

**ARCHITECTURAL COMMITTEE  
REQUIREMENTS FOR CONSTRUCTION OF DOCKS AND SEAWALLS**

***POINTS OF AGREEMENT***

**INTRODUCTION**

THE ARCHITECTURAL COMMITTEE IS RESPONSIBLE FOR THE OVERSIGHT OF CONSTRUCTION WITHIN SYMPHONY ISLES. AS REQUIRED BY THE MASTER DECLARATION, ARTICLE VIII, THE COMMITTEE HAS ESTABLISHED THE FOLLOWING RULES AND REGULATIONS FOR THE CONSTRUCTION OF DOCKS AND SEAWALLS IN SYMPHONY ISLES.

THE SYMPHONY ISLES MASTER DECLARATION, AS WELL AS, THE RULES AND REGULATIONS ESTABLISHED BY THE BOARD OF DIRECTORS, ARCHITECTURAL COMMITTEE, AND THE SECURITY COMMITTEE APPLY TO VARIOUS ASPECTS OF CONSTRUCTION ACTIVITY IN THE COMMUNITY. EACH LOT OWNER, CONTRACTOR, AND ARCHITECT IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL OF THESE PRIOR TO DESIGNING AND BUILDING A DOCK OR SEAWALL IN SYMPHONY ISLES.

**GENERAL GUIDELINES**

- I. The Architectural Committee meets monthly to review and approve plans, on the first Thursday of the month at 7:00 p.m. at the Cabana. All plans must be submitted at least *two weeks* in advance of the meeting to allow adequate time for review prior to the meeting. Failure to meet the deadline will most likely result in a one-month delay in obtaining approval. We urge the owner and/or the builder to attend the meeting when approval is requested. This will expedite matters.
  
- II. The Architectural Committee is here to enforce the Bylaws everyone agrees to before buying or building in Symphony Isles *and* we want your construction project to go smoothly. Compliance with the Deed Restrictions and these Architectural Committee requirements will go a long way toward achieving that objective. No approval will be unnecessarily or inappropriately withheld. We will work with you and help you in every way that is under our control to make sure that your building project goes smoothly and without delays or problems. *Most of the problems we encounter could be avoided if people would just communicate with us.* Please contact the Architectural Committee Chairman if you are unsure of any requirements or if you have any questions.

- III. The **Architectural Committee** must approve all plans in writing prior to the start of construction. The approvals received are valid for 12 months from date of approval. If construction has not begun within that period, plans must again be submitted to the Architectural Committee for re-approval. *Any changes to the originally approved plans or additions thereto must be submitted to the Committee for approval.*
- IV. It is the responsibility of the owner and contractor to insure compliance with all applicable county, state agency, or other codes, permits and regulations. Architectural Committee approval does not imply submitted plans meet all other requirements.

### **PLAN GUIDELINES AND REQUIREMENTS**

TWO SETS OF DETAILED PLANS TOGETHER WITH A SIGNED COPY OF THE "AGREEMENT" MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE with the following requirements:

#### **SEAWALL SPECIFICATIONS**

- I. Seawalls must be installed on all lots (except beachfront lots) prior to the start of any construction or grading on such lot.
- II. For any lot (except beachfront lots) purchased after September 30,1993, the purchaser of such lot must within sixty (60) days of purchase, apply to the Architectural Committee and any appropriate regulatory authorities, as may be required, for a permit to install a seawall on such acquired lot. The construction of the seawall must be completed within sixty (60) days of receipt of approval from the Architectural Committee or from the granting of the permit by the appropriate regulatory authorities, if required, whichever is later in time.
- III. The submitted seawall plans must show the lot and unit number and street address, as well as exact location on lot site, adjacent seawalls and materials to be used.
- IV. All seawalls must be built in accordance with the attached specifications, in a good workmanship manner, and in conformance with adjacent properties. The specifications include the following:
  - A. All wood is to be rough cut 2.5 CCA pressure treated. Rough cut means the 6"x6" post, for example, will be a true 6"x6".
  - B. The 6"x6" posts must be 5' on center.
  - C. The posts and vertical must be 8' long with penetration equal to the exposed wall height.
  - D. There must be a separate concrete deadman connected with a 3/4" diameter galvanized tie rod to each post. Six (6) cubic feet of concrete (1000 lbs) should be used for each deadman, A 6"x6" 1/4" steel plate is to be used on each rod for fastening to the 6"x6" post.
  - E. Filter cloth (terra tex heavy duty stabilization fabric) shall be installed on the bank side of the wall with a 2' return into the bank at the bottom.
  - F. The top of the wall must be 18" inches below the curb height.
  - G. If the wall is not tying into an existing seawall on the adjoining lot, a 6' return must be constructed.

- H. The seawall must be back filled and graded to permit lot mowing if house construction is not to commence promptly.

### **DOCK SPECIFICATIONS**

- I. The submitted dock plans must show the lot and unit number and street address, as well as the exact location on lot site plan, relative distances to existing adjacent dock structures, canal width, and materials to be used.
- II. Plans must be approved by both the Architectural Committee and the Tampa Port Authority. No construction is to start without such approval.
- III. All roofs must be covered by concrete roof tile matching the residence (other matching materials are now being considered) and must be installed at the same time as the roof is constructed.
- IV. All dock lights must be approved by permitting agents, as well as the Architectural Committee.
- V. All docks must be built in accordance with the attached minimum specifications, in a good workmanship manner, and in conformance with adjacent properties. The minimum specifications include the following:
- A. 2.5 CCA Marine treated pilings
  - B. Support members and outside joists bolted to piling with  $\frac{5}{8}$ " galvanized through bolts.
  - C. 2"x6" CCA .40, #1 grade decking fastened with 16d ring shank or screw shank nails.
  - D. All roofs must be hip style with a maximum  $\frac{6}{12}$  pitch.
  - E. All roofs to be a maximum height of 9' from the top of the seawall to top of perimeter beam.
- VI. Dock plans showing any of the following must be submitted to adjacent property owners for review and an opportunity to comment:
- A. Docks longer than 40' feet from the seawall, including tie poles.
  - B. Docks which include a roof.
  - C. Docks or tie poles closer than 25' from the adjacent property line (10' feet for Zero lot line lots).
  - D. Docks or tie poles which present a potential safety hazard to the use of existing structures or the waterway, as determined by the Architectural Committee.
  - E. In any case where review and comment by the adjacent property owners is determined to be appropriate by the Architectural Committee.

## CONSTRUCTION REQUIREMENTS AND RESTRICTIONS

*The following rules are meant to protect you and your neighbors.*

1. Construction is to be completed promptly.
  2. Work hours and restrictions in Symphony Isles are 7:00 a.m. to 7:00 p.m. Monday thru Friday and 8:00 a.m. to 7:00 p.m. Saturday
  3. No construction is to take place on Sundays or designated holidays. Work hours apply to both owner and contractor.
  4. Do not use the roads to unload material and be careful with equipment. Any road damage will be the responsibility of the Owner.
  5. Playing of radios, tape decks, etc. in a loud manner is not allowed.
  6. Loud offensive language will not be tolerated.
- I. **SITE MAINTENANCE:** It is the joint responsibility of the owner and the contractor to keep the job site and the area between the seawall and the water looking as clean as possible. Our objective is to make the construction as bearable as possible for our residents. The job site and area between the water and the seawall is to be thoroughly cleaned after completion of construction.
  - II. **SECURITY AND SAFETY:** All persons are expected to comply with speed limits, parking regulations, stop and yield signs as well as other Symphony Isles security regulations. After appropriate warning, violators will be denied access to the property if further violations occur. Owners are ultimately responsible for all actions of contractors, their employees, their subcontractors and their employees.
  - III. **LICENSING AND INSURANCE:** Before hiring a contractor to build a seawall or dock, the owner should insure that the contractor is properly licensed in Hillsborough County and carries both Workman's Compensation Insurance and General Liability Insurance.
  - IV. **CHANGES:** Occasions may arise when it is necessary (or desirable) to make changes in approved plans. Changes can be presented at the regularly scheduled Architectural Committee meetings, or if approval is needed quickly, by contacting the Committee Chairman or the President or Vice President. A plan change must be presented and approved in writing.
  - V. **FINAL INSPECTION:** Please advise the Committee when construction is completed in order to allow a final inspection. **THE ARCHITECTURAL COMMITTEE RESERVES THE RIGHT TO DETERMINE FINAL COMPLIANCE WITH SYMPHONY ISLES RULES AND RESTRICTIONS BASED ON A VISUAL INSPECTION OF THE COMPLETED PROJECT.**

## AGREEMENT AND CONSENT

AS A PROPERTY OWNER IN SYMPHONY ISLES YOU MUST COMPLY WITH THE MASTER DECLARATION AND THE ARCHITECTURAL RULES AND REQUIREMENTS.

BY SIGNING BELOW YOU AGREE AND CONSENT TO FOLLOW THESE REQUIREMENTS. SPECIFICALLY YOU ACKNOWLEDGE THE FOLLOWING:

1. I have received a copy of the Symphony Isles MASTER DECLARATION and I am familiar with and understand the restrictions that apply to my property.
2. I have received a copy of the Architectural Committee Requirements for Constructions of Docks and Seawalls in Symphony Isles and I am familiar with and understand the rules, regulations, and specifications for building a dock or seawall in Symphony Isles.
3. I understand that the Symphony Isles Master Association can and will shut down my construction site, and deny access to my contractor and workers, for violations of the Architectural Committee rules and regulations or the requirements of the Master Declaration until such violations are corrected.

Property Address: \_\_\_\_\_

Property Owner(s):

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Address

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Phone

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Date

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Signature

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Printed Name

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Contractor:

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Signature

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Printed Name

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Address

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Date