

Section III - VILLAS (CONDOMINIUMS) STANDARDS

Introduction

Villas (Condominiums) are generally designed and built as a total project. The design and architectural character is unified and consistent. Generally, the design standards are reflected in the product. Some Condominium Associations have adopted specific standards to guide modifications and to insure a uniform character for owner changes and to protect the value and character of common properties. Additionally some Associations require that owners pay for an Association required contractor or inspector to verify the approved work is consistent with the Association rules and regulations. Owners should check with their respective Association to determine if they have adopted any specific rules, regulations or standards related to exterior or interior changes. While the ARB is only concerned with changes to the exterior appearance of condominiums, the condominium association may be concerned with interior changes especially if the owner interior changes impact common elements. Typically, the condominium owner only owns the interior space usually referenced as from paint to paint. In reviewing applications from condominium owners, the Architectural Review gives great weight to the opinions and recommendation of their respective Associations.

Design Philosophy and Design Criteria

The review of changes, additions and exterior modification to existing Villas is generally limited to evaluating the specific and usually minor changes in terms of its impact to the existing building and its man-made and natural surroundings. The impacts to neighboring properties, especially adjoining condominiums whether to the side or above or below are particularly important. The overall design Philosophy and Design Criteria as set forth in Section I, are applicable.

What requires ARB Approval?

All new exterior construction, renovations, and site improvements for Villas (condominiums) within Amelia Island Plantation require review and approval by the AIP Architectural Review Board. All activities that effect the natural environment, such as tree removal and major re-landscaping require ARB review and approval. The addition of significant features such as decorative ponds, lighting, fountains, patios, terraces, decks and/or swimming pools or changes to vehicle or pedestrian circulation system require ARB approval. Maintenance work does not require ARB approval provided there is no change in the exterior appearance.

Plan Review and Permit Procedures

1. The plan review process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. It is the Policy of the ARB to encourage condominium associations to review and comment on any proposal submit to ARB for a property within their condominium association.
3. The ARB will forward all ARB Application to the respective association for their review and comment approximately one week prior to the ARB review meeting.
4. The Class "B" Covenants and Restrictions for Townhomes and multi-family buildings (villas) provides that if the application is not approved or denied within thirty (30) days of its receipt date, the requirement for ARB review and approval is void. In order to give the Association Director adequate time to review proposal, Owners are encouraged to discuss proposed plans with their Association Board of Directors and /or Property Manager in advance of submitting the Application to the ARB.
5. Please see Appendix "K" and Appendix "L" for Plan Review and Permit Procedures regarding Satellite dishes and outdoor lighting respectively.

Construction Procedures

1. The construction process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. Condominium property owners are reminded to review all construction plans and schedules with the Directors of the Association or the Property manager prior to commencing any construction project whether on the inside or outside of the condominium.

List of Condominiums

- Beachside Villas O.R. Book 805, page 68
- Beach Walker Villas O.R. Book 159, page 162
- Beach Wood Villas O.R. Book 174, page 385
- Captain's Court Villas O.R. Book 177, page 607
- Courtside Villas O.R. Book 434, page 589
- Club Villas O.R. Book 158, page 116
- Dunes Club Villas O.R. Book 1144, page 56
- Dunes Row O.R. Book 544, page 566
- Fairway Oaks Villas O.R. Book 160, page 366
- Fiddler's Bend Villas O.R. Book 779, page 1647
- Lagoon Villas O.R. Book 147, page 577
- Linkside A O.R. Book 422, page 355
- Linkside B O.R. Book 562, page 297
- Ocean Club Villas O.R. Book 938, page 1812
- Ocean Club South O.R. Book 1046, page 1043
- Piper Dunes O.R. Book 696, page 1768
- Piper Dunes North O.R. Book 761, page 569
- Pool Villas (Marsh View) O.R. Book 175, page 300
- Sandcastles O.R. Book 124, page 200
- Sea Dunes O.R. Book 424, page 1
- Spyglass Villas O.R. Book 499, page 328
- Spyglass II Villas O.R. Book 1507, page 1354
- Ship Watch Villas O.R. Book 191, page 339
- Tennis Villas O.R. Book 1416, page 1229
- Turtle Dunes O.R. Book 452, page 111
- Windsong Villas O.R. Book 326, page 16