



Mt. Royal  
Airpark

PROPERTY OWNERS' ASSOCIATION  
Architectural Review Board  
109 Airport Drive  
Crescent City, Florida 32112

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### Architectural Review Requirements and Guidelines

1. According to Article VIII, Architectural Review Requirements, The Architectural Review Board (ARB) administers and performs the architectural and landscape review and control functions relating to the Community. Please review and familiarize yourself with all the applicable building requirements in the *Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Airpark, August 2014* (C&Rs) before submitting an Application to the ARB.
2. The ARB has the right to approve or disapprove all architectural, landscaping, and improvements within the Community to be made by Owners.
3. All approved construction must be completed within eighteen (18) months.
4. Single-family homes or apartments have minimum floor area square footage standards based on lot location.
5. Before construction, all plans must be submitted to the ARB for approval and include the following:
  - a. Architectural considerations/aesthetics.
    - i. Proposed exterior colors from a preferred preapproved color pallet obtained from the ARB, or the owner must provide a minimum of 1 square ft of siding/roofing exterior finish sample.
    - ii. Resident/hangar exterior finish sample.
    - iii. Roof color and treatment for hangar and house.
    - iv. Must meet the harmony of the exterior design of surrounding structures of the airpark.
  - b. Setbacks. Setbacks from the eve of structure(s) must be noted in plans and comply with C&Rs.
  - c. Culvert location or swales. Before establishing the location and depth of culverts or swales, drawings must be submitted to ARB for review and approval. In no situation may culverts be installed without ARB approval.
  - d. Proposed tree removal. Tree removal must meet the C&Rs and be approved by ARB.
  - e. Elevations.
  - f. Driveway location. All driveway or access path locations should be depicted on the plans.
  - g. Materials. Acceptable building materials are concrete, concrete block, stucco, James Hardy cement board composite, or other materials as approved by the

MRAPPOA Board. Examples of unacceptable materials include aluminum siding, steel siding, or vinyl siding.

- h. Proposed septic, drain field, and well location.
  - i. Surface(s). Show all walkways and defined surfaces, impervious or not. Impervious surface ratio maximum 50%.
  - j. Aircraft hangars and hangar doors must architecturally match the house and be constructed from the same exterior materials as the house structure.
  - k. Stormwater issues.
    - i. Adjacent property water slope to prevent dumping your water onto a neighbor.
    - ii. Water retention- if necessary, treatments for stormwater issues.
  - l. Site plan must meet the wing clearance requirements.
6. Fences. Fences are not allowed from the front of the house toward the street. Approved fencing materials include white vinyl (concealment area) and black wrought iron.
  7. Wall treatments and landscaping. The owner must show their intention to use wall treatments or landscaping for extremely large walls, hangars, and houses. Landscaping must be completed within 90 days of receipt of the "Certificate of Occupancy."
  8. Roadway edge protection. The owner has received and reviewed the roadway edge protection drawing and will comply with its requirements.
  9. Aprons. Any aprons on the south side of the runway within the runway right of way require a 2-inch PVC conduit running the width of the apron plus two feet on each side, parallel with the runway edge, for future runway light maintenance if needed.
  10. There are no sheds allowed in the Community.
  11. Plans are subject to approval, as noted. Plans retained by ARB must include notes depicting changes, and the ARB approval letter must also include notes depicting changes.
  12. Prior to occupancy of any improvement constructed or erected, the Owner will obtain a Certificate of Compliance from the ARB certifying improvements comply with the requirements in the C&Rs.

As the property owner, I have read and understand the *Architectural Review Board Guidelines* outlined in *Article VIII, Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Airpark, August 2014*.

Once original plans are approved, any changes made to the approved plans are subject to reapproval.

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Property Owner

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Date

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Property Owner

\_\_\_\_\_  
Date