm  
 Saw Palmetto (Native)  
 Grafted Gardenia

**Shrubs-Medium**

Azalea Varieties  
 Viburnum  
 Compact Pittosporum  
 Dwarf Cornuta  
  
 Dwarf Buford Holly  
 Yellow Anise (Native)  
  
 Wax Priver  
 Juniper  
 Inkberry (Native)  
  
 Saw Palmetto (Native)  
 Fetterbrush (Native)  
  
 Podocarpus  
 Jasmine Varieties  
 Fountain Grass  
 Camelia  
 Surinan Cherry  
 Blue Daze  
 Gardenia  
 Holly Varieties  
 Indian Hawthorne  
 Walter's Viburnum/(Native)

# For Sale by Owner/ Realtor Signs Order Form

## Specifications

- Sign Panels will be constructed out of White signabond
- All Screwheads Painted White
- 1 sided
- 651 Oracal Vinyl Graphics
- Primed and Painted 60" 2x4 Post
- Installed 18" below grade
- Dirt Fill (No Concrete)
- Logo will be optional for Realtors (Must have TRC Approval)

## Pricing

- Quantity of (1-4 Signs) \$105.00 each**  
Installation is billed at \$85.00 per Hour including Drive Time (Estimate 4 Signs Per Hour)
- Quantity of (5-9 Signs) \$98.00 per sign**  
Installation is billed at \$85.00 per Hour including Drive Time (Estimate 4 Signs Per Hour)
- Quantity of (10 Signs) \$89.00 per sign**  
Installation is billed at \$85.00 per Hour including Drive Time (Estimate 4 Signs Per Hour)

## CLIENT PROOF RESPONSIBILITIES

- Ok As is (Proceed W/ Order)
- Ok with Corrections (No New Proof)
- Extensive Changes (New Proof Required)

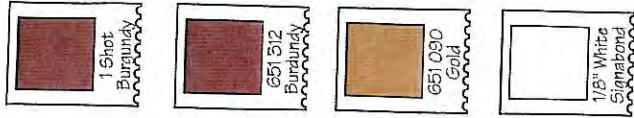
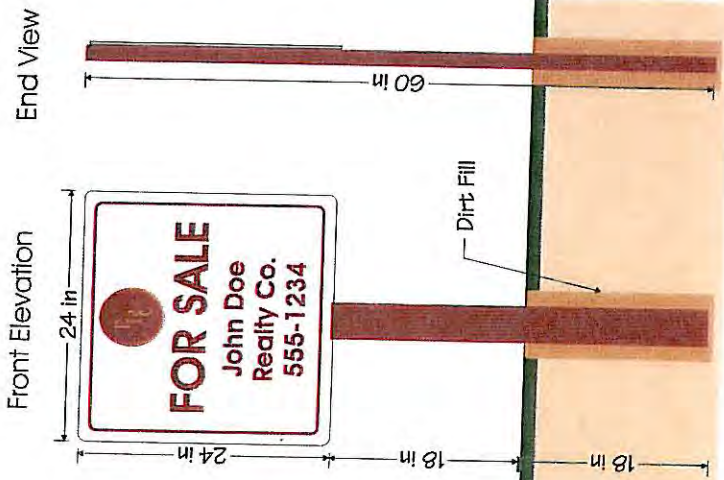
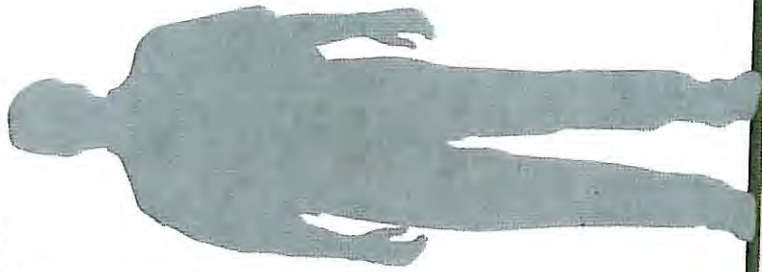
Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

- INSTALL
- PICK-UP
- DELIVER
- SHIPPED

\*Apogee Signs, Inc. is not responsible for errors in spelling, grammar, punctuation and/or numerical. It is the responsibility of the client to verify all information prior to proceeding with order. FAILURE TO DO THIS MAY RESULT IN ADDITIONAL FEES, SO PROOF WELL!  
\*All proofs must be signed, dated & faxed back. ALL ORDERS ARE ON HOLD UNTIL RECEIPT OF PROOF WITH SIGNATURE.



State Certified Sign Contractor  
ES12000314

**Matthew Shrode,**  
Director of Sales

matt.shrode@apogeesigns.com

1105 N. Monroe Street  
Tallahassee, FL 32303  
office 850.224.7446  
fax 850.224.8936



This proposal represents the intellectual property of Apogee Signs & Graphics and is hereby restricted to its use only. ANY USE outside of an express written consent with consideration, will be prosecuted to the highest possible penalty under the law.

**EXHIBIT "F"**

**APPROVED REAL ESTATE SIGN**



# Builder Signs Order Form

## Specifications

- Sign Panels will be constructed out of White signabond
- All Screwheads Painted White
- 1 sided
- 651 Oracal Vinyl Graphics
- Primed and Painted 92" 4x4 Post
- Installed 24" below grade
- Dirt Fill (No Concrete)
- Logo will be optional for Builders (Must have TRC Approval)

## Pricing

**Quantity of (1-4 Signs) \$240.00 each**

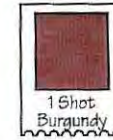
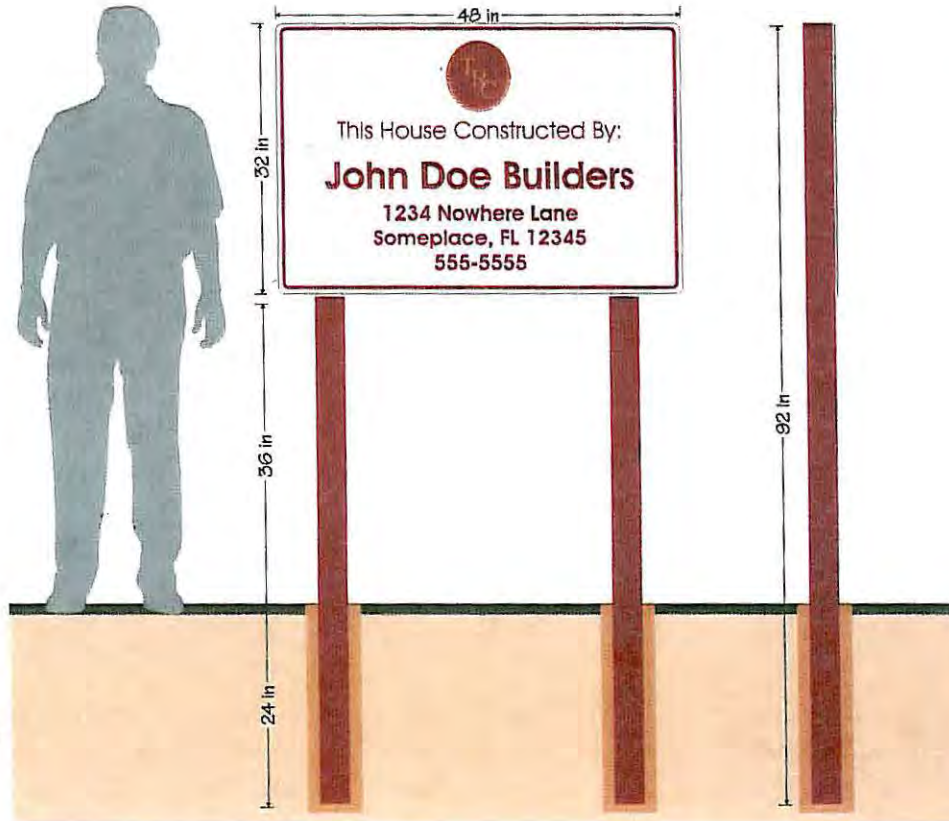
Installation is billed at \$85.00 per Hour including Drive Time (Estimate 2 Signs Per Hour)

**Quantity of (5-9 Signs) \$229.00 per sign**

Installation is billed at \$85.00 per Hour including Drive Time (Estimate 2 Signs Per Hour)

**Quantity of (10 Signs) \$215.00 per sign**

Installation is billed at \$85.00 per Hour including Drive Time (Estimate 2 Signs Per Hour)



State Certified Sign Contractor  
ES12000314

**Matthew Shrode,**  
Director of Sales

matt.shrode@apogeesigns.com

1105 N. Monroe Street  
Tallahassee, FL 32303  
office 850.224.7446  
fax 850.224.8936



## CLIENT PROOF RESPONSIBILITIES

- Ok As Is (Proceed W/ Order)
- OK with Corrections (No New Proof)
- Extensive Changes (New Proof Required)

- INSTALL
- PICK-UP
- DELIVER
- SHIPPED

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## Order Info

Name/Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Lot Location: \_\_\_\_\_

Logos must be emailed in ai. file to matt.shrode@apogeesigns.com

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\*All proofs must be signed, dated & faxed back. ALL ORDERS ARE ON HOLD UNTIL RECEIPT OF PROOF WITH SIGNATURE.

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**EXHIBIT "G"**  
**CONSTRUCTION SIGN**