

SECTION IV – COMMERCIAL AND RESORT STANDARDS

Introduction

Commercial and Resort Properties like Villas are generally designed and built as a total project. The design and architectural character is unified and consistent. Moreover, the design of commercial and resort properties is strongly related to their use and function. The design standards are therefore reflected in the product. Where a new facility is proposed, the relationships to surrounding uses are considered more strongly. If there is a commercial condominium or owners association, owners should check with their 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 Commercial and Resort Properties, the condominium association if applicable may be concerned with interior changes especially if the owner interior changes impact common elements. In reviewing applications from owners that have an association, the Architectural Review gives great weight to the opinions and recommendation of their Associations.

Design Philosophy and Design Criteria

The review of changes, additions and exterior modification to existing commercial and resort facilities or properties, the review 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 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 commercial and resort properties 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. All commercial and Resort activity must also meet the requirements of applicable Nassau County Zoning Regulations and Florida Statutes.
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 "C" Covenants and Restrictions for Commercial Uses provides that if the application is not approved or denied within forty-five (45) days of its receipt date, the Application shall be deemed approved. In order to give the Association Directors adequate time to review proposals, 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.
6. Signage is an important component of commercial and resort properties. The AIP Architectural Review Board has adopted the Amelia Island Plantation Way finding System (AIPWFS) to provide for the design and placement of attractive, durable, maintainable and affordable signs that provide guests, property owners and employees with easy to follow directions, safety warnings, instructions and property identification. The review and approval of all signage is in accordance with the AIPWFS Guidelines.

Construction Procedures

1. The construction process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. Condominium and owner association members 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 building in addition to the AIP Architectural Review Board.