



# LAKE COUNTY FLORIDA

August 10, 2016

Grand Island Ridge Home Owners Association, Inc.  
Attn: William Britt, President  
2102 SW 20<sup>TH</sup> Place, Suite 402  
Ocala, FL 34471

## **Re: Maintenance Required- Stormwater Management System Components**

Dear Mr. Britt:

As part of Lake County's permit with the State of Florida to operate our Municipal Separate Storm Sewer System (MS-4), we are required to conduct inspections and map the overall stormwater system throughout the County. During our field inspection each stormwater structure's condition and functionality is evaluated as compared to original permitted design. These inspections include stormwater management system components within County right-of-way and connected system features not necessarily within County right-of-way. During the inspection effort in your subdivision, the attached list of stormwater structures were noted as in need of maintenance.

Our review of the Saint John's River Water Management District (SJRWMD) permit records and the organizing documents of your development indicates the maintenance responsibility of these specific elements of the stormwater system lies with the Grand Island Ridge Home Owners Association (HOA).

We would be glad to meet you or your representative at Grand Island Ridge to discuss the maintenance needs noted and possible courses of action the HOA might take to address. We would also be glad to make a presentation at one of your HOA meetings to discuss citizen/ individual property owner actions that can be taken to aid in maintaining the stormwater system and assist with water quality.

Please feel free to contact me at (352) 253-9080 or via email [nmcray@lakecountyfl.gov](mailto:nmcray@lakecountyfl.gov) should you have any questions.

Sincerely,

Nicholas Mcray  
Stormwater Project Manager

Enclosures: Stormwater Inspection Deficiency List and Map; Grand Island Ridge  
SJRWMD Permit: 42-069-96388-1  
SJRWMD Neighborhood Guide to Stormwater Systems

cc: Mary Hamilton, Environmental Services Division Manager  
File- NPDES Inspections

LAKE COUNTY PUBLIC WORKS | ENVIRONMENTAL SERVICES DIVISION  
323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778 ♦ P 352.253.9080 ♦ F 352.253.6016  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

TIMOTHY I. SULLIVAN  
*District 1*

SEAN M. PARKS, AICP, QEP  
*District 2*

JIMMY CONNER  
*District 3*

LESLIE CAMPIONE  
*District 4*

WELTON G. CADWELL  
*District 5*

OPERATION AND MAINTENANCE PERMIT CONVERSION  
STAFF REPORT

DATE: July 28, 2010  
PROJECT NAME: Grand Island Ridge  
PERMIT NUMBER: 42-069-96388-1

*Transfer - Sta. 3*

O & M ENTITY NAME: Grand Island Ridge Homeowners Association, Inc.  
C/o Specialty Management Company of Central Florida, Inc.  
ADDRESS: 882 Jackson Avenue  
Winter Park, FL 32789  
Attn: Tommy Malcom

**AUTHORIZING STATEMENT:** This permit authorizes operation and maintenance of a Stormwater Management System with stormwater treatment by retention for Grand Island Ridge, a 28.82-acre project, which includes 68 single-family lots, roadway within the subdivision, stormsewer system, conveyance swales, and two dry retention ponds, and which was permitted and constructed in accordance with permit number 42-069-96388-1.

Date As-Built inspection was performed: 5/4/2010, 6/25/2010

Required Documents Submitted? Yes

Project in compliance? Yes

Operation and Maintenance Standard Permit Conditions (**carried over from the construction permit**) to be placed on the Operation permit:

1 2 3 4 5 6 (The stormwater management system shall be operated in accordance with the plans and information received by the District on December 30, 2004, and as amended by plan sheets 3, 5 & 6 received by the District on January 11, 2005).

OTHER CONDITIONS (**contained in construction permit**) to be placed on the Operation permit:

COMMENTS:

*Willie E. Cady 7/28/10*  
Compliance Manager/Date

ARRIVED IN  
PALATKA  
JUL 30 2010  
REGULATORY  
INFORMATION MGT.



# St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
On the Internet at [www.sjrwmd.com](http://www.sjrwmd.com).

## REGULATION OF STORMWATER MANAGEMENT SYSTEMS

### CHAPTER 40C-42, F.A.C.

**PERMIT NO. 42-069-96388-1**  
**A PERMIT AUTHORIZING:**

**DATE ISSUED: January 19, 2005**

Construction of a Stormwater Management System with stormwater treatment by retention for Grand Island Ridge, a 28.82-acre project to be constructed as per plans received by the District on December 30, 2004 and as amended by plan sheets 3, 5 & 6, received by the District on January 11 2005.

#### LOCATION:

Section(s): 31                      Township(s): 18S                      Range(s): 26E

Lake County

Palmer Homes  
7053 University Blvd  
Winter Park, FL 32792

This document shall serve as the formal permit for construction and operation of stormwater management system in accordance with Chapter 40C-42, F.A.C., issued by the staff of the St. Johns River Water Management District on January 19, 2005. This permit is subject to the standard limiting conditions and other special conditions approved by the staff. These conditions are enclosed.

This permit is a legal document and should be kept with your other important records. The permit requires the submittal of an As-built certification and may require submittal of other documents. All information provided in compliance with permit conditions should be submitted to the District office from which the permit was issued. An As-built certification form is attached. Complete this form within 30 days of completion of construction of the permitted system, including all site work.

Upon receipt of the As-built certification, staff will inspect the project site. Once the project is found to be in compliance with all permit requirements, the permit may be converted to its operation phase and responsibility transferred to the operation and maintenance entity in accordance with Chapter 40C-42.028, F.A.C.

#### GOVERNING BOARD

Ometrias D. Long, CHAIRMAN APOPKA	David G. Graham, VICE CHAIRMAN JACKSONVILLE	R. Clay Albright, SECRETARY OCALA	Duane Ottenstroer, TREASURER JACKSONVILLE	
W. Michael Branch FERNANDINA BEACH	John G. Sowinski ORLANDO	William Kerr MELBOURNE BEACH	Ann T. Moore BUNNELL	Susan N. Hughes JACKSONVILLE

Permit issuance does not relieve you from the responsibility for obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work. Please note that if dewatering is to occur during any phase of construction or thereafter and the surface water pump(s), wells, or facilities are capable of withdrawing one million gallons of water per day or more, or an average of 100,000 gallons per day or more over a year, and any discharge is to be off-site, you must apply for and obtain a Consumptive Use Permit (40C-2) from the District prior to starting the dewatering. Please contact the District if you need additional information or application materials.

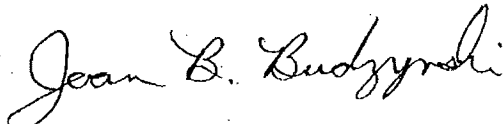
Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part thereof.

This permit does not convey to Permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

In the event you sell your property, the permit will be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation, and if this office can be of any further assistance to you, please do not hesitate to contact us.



Joan Budzynski, Supervising Prof Engineer - Altamonte Springs

Department of Water Resources

Enclosures: As-built Certification Form  
Exhibit A

cc: District Permit File

**Consultant:** Farner Barley & Associates Inc  
350 N Sinclair Ave  
Tavares, FL 32778

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 42-069-96388-1**  
**PALMER HOMES**  
**DATED JANUARY 19, 2005**

1. This permit for construction will expire five years from the date of issuance unless otherwise specified by a special condition of the permit.
2. Permittee must obtain a permit from the District prior to beginning construction of subsequent phases or any other work associated with this project not specifically authorized by this permit.
3. Before any offsite discharge from the stormwater management system occurs, the retention and detention storage must be excavated to rough grade prior to building construction or placement of impervious surface within the area served by those systems. Adequate measures must be taken to prevent siltation of these treatment systems and control structures during construction or siltation must be removed prior to final grading and stabilization.
4. The permittee must maintain a copy of this permit complete with all conditions, attachments, exhibits, and permit modification in good condition at the construction site. The complete permit must be available for review upon request by District representatives. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
5. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall be considered a violation of this permit.
6. District authorized staff, upon proper identification, must be granted permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.
7. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are hereby incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specification in chapter 6 of the Florida Land Development Manual: A guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
8. If the permitted system was designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(13) (As built Certification By a Registered Professional), signed and sealed by an appropriated professional registered in the State of Florida, and two (2) sets of "As Built" drawings when a) required by a special condition of this permit, b) the professional uses "As Built" drawings to support the As Built Certification, or c) when the completed system substantially differs from permitted plans. This submittal will serve to

notify the District staff that the system is ready for inspection and approval.

9. If the permitted system was not designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(14) (As built Certification), signed by the permittee and two (2) sets of "As Built" drawings when required by a special condition of this permit, or when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
10. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than seven (7) days before the construction activity in that portion of the site has temporarily or permanently ceased.
11. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the Changes prior to implementation so that a determination can be made whether a permit modification is required.
12. Within thirty (30) days after sale or conveyance of the permitted stormwater management system or the real property on which the system is located, the owner in whose name the permit was granted shall notify the District of such change of ownership. Transfer of the permit shall be in accordance with the provisions of section 40C-612, F.A.C. All terms and conditions of this permit shall be binding upon the transferee. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
13. The stormwater management system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure. The system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the stormwater management system to a local government or other responsible entity.
14. The operation phase of the permit shall not become effective until the requirements of Condition No. 8 or 9 have been met, the district determines that the system complies with the permitted plans, and the entity approved by the District in accordance with section 40C-42.027, F.A.C., accepts responsibility for operation and maintenance of the system. The permit cannot be transferred to such an approved, responsible operation and maintenance entity until the requirements of section 40C-42.028, F.A.C., are met, and the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District in accordance with section 40C-42.028, F.A.C., the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to subsection 40C-42.028 (4) F.A.C., the permittee shall be liable for compliance with the terms of the permit.
15. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity, Failure to submit the appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.
16. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any

interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40C-42.028, F.A.C.

17. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
18. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
19. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
22. The berm within proposed dry retention pond P-2 must be constructed in accordance with the recommendations of the Geo-Tech as set forth in the report of December 22, 2004 from Andreyev Engineering, Inc., received by the District on December 30, 2004. A professional engineer, registered in the State of Florida, or his designee must be onsite to certify that the berm is constructed in accordance with the approved design. The professional engineer must submit a signed and sealed inspection report certifying that the berm was constructed in accordance with the approved design as part of the as-built certification (EN-46) submission.
23. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours.

If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report to the Altamonte Spring Service Center, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

## Notice Of Rights

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Sections 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the rights to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57, Florida Statutes, and Rules 28-106.111 and 28-106.401-405, Florida Administrative Code. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka, Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) within twenty-six (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.
2. If the Governing Board takes action which substantially differs from the notice of District decision, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to District Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at the address described above, within twenty-six (26) days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of its final agency action (for those persons to whom the District does not mail actual notice). Such a petition must comply with Rule Chapter 28-106, Florida Administrative Code.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.
4. A substantially interested person has the right to an informal hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.
5. A petition for an administrative hearing is deemed filed upon delivery of the petition to the District Clerk at the District headquarters in Palatka, Florida.
6. Failure to file a petition for an administrative hearing, within the requisite time frame shall constitute a waiver of the right to an administrative hearing (Section 28-106.111, Florida Administrative Code).
7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code and Section 40C-1.1007, Florida Administrative Code.



## Notice Of Rights

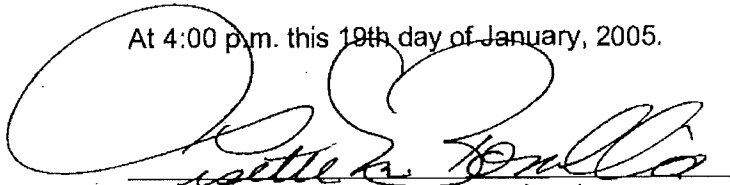
8. An applicant with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of his property, has the right to, within 30 days of receipt of notice of the District's written decision regarding a permit application, apply for a special master proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the office of the District Clerk located at District headquarters, P. O. Box 1429, Palatka, FL 32178-1429 (4049 Reid St., Palatka, Florida 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statutes.
9. A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time to request an administrative hearing under paragraph no. 1 or 2 above (Paragraph 70.51(10)(b), Florida Statutes). However, the filing of a request for an administrative hearing under paragraph no. 1 or 2 above waives the right to a special master proceeding (Subsection 70.51(10)(b), Florida Statutes).
10. Failure to file a request for relief within the requisite time frame shall constitute a waiver of the right to a special master proceeding (Subsection 70.51(3), Florida Statutes).
11. Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of the rendering of the final District action, (Section 373.617, Florida Statutes).
12. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure within 30 days of the rendering of the final District action.
13. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.
14. For appeals to the District Court of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.
15. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs #11 and #12, or for Commission review as described in paragraph #13, will result in waiver of that right to review.

**Notice Of Rights**  
**Certificate of Service**


I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S.  
Mail to:

Palmer Homes  
7053 University Blvd  
Winter Park, FL 32792

At 4:00 p.m. this 19th day of January, 2005.



Division of Permit Data Services  
Gloria Lewis, Director



St. Johns River Water Management District  
Post Office Box 1429  
Palatka, FL 32178-1429  
(386) 329-4152

Permit Number: 42-069-96388-1

# Neighborhood Guide to Stormwater Systems



**NICHOLAS MCRAY**  
*Stormwater Project Manager*  
PUBLIC WORKS DEPARTMENT  
Environmental Services Division  
[nmcray@lakecountyfl.gov](mailto:nmcray@lakecountyfl.gov)  
P 352.253.9080 ♦ F 352.253.6016

P.O. BOX 7800 ♦ 323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778-7800  
*Board of County Commissioners ♦ [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

**Maintaining, landscaping and  
improving stormwater ponds**



NOT included in letter  
For Scan File  
FILED

Mar 14, 2016  
Secretary of State  
CC2960129298

**2016 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N05000004953

**Entity Name:** GRAND ISLAND RIDGE HOMEOWNERS' ASSOCIATION, INC.

**Current Principal Place of Business:**

2102 SW 20TH PLACE  
SUITE 402  
OCALA, FL 34471

**Current Mailing Address:**

2102 SW 20TH PLACE  
SUITE 402  
OCALA, FL 34471 US

**FEI Number:** 35-2257388

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

BOSSHARDT PROPERTY MANAGEMENT, LLC  
2102 SW 20TH PLACE  
SUITE 402  
OCALA, FL 34471 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** GARRY GRIFFIN

03/14/2016

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title           PRESIDENT  
Name           BRITT, WILLIAM  
Address        2102 SW 20TH PLACE  
                  SUITE 402  
City-State-Zip: Ocala FL 34471

Title           SECRETARY  
Name           FINNEGAN, DANIELLE  
Address        2102 SW 20TH PLACE  
                  SUITE 402  
City-State-Zip: Ocala FL 34471

Title           DIRECTOR  
Name           CUNNINGHAM, KATHLEEN  
Address        2102 SW 20TH PLACE  
                  SUITE 402  
City-State-Zip: Ocala FL 34471

Title           TREASURER  
Name           LATIMER II, EMMETT  
Address        2102 SW 20TH PLACE  
                  SUITE 402  
City-State-Zip: Ocala FL 34471

Title           DIRECTOR  
Name           HAWKINS, MATTHEW  
Address        2102 SW 20TH PLACE  
                  SUITE 402  
City-State-Zip: Ocala FL 34471

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** WILLIAM BRITT

PRESIDENT

03/14/2016

Electronic Signature of Signing Officer/Director Detail

Date

Excerpt Grand Island Ridge  
HOA covenants & restrictions  
NOT included in letter  
for scan file

two thirds (2/3) of the votes cast by Members at a duly called meeting of the Members of the Association and unless written notice of the meeting and of the proposed agreement and action thereunder is sent at least thirty (30) days prior to such meeting to every Member of each class entitled hereunder to vote, nor (2) shall be inconsistent with the purposes and uses of the Common Area as may be shown on the Plat. A true copy of such resolution, together with a certificate of the results of the vote taken thereon, shall be made and acknowledged by the President or Vice President and Secretary or Assistant Secretary of the Association and such certificate shall be annexed to any instrument of dedication or transfer affecting the Common Area, prior to the recording thereof. Such certificate shall be conclusive evidence of authorization by the Members.



**Section 8. Maintenance.** The Association will be responsible for maintenance of all common areas and the stormwater drainage system including, but not limited to, all pipes and detention/retention areas.

## ARTICLE VII ARCHITECTURAL CONTROL

**Section 1. Establishment of Architectural Review Committee.** The Declarant, upon the recording of the Declaration shall immediately form a committee known as the "Architectural Review Committee" ("ARC").

A. The ARC shall consist of three (3) or more persons approved by the Declarant. At such time as Declarant no longer owns any real property within the Properties (or earlier at the Declarant's option), the Declarant shall assign to the Association the rights, powers, duties and obligations of the ARC, whereupon the Board shall appoint the members of the ARC and shall provide for the terms of the members of the ARC. Members of the ARC need not be officers, directors or members of the Association.

B. Prior to obtaining building permits or commencing construction of any building, pool, landscaping or other structure upon the Property, the ARC shall have the right of specific approval or veto of all Architectural, engineering, platting, planning and landscaping aspects of any improvement or development of individual units or buildings as well as the general plan for development of any individual lot or subdivision, tract or parcel of land within the Properties. All construction and development within the Properties is subject to local governmental control; provided, further, that the ARC may, in its sole discretion, impose standards of Architectural and landscaping design, building setback lines or the general plan for development, which standards are greater or more stringent than standards prescribed in applicable building, zoning, planning or other local governmental codes. The Declarant shall be exempt from written approval by the ARC for initial construction of the homes.

C. All plans for the construction of any improvements within the Properties shall contain a drainage plan which shall be consistent with the stormwater management drainage plan for GRAND ISLAND RIDGE as set forth in the Master Plan.