

HOME BUILDING REQUIREMENTS FOR ROYAL OAKS

*The following is a quick reference list that has been put together to better aid you in the process of building a new home in Royal Oaks. Please keep in mind that your **Deed Restrictions** provide you with **full documentation** on these requirements, please refer to them before and during your construction.*

What is the ARB? ARB is the **Architectural Review Board**. This board is formed by five volunteer members of the community qualified to evaluate new construction according to the By Laws and Restrictions of your Community. Before you begin construction of your new home, and prior to obtaining your permit from the City, you must comply with the following ARB requirements.

1. Submit two (2) sets of complete identical plans dated, signed and sealed by your Architect or Engineer (copies from originals are acceptable if signed and sealed appropriately) to the Management Company. Approval of your plans may take up to 30 days after you present them to the ARB. Immediately after the ARB reviews your plans you will be notified of their approval or denial. If the plans were approved, only one (1) set of plans will be returned to you and the second one will be kept on file at the Management Company. The plans must show the following:
 - Survey – Lot Plat on front page
 - Structure site plan and separate landscaping plan
 - Optional: Preliminary plans (2) can be submitted for review before final plans are submitted for approval
 - Driveway – All driveways must be individual or interlocking brick; or poured concrete (all poured concrete driveways must have a brick paver, ceramic tile, or stamp finish)
 - Pool (if applicable) (**see restrictions on corner lots**)
 - Fences or walls (**see restrictions on corner lots**)
 - Set backs- Must comply with Town of Miami Lakes Building and Zoning Dept.
 - Two (2) car garage (no less than 20 X 20)
 - Electrical Plans
 - Electric garage opener
 - Light post (must be shown on front page and on electrical page E-1)
 - Air Conditioning and Trash enclosure
 - Landscaping (At least 3% of the construction cost) mainly at front of property
 - Exterior colors with samples – (Trim & Body)
 - Complete and correct address of property must be shown on plans
 - **Plans will not be accepted for review if they do not comply with all of the above requirements**
 - **Refer to your Deed Restrictions for complete list of requirements, besides the above list, which could affect your construction**
2. **You must also submit two checks with your plans. One check is a \$100.00 non-refundable Association processing fee for review and approval of your plans. The other check is a \$1000.00 refundable deposit. Please make checks payable to Royal Oaks Homeowners Association, Inc.**
3. If any new home plans are reviewed but have to be rejected because they do not comply with the guidelines provided, a non-refundable fifty dollars (\$50.00) fee payable to Royal Oaks H.O.A. must accompany each plan re-submission.



Royal Oaks Homeowners' Association, Inc. c/o GRS Management, Inc.
15280 NW 79th Court, Suite 101, Miami Lakes, FL 33016
T: (305)823-0072 F: (305)823-4888
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4. During the construction period *you* are responsible for maintaining the area around your property clean from any kind construction debris, the lawn mowed & weeds under control. A large waste container must be kept for collection of trash and emptied when full.
5. After construction is completed and you have complied with all of the requirements requested by the A.R.B. and have obtained a Certificate of Occupancy from the Building Department, fax a copy of such certificate and a note to the Management Company requesting the ARB's final inspection so that your \$1,000.00 deposit may be returned to you.
6. **The ARB has thirty (30) days after receipt of the plans to approve / disapprove them.**

I have received, read and understand all the above and I will comply.

Name & Signature of Homeowner or Assignee

Date_____

*The Town of Miami Lakes Zoning and Building Department is located at:
6601 Main Street, Miami Lakes, FL 33014
T: (305) 364-6100 F: (305) 558-8511*