

This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
McKinnon & Hamilton, PLLC
3055 Cardinal Drive, Suite 302
Vero Beach, FL: 32963
Courthouse Box #79

3120260046477

RECORDED IN THE PUBLIC RECORDS OF
RYAN L. BUTLER, CLERK OF COURT
INDIAN RIVER COUNTY FL

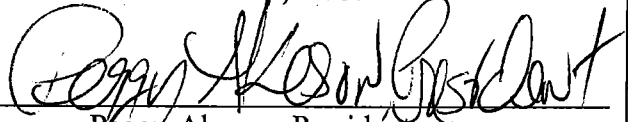
BK: 3892 PG: 668 Page 1 of 33 9/30/2026 11:35 AM

**CERTIFICATE OF AMENDED AND RESTATED
ARCHITECTURAL AND LANDSCAPING CRITERIA
FOR INDIAN TRAILS CLUB**

The undersigned, being the President and Secretary of **Indian Trails Club, Inc.**, a Florida non-profit corporation, hereby certify that at a duly called meeting of the Board of Directors of the Association, held on the 27th day of August, 2026, the Board unanimously approved and adopted a resolution setting forth the Amended and Restated Architectural and Landscaping Guidelines as attached hereto.

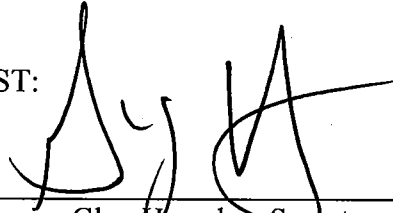
IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment, this 22 day of September, 2026.

INDIAN TRAILS CLUB, INC.

By: 
Peggy Akeson, President

(SEAL)

ATTEST:

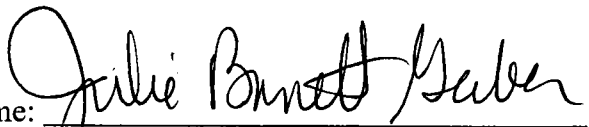
By: 
Glen Hegedus, Secretary

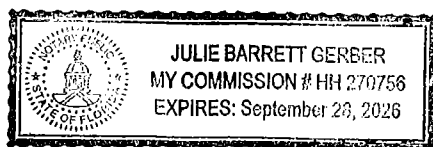
STATE OF FLORIDA

)
)ss:
)

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared in physical presence, Peggy Akeson and Glen Hegedus, the President and Secretary of Indian Trails Club, Inc., a Florida corporation, who ☒ are personally known to me or who ☐ have produced _____ as identification, and are known to me to be the persons described herein.

Name: 
NOTARY PUBLIC, State of Florida (Seal)





Architectural Review Committee

Indian Trails Club

Architectural and Landscaping Criteria

Approved August 27, 2026

Version Control

This page tracks the revision history of the ITC Architectural and Landscaping Criteria. Future amendments approved by the ARC and the Board of Directors should be logged below, with the most recent revision listed first.

Version	Date	Description of Changes	Approved By
V11	8/27/2026	ARC approved 4/13/2026; reviewed and approved by the Board of Directors 8/27/2026; finalized for distribution to the community.	ITC Board of Directors

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

1. INTRODUCTION.....	2
2. ARCHITECTURAL REVIEW COMMITTEE.....	2
3. ARC APPLICATION PROCESS AND PROCEDURES.....	3
4. RESPONSIBILITY OF OWNERS.....	4
5. PROMOTING CRITERIA AND STANDARDS.....	4
5.1. PERIODIC INSPECTIONS.....	4
5.2. COMPLIANCE.....	4
5.3. POSSIBLE FINES OR ACTIONS.....	5
6. FEES AND DEPOSITS.....	5
7. STRUCTURAL DESIGN CRITERIA.....	6
7.1. BUILDING REQUIREMENTS.....	6
7.2. EXTERIOR COLOR SCHEMES AND DECORATIVE ELEMENTS.....	7
7.3. ROOFING AND ROOF REPLACEMENT.....	8
7.4. SOLAR PANELS, SATELLITE DISHES, AND ANTENNAE.....	8
7.5. WINDOWS, SHUTTERS AND EXTERIOR DOORS.....	8
7.6. GARAGES AND GARAGE DOORS.....	9
7.7. EXTERIOR SCREENING.....	9
7.8. MECHANICAL EQUIPMENT AND DUCTWORK.....	9
7.9. POOLS, POOL DECKS, POOL ENCLOSURE, PATIOS, AND OTHER ENCLOSURES.....	10
7.10. MAINTENANCE.....	10
8. LANDSCAPE CRITERIA.....	10
8.1. INTRODUCTION.....	10
8.2. LANDSCAPE BUDGET FOR NEW HOME CONSTRUCTION.....	11
8.3. LANDSCAPE PLANS.....	11
8.4. GENERAL LANDSCAPE REQUIREMENTS.....	11
8.5. TREES.....	12
8.6. LAWN AND TURF.....	13
8.7. IRRIGATION SYSTEMS.....	14
8.8. DRIVEWAYS.....	14
8.9. FENCING.....	14
8.10. MAILBOXES, CHILDREN'S PLAY EQUIPMENT AND OTHER LANDSCAPE ELEMENTS.....	15
8.11. MAINTENANCE.....	15
9. MAINTENANCE OF VACANT LOTS.....	16
10. CONDUCT AND REQUIREMENTS FOR CONTRACTORS, DELIVERY, AND MOVING COMPANIES.....	16
11. ARCHITECTURAL REVIEW FOR NEW HOME BUILD AND MAJOR HOME RENOVATION PROJECTS.....	17
11.1. PRELIMINARY PLANS.....	17
11.2. MASTER PLAN REQUIREMENTS.....	18
CONSTRUCTION PLAN APPLICATION.....	20
PROCEDURE FOR APPROVAL.....	21
DESIGN CHECKLIST.....	22
CONTRACTOR INFORMATION SHEET.....	25
MAINTENANCE CHECKLIST.....	26
INDIAN TRAILS ARC APPLICATION.....	30

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

1. Introduction

Indian Trails Club ("ITC," also referred to interchangeably as "Indian Trails") is committed to maintaining a private residential community that preserves the natural beauty, harmony, and distinctive character of the Indian Trails neighborhood.

The purpose of the ITC Architectural and Landscaping Criteria ("Criteria") is to outline and clarify the architectural standards guidelines, and review procedures administer by the Architectural Review Committee ("ARC"). These guidelines are intended to assist homeowners and lot owners ("Owners") and the ARC in understanding the requirement of ITC's governing documents and to promote consistent and fair evaluation of proposed exterior alternations and improvements. These standards are designed to protect property values and preserve the unique character of the community, including its mature tree canopy.

The ITC Board of Directors has determined that the most effective and efficient way to ensure that the overall design and aesthetic of the community meet established expectations is through the appointment of an Architectural Review Committee ("ARC"), in accordance with ITC governing documents. The ARC is authorized by the Board of Directors to create, seek enforcement and compliance of, and recommend amendments to the Architectural, Landscaping, and Design Criteria. These Criteria were prepared and approved by the ARC on April 13, 2026, reviewed and approved by the ITC Board of Directors on August 27, 2026, and recorded in the Public Records of Indian River County, Florida.

Indian Trails is organized under the rules and regulations of the State of Florida, and attempts to comply with all requirements, including those under *Florida Statutes Chapter 720 Homeowners' Associations*, and *Florida Statutes Chapter 617 Florida Not For Profit Corporation Act*.

Governing documents for ITC include:

- Recorded Plat Maps
- Certificate of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Indian Trails. The "master deed" that acts as the highest authority for private, contractual restrictions within the community.
- Certificate of Amended and Restated Articles of Incorporations of Indian Trails Club, Inc., that formally establishes the HOA as a legal entity/corporation with the state.
- Certificate of Amended and Restated Bylaws of Indian Trails Club, Inc. that define the operational framework, including voting procedures, board member elections, and meeting requirements.
- Rules and regulations enacted by the Board of Directors, including the ITC Architectural and Landscaping Criteria.

For additional guidance, Owners should also refer to the Amended Covenants and Restrictions, including Article IX.

2. Architectural Review Committee

The ARC shall be composed of an odd number of members, with a minimum of three (3) and a maximum of seven (7) members. One (1), but no more than one (1), ARC member shall be a member of the Board of Directors. There shall always be an odd number of members on the ARC, except for limited transitional periods when recruitment of new members is underway. The Chairperson of the ARC shall be appointed by the Board of Directors.

The ARC reserves the right, with approval of the Board of Directors, to periodically amend, modify, or supplement these Criteria at its discretion. This version of the Criteria supersedes and replaces all prior versions, practices, and precedents.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

Although ARC approval is required, each Owner remains solely responsible for obtaining all required permits and for ensuring full compliance with all applicable federal, state, and local laws, codes, and regulations.

3. ARC Application Process and Procedures

All Owners, in all cases, must submit an application and the required supporting documentation to the ARC for review and approval prior to undertaking any construction, improvement, modification, landscaping, or changes to exterior finishes on any home or lot within Indian Trails except as provided in section 8.3 *Landscape Plans*. All items addressed in these Criteria are subject to ARC review. No construction, improvement, or modification may commence without the ARC's express written approval, unless specifically noted in this document.

New Home and Major Home Additions/Renovations Construction Application and other requirements can be found in Appendices 1, 2, 3, and 4. A blank application for all other work covered under the Criteria can be found in Appendix 7 and on the Indian Trails portal of the management company's website

Applications or plans for new homes must be submitted to the ARC whenever a change is proposed to a lot or home that affects its location, size, type, materials, colors, landscaping, appearance, or any other improvement. The ARC meets regularly to review submitted plans and applications.

Applications for changes to existing conditions of a Lot or for plans for new homes or new construction must be delivered to the Management Company no later than 7 calendar days before the next scheduled ARC meeting. Each completed application received by this deadline will be reviewed by the ARC during the publicly noticed meeting. Homeowners submitting applications are encouraged—but not required—to attend remotely or in person to avoid delayed approval due to unanswered questions.

All applications must include the supporting materials specified in the Application. Owners who believe a proposed change is permitted under state law are encouraged to cite the applicable statute and explain its relevance. Owners may also reference prior approvals for similar requests, however, please note that prior approvals may have been granted under a set of Criteria that differs from the current version of the Criteria and therefore may not be approved.

When reviewing application requests, the ARC will consider the following:

- Compliance with established Criteria
- Compatibility with existing homes and the surrounding environment
- External architectural design
- Size of lot, natural topography and site conditions
- Impact on roads and drainage
- Impact on the tree canopy
- Compliance with ITC Covenants and Restrictions

Decisions will be made by a quorum of committee members during the scheduled meeting. Possible determinations include *Approved*, *Conditionally Approved*, *Partially Approved*, *Denied*, or *More Information Required*.

New home builds and major renovation projects, including landscaping must be completed within 24 months of application approval. All other projects must be completed within 12 months of approval.

If an Owner's application is denied, the ARC will identify the specific rule or covenant that was relied upon and the aspect(s) of the proposed improvement that do not comply. Owners may appeal ARC decisions by submitting a written request to the Indian Trails Board of Directors through the management company.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

4. Responsibility of Owners

Each Owner is responsible, at their own cost, for the proper maintenance, repair, and replacement of all portions of their lot. This includes the interior and exterior of the home, any outbuildings, all landscaped areas, and the contiguous road right-of-way (area between the lot and the paved roadway) and grass abutting a body of water.

Regular upkeep helps maintain both the appearance of each home and the overall aesthetic quality of the community. To assist Owners in identifying items that may require attention, Appendix 6 provides a helpful maintenance checklist.

Before beginning any alteration, update, or modification to the exterior of a home or any portion of a lot, Owners must submit a complete application with all required documentation, pay any applicable fees and deposits, and obtain written approval from the ARC. Work may not begin until ARC approval has been issued and any required permits from Indian River Shores or other governmental agencies have been secured. Failure to obtain approval may result in rework or a fine.

Pre-existing improvements that were compliant at the time of installation are permitted to remain without alteration. This grandfathered status is lost if the improvement is modified, expanded, relocated, repaired in a manner that alters its appearance, or replaced. At that point, the improvement must be brought into full compliance with the current rules, guidelines, and design standards. Additionally, ITC reserves the right to revoke grandfathered status at any time if an improvement is determined to pose a safety hazard or violate applicable safety standards.

Many projects also require permits or approvals from governmental authorities, and it is the responsibility of Owners—and, when applicable, their contractors—to obtain all necessary permits from the Town of Indian River Shores Building Department or other relevant agencies. The ARC may request confirmation that these permits have been secured; however, any such request or receipt of permit documentation does not mean the ARC has reviewed, verified, or approved the permits. Owners remain fully responsible for ensuring that all required governmental permits and approvals are complete.

5. Promoting Criteria and Standards

5.1. Periodic Inspections

To help Owners better understand whether they are following the Criteria, ARC may conduct planned and/or ad hoc street side visual inspections of properties. If items requiring attention are identified, ARC will reach out in writing to the affected Owners and inform them of the concern and request remediation within a reasonable time-period. The results of these inspections are intended to promote consistency with the Criteria and do not set precedent or suggest that unnoted items are approved or will not be addressed in the future. Planned inspections and general updates will be noted in ARC agendas and minutes. Appendix 6 contains a Checklist of Maintenance Requirements.

5.2. Compliance

These Criteria are established to help maintain a consistent and well-kept appearance throughout the community. By ensuring that home design, exterior finishes, and landscaping align with established standards, the community's overall character and property values are protected.

If the ARC becomes aware that substantial work requiring an application has begun without written approval,

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

the Owner will be notified in writing and required to pause all work until an application has been submitted and approved. This requirement helps ensure that all improvements follow community standards and applicable regulations.

5.3. Possible Fines or Actions

Under the Covenants and Restrictions of Indian Trails Club—Article XIII, Enforcement, Sections 3 and 4—and Section 720.305 of the Florida HOA Act, the Board has the authority to impose reasonable fines for violations of the Declaration, Bylaws, or Association Rules.

Compliance with the Criteria is expected, and as a last resort ongoing non-compliance may result in fines or other actions as permitted by the Association's governing documents and Florida law. In situations where compliance issues persist or remain unaddressed after notice from ARC or the Board, the ARC may recommend that the Board consider a fine or other corrective measure.

Before any fine or suspension is finalized, the Board will send the homeowner a written notice, using the mailing or email address listed in the Association's official records, informing the Owner that a fine or corrective measure was imposed, subject to the outcome of a hearing to approve or reject the fine. The notice will be sent at least 14 days before the date of a hearing. The notice will include:

- The rule or covenant that the homeowner is believed to have violated.
- What must be done to fix the issue (if applicable).
- The date, time, and location of the hearing, or information on how to join by phone or online.

During the hearing the ITC Fining Committee, which is comprised of at least 3 Owners who are not on the Board of Directors or the ARC and are not related to any Board or ARC member, will review and either approve or reject the proposed fine.

Owners are encouraged to attend the meeting and to present information they believe the Fining Committee should consider. Owner will receive written notice of the outcome. If the Fining Appeals Committee approves the fine or suspension, ITC may proceed as allowed under state law and ITC's governing documents.

- Suspension of the right to use common areas and facilities
- A single fine of up to ten thousand dollars (\$10,000)
- Daily fines of up to two hundred dollars (\$200) per day for continuing violations up to ten thousand dollars (\$10,000)

6. Fees and Deposits

New Home and Major Addition Non-Refundable Plan Review Fee: Plan review fees cover the administrative costs associated with processing and evaluating an Owner's application.

New Home and Major Addition Refundable Homeowner Deposit/Bond: The Homeowner Deposit/Bond ensures that all aspects of the final ARC-approved plans are fully completed. The ARC will review the home upon completion to confirm compliance with the approved plans and to verify that a Certificate of Occupancy (C.O.) has been issued by the city. If deviations from the final plans or outstanding governmental requirements are identified, the contractor and/or Owner will be notified so corrective action can be taken. If the issues are not resolved, some or all of the Performance Bond may be withheld at the ARC's discretion. Upon approval by the ARC, the Performance Bond will be released to the Owner.

Non-Refundable Road Impact Fees: Road impact fees ensure that the costs of maintaining, repairing, and preserving the community's roads are fairly shared by projects that create additional wear or impact.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

New Homes, Major Additions or Home Renovation, and Related Landscape

Major home additions or renovation projects include those that change, modify or increase external boundaries, footprint or elevation of an existing home.

Non-refundable Plan Review	\$550
Refundable Owner Deposit	\$7000
Non-refundable Road Impact Fee	\$5000

Large Projects

A non-refundable road impact fee will be collected for pool additions and replacements, driveway replacements, and other projects of similar scale, as determined by ARC.

Non-refundable Road Impact Fee	\$2100
---------------------------------------	---------------

Minor Exterior Changes or Modification:

Minor Exterior Changes or Modifications, for example, re-painting, new fencing, replacement of decorative elements, non-substantial landscaping projects and removal of trees do not incur any fees

No interest will be paid to the homeowner on cash deposit made in lieu of a third-party performance bond and any interest earned by Indian Trails Club on such cash deposit will be used to offset administrative costs.

7. Structural Design Criteria

Indian Trails is intended to be a community of custom-designed, country-styled homes reflecting an Old Florida, New England farmhouse, Key West, or traditional architectural style. Homes should be thoughtfully designed, visually appealing, and constructed with durable materials. Mediterranean, Tudor or contemporary style homes will not be approved.

7.1. Building Requirements

Building Setback Requirements

- Front lot line: minimum of 30 feet except that solely applicable to the front lot line, the ARC can, when accompanied by appropriate support and rationale, submit exceptions to the board for approval and upon receiving such board approval such approved reduced frontal setback for such property shall be allowed.
- Rear lot line: Minimum of 30 feet (no exception)
- Each side yard: Minimum of 15 feet (no exceptions)
- Corner lot side yard adjacent to road: Minimum of 25 feet (no exceptions)

Ground Floor Elevation

- The basic ground floor elevation of the house must be at least 20 and not more than 36 inches above the level of the crown of the street.
- Surrounding road, lake and drainage ditch elevations
- Existing grades on neighboring properties and drainage must be considered.
- Drainage plan showing flow directions

Building Size Requirement

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

- No home shall be erected on any lot other than a single-family dwelling with an attached or detached garage.
- Each home must meet a minimum living area requirement depending upon location in the community. The minimum living area requirement will mean enclosed, air conditioned/heated living area requirements. It excludes open or screened porches, terraces and garages. The home shall have the following minimum total air-conditioned/heated living area square footage:
 - o Interior Lots - 2,500 sq. feet
 - o Lake Front Lots - 3,000 sq. feet
 - o River Front or Estate Lots 3,600 sq. feet
 - o Multi-story Home - 1,800 sq. feet on the ground floor
- The total square footprint of the air-conditioned house may not exceed 30% of the total square footage of the lot.
- The total square footage of all fixed improvements including, but not limited to, house, garage, pool, patio, driveway, parking area, etc. Shall not exceed 50% of the square footage of the lot.
- No building shall exceed 30 feet in height from the finished floor of the first story to the midpoint of the roof.
- Any outbuilding that is constructed on the site must conform to all the above requirements and be consistent in architectural style and color to the main residence. An outbuilding is defined as a separate accessory building detached from the main home, enclosed and roofed.

Exterior Requirements

- Foundations shall be monolithic or stem wall.
- All footings shall meet Indian River Shores design requirements, and the foundation must be exposed at least 8" above the finished grade.
- The siding must be natural wood siding or hardi-plank. Rough sawn or smooth lap siding with a maximum 6-8" exposure to the weather may be used as exterior siding.
- When using hardi-plank as a siding material, all construction shall meet Hardi's wind test applications and local building wind load requirements.
- Exterior wood walls will be a minimum of 2 inches by 6-inch construction with a minimum insulation of R-19.
- Concrete block wall construction shall be acceptable if the exterior is covered with hardi-plank and/or wood. Exposed cement or cement block must be covered with stucco.
- Keys and quoins shall be of stucco, wood or hardi-plank material
- Wood fascia and friezes or synthetic wood alternatives are required.
- Chimneys may be stucco, hardi-plank or ARC approved brick and shall have no designs or emblems. Walkways, patios and porches Elements shall be poured concrete and/or brick pavers.
- Wood, hardi-plank, or stucco soffits are allowed. Aluminum or vinyl soffits are not permitted.

7.2. Exterior Color Schemes and Decorative Elements

Exterior decorative finishes must be harmonious with the architectural style of the community. Colors, materials and finishes are to be coordinated on all exterior elevations of any building to achieve total continuity of design.

Color Schemes

- Palette of neutral or earth-toned colors are preferred.
- Excessively bright or bold color schemes will not be approved.
- In addition to submitting sample paint colors to ARC for preliminary approval, ARC may request a color palette be painted on the final exterior finish for ARC to validate, on site, the appropriateness of the selected colors.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

Exterior Decorative Fixtures

- Styles that are excessively ornate, inconsistent with neighborhood or out of scale with the residence are discouraged.
- Color shall be black, bronze, dark metal, or finishes matching existing exterior hardware.
- Bright, reflective, or novelty colors are not permitted.
- Fixtures must be appropriately sized for the mounting location and installed in a symmetrical or visually balanced manner. Placement should not detract from architectural features or neighboring properties.

7.3. Roofing and Roof Replacement

- Roofing must be concrete tiles or certain types of natural metallic colored metal or standing seam Galvalume roofs in a mill finish or white color on Key West style houses.
- Certain types of metal shake shingles may be approved in brown or gray tones, but their use is discouraged.
- Spanish tiles, mansard roofs, composition- shingled, and SV crimped metal roofs are prohibited.
- Exposed flat roofs or roof pitches less than 6ft in 12ft are not permitted. Porches, patios and flared eaves maybe less than 6ft. in 12ft with the review and approval of the ARC.
- All vents that project above the roof or roof parapet are to be painted consistent with the color scheme of the roof. Gutters, downspouts, vents, louvers, exposed flashing, stacks, and overhead doors are to be painted or stained consistent with the color scheme of the building.

7.4. Solar Panels, Satellite Dishes, and Antennae

- Satellite dishes must be no larger than 36 inches in diameter and must be mounted on the residence, so they are not visible from the street when feasible.
- Solar panels must be installed on the residence so as not to be visible from the street when feasible.
- All piping must be enclosed and match the color of the exterior paint.
- All antennae must be concealed in the home and not externally visible.

7.5. Windows, Shutters and Exterior Doors

New home construction and replacement windows should be hurricane or impact windows with frames of wood, sheathed wood frames, non-mill finish aluminum or PVC clad frames or other as approved by ARC. If non-impact windows are used, impact shutters must be used as a supplemental barrier. Windows shall be clear glass or tinted glass (bronze, gray or smoke colored). No reflective glass is allowed.

Existing non-hurricane impact widows must have hurricane shutters as a supplemental barrier.

Hurricane shutters (existing homes) and decorative shutters must be similar in style throughout the exterior of the home and must be clearly depicted and noted in plans and/or applications. Window treatments which show from the outside of the house, such as stained, leaded or etched glass, and/or canopies and awnings must also be clearly depicted and noted in plans and/or applications.

Exterior doors shall impact resistant, be wood, metal or synthetic material. Glass inserts, if requested, may be clear, smoked or leaded. Tinted or etched glass inserts will not be permitted. Applications or plans must be accompanied by the manufacturer's detailed brochure stating door specifications, must state the finished door color.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

7.6. Garages and Garage Doors

- All homes shall have a garage sufficient for a minimum of two cars and not more than four cars. The minimum interior parking/storage within a garage is 528 sq. ft. (at least 24 feet wide by 22 feet deep) and the maximum interior parking/storage area in a garage is 1058 sq. ft.
- Where possible, garage entrances shall not face the street.
- Electric automatic doors shall be used on all garage doors.
- Garages may be attached, semi-attached by means of a covered walkway to the main living structure or detached.
- No garage shall be converted to other usage without the substitution of another garage.
- No carports or golfcart ports will be allowed. Carport and golfcart ports are defined as roofed open-air structures, either attached or detached from the home.

7.7. Exterior Screening

Screening equipment and fences with landscaping and other natural elements preserves the beauty of our community and respects surrounding homes and common areas.

Landscape plantings used to comply with screening requirements must at the time of planting provide seventy-five percent (75%) coverage and should be of a variety that will grow to provide one hundred percent (100%) coverage within 2 years of planting. One hundred percent coverage is an ongoing requirement and must be maintained.

- All fencing must be screened with vegetation. The ARC may, at its discretion, waive this requirement if the screening material is the same as the material used on the dwelling
- Electric meters, exposed irrigation filters/lines and gas meters are to be screened by mature landscape materials, so they are not visible from the streets and adjacent properties.
- A/C equipment, pool equipment and generators are to be screened by a wall with the same materials as the exterior of the house with a maximum height of 4 feet so they are not visible from the streets and adjacent properties and shall be painted to match the dwelling. Landscaping may be required.
- Laundry facilities, service area, utility area and facilities for hanging clothes must be completely screened and not visible from the front, adjacent property, or any common area.
- Children's play equipment shall be fully screened from the street with a hedgerow of large plantings.
- Stored garbage and rubbish receptacles shall be in accordance with local sanitary regulations and shall be shielded from the street or adjacent properties by a wall of the same materials as the exterior of the house with a maximum height of 4 feet and shall be painted to match the dwelling.
- Propane tanks must be buried.
- Building connections to all utilities shall be underground.

7.8. Mechanical Equipment and Ductwork

- All vents, which project above the roof or roof parapet, are to be painted consistent with the color scheme of the roof.
- Gutters, downspouts, vents, louvers, exposed flashing, stacks, and overhead doors are to be painted consistent with the color scheme of the building.
- No roof mounted, window mounted, or wall air-conditioning units are permitted.
- Satellite dishes shall be no larger than 36 inches in diameter and shall be mounted on the residence so that they are not visible from the street.
- Electric meters, exposed irrigation filters/lines, and gas meters are to be screened by mature landscape materials.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

- AC equipment, pool equipment, and generators that are visible from the street must be fully screened from the street and adjacent properties with landscaping or walls of the same materials as the exterior of the house with a maximum height of 4 feet and shall be painted to match the dwelling.
- Generators must have a continuous sound output of less than 65 decibels at 20-25 feet.

7.9. Pools, Pool Decks, Pool Enclosure, Patios, and Other Enclosures

- A Basic Professional Landscape Plan for the lot is required for pool and/or pool deck installations (see Section 8.3)
- All swimming pools must be in-ground poured concrete.
- Pool and/or pool deck must not be nearer than 15 feet to any lot line.
- Pool equipment must be in rear or side yards and screened or enclosed so as not be visible from the street.
- All swimming pools must be screened or fenced in accordance with state and local requirements.
- Framing for pool and patio enclosures must be a finished in a bronze or white-coated surface.
- No patios or porches may be located nearer than 15 feet to any lot line.
- All enclosures must be painted to match that of the dwelling.
- Pools and Lanais must incorporate landscape-based privacy screening for side and rear property lines when they are directly visible from adjacent residential lots or common areas. Screening shall be designed to soften views and provide reasonable visual separation while maintaining the natural, park-like character of the community. Acceptable screening methods include layered plantings, hedges, understory trees, or similar natural elements.

7.10. Maintenance

To preserve property values, safety, and the overall appearance of Indian Trails, Owners are responsible for maintaining their homes and lots in a clean, safe, and well-kept condition. This includes regular upkeep, routine cleaning, and the repair or replacement of materials and fixtures as needed. For a more detailed list of recommended maintenance items, please refer to Appendix 6.

8. Landscape Criteria

8.1. Introduction

Landscaping should complement neighboring homes, enhance privacy, respect natural topography, and reflect the forested character of Indian Trails. The community's mature tree canopy is a defining feature and must be preserved. At least 50% of the pervious area must be covered by tree canopy, reasonably distributed throughout the lot, with live oaks strongly encouraged.

Landscaping should be compatible with surrounding structures and the natural environment. Owners are encouraged to retain existing trees and use simple plant palettes to achieve a park-like appearance. Groupings of trees and understory shrubs—both linear and clustered—should be used to define outdoor spaces and create continuous naturalized planting areas with native species.

Landscape plans should incorporate existing natural features whenever possible. When reviewing plans, the ARC will consider the natural landscape, lot size, home size, and nearby structures and common areas.

Landscape materials should unify the site and relate to the home's architectural design. Walkways, driveways, decks, fences, exterior lighting, and site furnishings should be consistent with these design elements.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

8.2. Landscape Budget for New Home Construction

The ARC will use the guidelines of \$35,000 as a landscape budget for the more heavily treed interior lots. The ARC will use the guideline of \$50,000 as a landscape budget for those lots that are less heavily treed. The guideline amount does not include irrigation, walks, driveways, patios, or hard surface items.

8.3. Landscape Plans

Landscape plans are required for all new home landscaping and an application must be submitted for substantial changes to an already approved landscape design. Substantial changes include, but are not limited to, modifications that create a visual impact beyond routine or minor improvements, such that the change would be readily apparent to adjacent properties or from community spaces, affect existing drainage, or require the removal of trees.

Routine landscape maintenance—such as replacing damaged, overgrown, or dead shrubs or sod—does not require ARC approval, provided the changes remain generally consistent and similar in design with the existing approved plan.

Landscape Plan Requirements

- A basic professional landscape plan that is prepared by a registered landscape architect and drawn to a proper scale, must be submitted for review and approval by the ARC.
- The landscape plan shall specifically address the following areas:
 - Perimeter lot lines as they relate and address adjacent lots and roadways plus specific lot being planned.
 - Building site property lines and adjoining rights-of-way, easements, or common ground areas.
 - A drainage impact report from a qualified professional, such as a landscape architect or engineer. The report should explain how drainage will be managed or confirm that the project will not adversely impact drainage.
 - Position of all structures, drives, pools, terraces, and other non-plant improvements on the property.
 - Identification and position of all existing trees and plantings on the property. The size of the existing tree canopies shall be shown and the introduced tree canopies at maturity shall also be indicated.
 - Identification and position of all trees and plants to be introduced to the property.
 - Topography symbols for any changes in elevation that are one foot or more over or under the grade the main structure on the lot for any location of 500 square feet in area.
 - Detailed Specification Sheet containing the following:
 - A list identifying all trees and plants with installed sizes, corresponding to their positions on the plan.
 - A percentage estimate of how much tree canopy will, at the tree's maturity, be covering the property with the existing and introduced tree areas.
 - An estimate of the percentage of introduced plant material that will, at the trees, be covering the property. This should include both existing and introduced trees.

8.4. General Landscape Requirements

Plant material must meet or exceed the Florida #2 standards as defined in *Grades and Standards of Nursery Plants*, Parts 1 and 2, issued by the Florida Department of Agriculture.

Landscape elements should consist primarily of long-lived plant materials to support and enhance the mature native tree canopy that characterizes Indian Trails. Short-lived plants may be used, but only as accents or supplements. The ARC encourages the use of salt-tolerant and native, indigenous species.

Mulch, stone, and other natural materials—such as river rock, crushed shells, pine straw, and pine bark

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

nuggets—may be incorporated into the landscape but may not be used as significant large unplanted expanses or as a lawn alternative. Red-dyed or artificially dyed mulch, rubber mulch, and gravel mulch are not permitted. Exposed soil or sand is also not permitted. Non-natural edging may be used only if installed and maintained so that it is effectively invisible from the street, adjacent properties, and common areas.

No refuse, debris piles, or unsightly objects may be placed or allowed to remain on any lot, including vacant lots, in accordance with Indian River Shores Ordinances 393 and 402.

No weeds, or invader species, such as Brazilian Pepper, or other incongruous growths shall be permitted to grow or remain on any part of the property. Common invasive plants in the Indian River Shores area include:

- Brazilian Pepper: An aggressive shrub that forms a dense canopy, outcompeting native plants and reducing habitat quality.
- Australian Pine: Invades native forests and wetlands.
- Melaleuca: Also known as the paperbark tree, this invasive tree can displace native forest.
- Earleaf Acacia: A fast-growing tree with brittle limbs that can crowd out native species.
- Coral Ardisia: A shrub that creates a dense understory, shading out native plants
- Air Potato: A fast-growing vine that covers native vegetation.
- Rosary Pea: A poisonous perennial climbing plant known for its bright red and black seeds
- Mexican Petunia: A fast growing, heat-tolerant perennial with trumpet-shaped flowers and long, dark green leaves.
- Cogongrass: A fast growing, invasive perennial grass native to Southeast Asia characterized by its tall, yellowish green foliage with a prominent white midrib and fluffy, white seed heads
- Shoebuttton: A highly invasive species that forms dense thickets. Ardisia-evergreen shrub or small tree known for its waxy, leathery leaves, mauve-tinged flowers and red-to-black berries.
- Old World Climbing Fern: An aggressive vine fern that smothers native vegetation, forms dense mats, and increases fire risk by acting as a "fire ladder" to carry flames into tree canopies.
- Wedelia: Aggressive invasive groundcover that forms dense mats that smoother native vegetation and is known for its bright yellow, daisy like flowers and dense foliage.
- Caesarweed: Rapid growth of dense stands and sticky burrs that easily spread found containing hairy leaves, pink flowers, and burr-like fruits that stick to clothing.
- Carrotwood: Evergreen tree valued as a hardy, adaptable shade tree but invasive in Florida due to its aggressive spread- with dark green, leathery leaves, smooth gray bark, and produces small, orange-yellow fruits in summer.
- Twoleaf Nightshade: known for its distinctive paired leaves and bright yellow-orange berries when ripe. This plant is poisonous if ingested by humans or pets.
- Water Hyacinth: A floating aquatic plant that forms dense mats and can clog waterways.

For references, see: Florida Invasive Species Council (FISC). For help identifying and removing invasive plants, or for finding native alternatives, contact the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) Extension office in Indian River County. You can also consult UF/IFAS's online gardening resources, which feature lists of invasive plants and tips for removal

8.5. Trees

The community's mature trees and extensive tree canopy are defining features of Indian Trails. Beyond their beauty, our trees play a vital role in environmental protection—stabilizing soil during floods and high winds, softening rainfall before it reaches the ground, holding thousands of gallons of stormwater, filtering rainwater, reducing runoff that carries pollutants into the lake, and cooling the surrounding area by up to 10 degrees. For these reasons, detailed and strictly enforced guidelines are in place to ensure their protection and preservation.

No native or indigenous tree measuring 2 inches or more in diameter at one foot above natural grade may be

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

cut or removed without ARC approval. Approval will be granted only when:

- The Tree Removal Application is completed
- The removal is required for the construction of a dwelling or other approved improvement.
- The tree is diseased and cannot be salvaged. Applications for removal of a diseased tree must include an evaluation and recommendation from an ISA Certified Arborist. The ARC strongly recommends selecting an arborist who is not employed by a tree-service company to avoid potential conflicts of interest.
- The tree poses an imminent and significant hazard to the homeowner or adjacent property and trimming or pruning cannot resolve the issue. Applications must include a detailed explanation, supporting photographs, and/or documentation from an insurance carrier.

If removal reduces the lot's required 50% canopy coverage, the tree must be replaced. Replacement trees must be a species that will provide an equivalent mature canopy and must meet community standards at the time of planting: a minimum of 12 feet in height, a caliper of at least 4 inches, and planted no closer than 25 feet apart. The ARC strongly encourages the use of live oaks.

When landscaping near existing oaks, fill must not be placed against the trunk; trees must be properly welled to protect their health.

Owners facing emergency situations requiring immediate tree removal should contact the property management company without delay.

Routine trimming should focus on maintaining tree health and natural form. Over-trimming or topping is not permitted. Dead or hazardous limbs should be removed promptly.

8.6. Lawn and Turf

To conserve irrigation water, no more than 40% of the total landscaped area may be planted in lawn grass. The remaining area must be planted with appropriate salt and drought-tolerant ground cover.

The community is committed to protecting the quality of our lakes and retention ponds. To prevent fertilizer and other materials from entering the water, no lawn grass may be placed within 10 feet of any lake or body of water. This 10-foot buffer zone must be planted with low-growing littoral plants and shoreline grasses.

Owners should avoid the use of fertilizer, as excess nitrogen and phosphorus can cause nutrient enrichment, leading to severe algae blooms that harm the pond's ecosystem.

Artificial turf installations are subject to prior ARC approval and must comply with the following requirements to ensure compatibility with the community's aesthetic standards, drainage systems, and environmental conditions common to Florida. These standards are intended to allow limited use of artificial turf while protecting the community's drainage systems, tree canopy, environmental resources, and overall appearance.

- Permitted only in rear yards and must not be visible from the street or adjacent property.
- Artificial turf must have a natural grass appearance and color. Bright, artificial, or non-grass colors are prohibited.
- Seams and edges must be professionally finished and minimally visible
- Installed over a properly compacted, free-draining base suitable for Florida soils
- Installation must not alter existing drainage patterns or impede stormwater flow and there must be no ponding, runoff, or diversion of water onto adjacent lots or common areas
- Installation must not damage tree roots or reduce natural water infiltration
- Artificial turf must not interfere with groundwater recharge or stormwater filtration
- Access to utilities, cleanouts, and drainage structures must remain unobstructed
- Infill and materials must be non-toxic and suitable for Florida heat conditions

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

- Artificial turf must be securely fastened to prevent lifting, curling, or movement
- Artificial turf must be maintained in good condition, free of weeds, odors, staining, or fading
- Damaged or deteriorated turf must be repaired or replaced
- ARC application must include a site plan, product specifications, and installation details

8.7. Irrigation Systems

In all areas where new sod and landscape plantings are introduced, all lots must have an underground irrigation system installed of sufficient size and capacity to irrigate all sodded and landscaped areas and must be maintained in good working order. The irrigation system must be on an automatic timer screened from view and shall be installed prior to the completion of landscape materials.

The installation and use of private or personal water wells within the community are restricted to protect shared water resources and prevent adverse environmental and infrastructure impacts. Private wells are not permitted except solely for irrigation purposes, swimming pools or for other non-domestic purposes. Additional restrictions include:

- Treatment to remove iron from the water to avoid staining property
- Automatic timer and consumption measurement devices must be installed
- Above ground pumps produce no more sound when operating than the typical pool pump
- Location of the pump is not prominent and is shielded by landscaping
- ARC must receive concurrence for approval from Board of Director for each applicant

8.8. Driveways

Walkways and driveways should complement the home's architectural design and serve as unifying site elements. Materials must reflect the physical, functional, and aesthetic character of the property.

Driveways must be constructed of permeable materials that allow natural drainage. Borders or accent edging are encouraged to enhance appearance and curb appeal. Drainage must be addressed during design by incorporating appropriate cross-slopes and pitches, so stormwater remains on the property or is directed to approved swales.

Asphalt, loose stone, and shell driveways are not permitted. New or replacement concrete driveways will not be approved; however, repairs to existing concrete driveways are allowed.

8.9. Fencing

Fences play an important role in defining private spaces. To ensure compatibility with the surrounding environment the following guidelines have been put in place.

- No fence may be installed closer to any street than the midpoint of the dwelling, measured from the front to the rear of the home.
- Fences or hedges may extend up to the side yard property line but must remain behind the dwelling's midpoint and shall not extend beyond it toward the street.
- All fencing must be screened with vegetation. Landscape plantings used to comply with screening requirements must at the time of planting provide seventy-five percent (75%) coverage and should be of a variety that will grow to provide one hundred percent (100%) coverage within 2 years of planting. One hundred percent coverage is an ongoing requirement and must be maintained.
- Walls, wood, PVC, synthetic or plastic fences of any kind and other solid fence materials are prohibited from use within the community.
- Invisible dog fencing shall be placed at least 4 feet into the homeowner's property line and/or area accessible to community property.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

- Pool fencing must be aluminum, of an approved color (white, black, or bronze), and meet governmental code.
- Retaining walls and decorative walls may be approved on a case-by-case basis, taking into consideration site conditions, drainage, materials, dimensions, appearance, and compatibility with surrounding homes.

Additional Information Regarding Perimeter Fencing (fencing that is designed to provide lot enclosure):

- Prior to submittal to ARC, the owner is required to provide a property survey with fence noted dated within the last 12 months from the date of the application to assure that the perimeter fencing does not violate setbacks or encroach on a neighbor's property. The survey must display any existing fencing and proposed fencing, including the location of gates.
- Gates must be consistent with the style of the home, property and the community.
- The installation of perimeter fencing for homes on corner lots, where the request includes fencing on the side of the home exposed to the street, will be considered on a case-by-case basis.
- Perimeter fencing, no more than four feet in height, shall be chain link, in a black or green color, or aluminum in bronze or black.
- All perimeter fences must be placed inside the property line to allow for opaque landscape material to be planted on the outside of the fence to adequately fence from all abutting neighbors and common areas.

Additional Information Regarding Privacy Fencing (fencing that is designed to create privacy):

- A survey is not required but may be requested by ARC at their discretion for new, replacement or modifications of privacy or screening fencing.
- Privacy fencing cannot be used as a perimeter or pool fence.
- It cannot exceed six feet in height. The material, color, and height must be approved by the ARC.

8.10. Mailboxes, Children's Play Equipment and Other Landscape Elements

Landscape materials are considered a strong unifying element and therefore should reflect the physical, functional, and aesthetic qualities of the site. Decorative landscape elements such as garden lighting, mailboxes, accessory site furnishings, such as benches, shall relate to architectural design elements.

Specific Requirements:

- A lighted lamppost must be installed near the end of every driveway
- Colored Landscape lighting is not allowed.
- Children's play equipment must be screened from the street and adjacent homes and common property.

8.11. Maintenance

Owners are responsible for maintaining all landscaping on their property and the contiguous road right-of-way (area between the lot and the paved roadway) and grass abutting a body of water.

and must ensure that plantings remain healthy, neat, and orderly, and free from disease and pests. Diseased or dead plant material must be replaced promptly with similar plants as previously approved. Landscaping refuse and debris must be removed in a timely manner and cannot be moved to neighboring properties or street islands. Overgrown, unkempt, or unsightly conditions may not be allowed to persist.

Plantings must be trimmed as necessary to prevent encroachment on or obstruction of the road. All landscape elements—including driveways, fences, and mailboxes—must remain clean, undamaged,

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

and free of mold and rust.

Please refer to Appendix 6 for additional guidance.

9. Maintenance of Vacant Lots

No underbrush or other unsightly growth or objects may be allowed to grow or remain on any lot after one year from the lot's initial conveyance. No refuse piles or trash may be left on vacant lots at any time. In accordance with Indian River Shores Ordinances 393 and 402, it is the responsibility of the lot owner to clear all unintended vegetation within 100 feet of any lot containing a residence. This includes weeds, pepper trees, vines, underbrush, palm fronds, dead plant material, and similar growth.

Non-canopied lots must be mowed on a quarterly basis.

If a lot owner is found to be out of compliance with Indian River Shores maintenance requirements, Indian Trails Club, Inc. may authorize the cutting, trimming, and removal of excess vegetation from the property. All associated costs will be the responsibility of the lot owner.

10. Conduct and Requirements for Contractors, Delivery, and Moving Companies

Indian Trails home and lot owners are responsible for informing their contractors, and other vendors of the following requirements. The information is also available as Appendix 5 of this document to facilitate sharing with your contractors.

1. Entry into Indian Trails for the purposes of new construction, exterior maintenance, repairs, or yard work and deliveries shall not begin prior to 7:30 AM.
2. Oversized trailer trucks (guideline: (23'L X 12.5'H X 12'W) are not permitted in Indian Trails. Arrangements must be made for off-loading deliveries.
3. Contractors and workmen shall end all work and exit Indian Trails no later than 5:30 PM, Monday through Friday and 8:00 AM -3:00 PM on Saturday.
4. No work is permitted on Sundays or national holidays.
5. No construction vehicle, other than bulldozers, graders, cranes and others requiring trailers for transportation, shall remain on the property overnight. Bulldozers, graders, cranes and others requiring trailers for transportation must be removed from the property after the completion of their required tasks. Construction vehicles with noisy mufflers or exhaust systems will not be admitted into Indian Trails.
6. The speed limit within Indian Trails is 15 MPH.
7. Parking for those working on the site is restricted to the construction site, the area fronting the site, and the public parking area by the marina or the tennis courts. No parking is allowed on any other common areas, or in front of, or on neighboring properties.
8. Contractors must confine their activity to the lot under construction. Materials, equipment, supplies, facilities, and construction activities must be contained entirely within the approved building site. All Indian Trails' common areas and vacant lots are private property, and unless permission is granted in writing and filed with the ARC, any use of the property is prohibited. No subcontractors' signs may be placed on the site.
9. The trash containers (dumpsters) must be provided not later than the beginning of foundation framing and remain until the house is completed. All building debris and trash must be placed in the dumpster daily and removed regularly. No trash or debris shall be burned, buried or hidden by grading coverage. The construction site must be always maintained in an orderly condition, both inside and outside. This requires cleanup and sweep down so that wind does not litter the job site, roads, or neighboring properties.

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

10. Port-o-lets shall be screened on three sides by a section of at least 6 feet high by 30 inches wide. The unscreened doors of porta-lets shall face opposite the road. Porta-lets shall be installed at least 10 feet from the road and 50 feet from a street corner.
11. No temporary structures will be allowed on the building site.
12. There shall be no radios, CD or tape players operated that can be heard on neighboring properties
13. No dogs, pets, or other animals shall be allowed in Indian Trails.
14. No alcoholic beverages or illegal substances shall be consumed in Indian Trails.
15. Compliance with the following requirements is one of the evaluation conditions involved in the return of the Contractor Deposits when a new home build or major renovation project is completed. All damage by contractors during construction to Indian Trails' common areas (including roads) or private owners' lots shall be repaired promptly. Where there is damage to plants, grass, trees, ground cover, etc., the contractor shall, at his expense, restore the damaged area to its condition prior to such damage, to the satisfaction of the owner and the ARC. Indian Trails reserves the right to deny access to the property or to forfeit all or part of the Contractor Deposit of any contractor or their sub-contractor who does not comply with the forgoing provisions.

11. Architectural Review for New Home Build and Major Home Renovation Projects

The Architectural Review Committee must approve all preliminary plans, master plans, architectural drawings and landscape plans prior to submittal to Indian River Shore for all new home builds and major home renovation project. Major home renovation projects include those that change, modify or increase external boundaries, footprint or elevation or an existing home. Upon completion of the ARC review, a letter will be provided that approves and/or provides contingencies to the plans.

11.1. Preliminary Plans

Preliminary plans are required to accomplish more timely and thorough preparation prior to the final review process. Any builder or property owner may submit preliminary or conceptual drawings, specifications, or other information, to the ARC for concept approval prior to the preparation and submission of master plans and specifications for final approval.

The ARC will review the preliminary plans and indicate their evaluation along with comments and recommendations as to the plan. Preliminary approval shall not constitute approval for commencement of construction, but only the approval of the preliminary information being reviewed.

1. Two sets of plans
2. A current site survey by a surveyor licensed by the State of Florida showing all building, setbacks, easements, etc. per ARC requirements.
3. Site plan of the lot with lot and tract number.
4. Lot dimensions and footprint dimensions of all structures on an engineered tree survey showing existing trees, lot elevations, surrounding road, adjacent homes, lake, drainage ditch elevations and required building setbacks.
5. Existing and proposed improvements to the lot that identify the square footage that will be used for the improvements. Specific calculations must be provided for:
 - Total lot square footage
 - Total air-conditioned square footage
 - Total square footage under roof
 - Total square footage under roof Garage
 - Impervious (hardscape) square footage

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

- Previous (softscape) square footage
- 6. A minimum of four house elevations, rooflines, walkways, patios, decks, and any pool.
- 7. Plans shall show proposed finished floor elevations and the proposed finished elevations of adjacent structures on the lot.
- 8. Drainage plan that shows run off direction and causes run off toward nearest community swale and drainage facilities.
- 9. Architectural Review Schedule after Management Company Receipt: Review and comment to compliant Preliminary Plans within 30 days of receipt.

11.2. Master Plan Requirements

The Master Plan shall be submitted to the ARC in a scale and form, which will be acceptable to the Indian River Shores Building Department. The house plans and elevations shall be in 1/4 inch scale, sealed and signed by a Florida licensed architect and shall include any revisions required by the ARC. In addition, the following information must be provided:

1. Two sets of plans and a current survey by a surveyor licensed by the State of Florida showing all building, setbacks, easements, etc. per ARC requirements are to be submitted to the Management Company for ARC review and it will include all drawing phases identified above.
2. Landscape Plan as detailed in Section 7.03.
3. Current site survey by a surveyor licensed by the State of Florida showing all buildings, setbacks, easements, etc. per ARC requirements.
4. Site plan of the lot with lot and tract number.
5. Lot dimensions and footprint dimensions of all structures on an engineered tree survey showing existing trees, lot elevations, surrounding road, adjacent homes, lake, drainage ditch elevations and required building setbacks.
6. Foundation plan, electrical plan, riser diagrams and other plans and details as required by the Indian River Shores Building Dept.
7. Existing and proposed improvements to the lot that identify the square footage that will be used for the improvements. Specific calculations must be provided for:
 - Total lot square footage
 - Total air-conditioned square footage
 - Total square footage under roof
 - Garage square footage
 - Impervious (hardscape) square footage
 - Previous(softscape) square footage
8. A minimum of four house elevations as well as drawings that depict rooflines, walkways, patios, decks, and any pool
9. Plans shall show final finished floor elevations and adjacent structures after backfilling with all architectural design elements.
10. Drainage plan that shows run-off direction and causes run-off to community swale and drainage facilities.
11. Actual samples of roofing material, siding materials.
12. Three complete sets of the Construction Plan Application See Appendix 1.
13. Any other documents that may be required by the Town of Indian River Shores to obtain a building permit.

11.3. Master Plan Schedule

1. Review and comment to compliant Master Plans by ARC with 60 days of submission

Indian Trails Club Architectural and Landscaping Criteria

Approved August 27, 2026

2. Completed Construction Design Checklist See Appendix 4
3. Plan Reviews > 60 days – Plans shall be automatically approved
4. Plans will be reviewed when the review fee has been paid. Approval will be withheld until the road impact fee and performance bond are paid.
5. Building construction shall commence within 90 days from the date of ARC approval. If not, re-approval shall be required.
6. Exterior construction and landscaping shall be completed within 24 months from the date of commencement.

Appendix 1

Construction Plan Application

New Home and Major Addition

ARC Chairperson:

We request ARC review for approval of our submitted construction and or landscape plans. We understand that any/all changes to the plans must be submitted to them in writing for approval prior to implementation. We fully understand that no work shall commence on the lot in question until which time both the Town of Indian River Shores and the Indian Trail's approvals are received. We have read, fully understand and will comply with all the Indian Trails Club, Inc. Conduct and Requirements for Building Contractors, Sub-Contractors and their employees as outlined in the ARC guidelines. Construction must commence within 90 days of receipt of the required Indian Trail's Contractor's Permit. All construction shall be satisfactorily completed within 15 months of the permitting date.

The below listed fees are due following ARC Final Approval and prior to issuance of an Indian Trail's Non-refundable Permit

Fee Type	New Home Const and Related Landscape/Hardscape
Non-refundable Plan Review	\$550
Refundable Owner Deposit	\$7000
Non-refundable Road Impact Fee	\$5000

The following documents are attached:

- () Three (3) sets of plans along with three (3) copies of this letter have been submitted.
- () Three (3) copies of completed Design Checklist
- () Three (3) copies of the Contractor's State and Local Building Contractor's Licenses
- () Three (3) copies of the Certificates of Insurance from the issuing agent that shows the liability and Workers Compensation Insurance Coverage

We have read and fully understand and agree to fulfill all requirements as stated in this Indian Trail's Club, Inc. Construction Plan Application Document.

Property Address _____	Lot Number _____
Property Owner Name _____	Property Owner Ph# _____
Property Owner Address _____	Date Submitted _____
Property Owner Signature _____	
Architect Name _____	Architect Ph# _____
Architect Address _____	
Architect Signature _____	Date: _____
Building Contactor Name _____	
Building Contractor Address _____	Building Contractor Ph# _____
Building Contractor Signature _____	Date: _____

Appendix 2
Procedure for Approval
 New Home Construction and Major Addition

Procedure Purpose: To identify the actions and responsibilities to secure architectural plan approval for new home construction or existing home additions and/or major renovations.

Review and Approval Process

	ACTION	RESPOSIBILITY
1	Receive the Construction Plan Application, three sets of plans from the architect and three sets of the completed design checklist for all construction	Elliott Merrill
2	Receive the non-refundable architectural review fee	Elliott Merrill
3	Log the plans in and distribute two copies to the ARC Chairperson,	Elliott Merrill
4	Receive the plans and ensure all the documents are complete and a completed checklist has been provided.	ARC Chairperson
5	If the plans are incomplete or the checklist is missing, formally report this to the architect and Elliott Merrill for action. Advise that no review action will be taken.	ARC Chairperson
6	Receive complete plans and checklist and log it into the ARC file. Responsibility: ARC Chairperson	ARC Chairperson
7	Distribute the plans for ARC member review	ARC Chairperson
8	Conduct a review of each plan using the ARC Manual and checklist.	ARC Members
9	Conduct a review meeting for preliminary plans within 15 days of receipt.	ARC Chairperson
10	Conduct a review meeting for final plans within 60 days of receipt.	ARC Chairperson
11	For compliant plans, send a letter of approval to the architect and Elliott Merrill.	ARC Chairperson
12	For non-compliant plans. The letter will define the non-compliant conditions.	ARC Chairperson
13	Receive revised plans and review to assure that the non-compliant conditions have been corrected and other requirements are consistent with the prior approved plans.	ARC Chairperson
14	If all the non-compliant conditions have been corrected, conduct a mini review with selected ARC members to ensure acceptability.	ARC Chairperson
15	Issue a letter of acceptance to the architect, Elliott Merrill, and record it in the ARC file.	ARC Chairperson
16	Notify the lot owner and contractor that the plans are approved. Identify the fees required to secure a ITC Construction Approval Permit.	Elliott Merrill
17	Pay the required fees to Elliott Merrill to secure the ITC Construction Approval Permit.	Owner
18	Verify receipt of the required fees, proof of contractors licensing, certificate of insurance and a signed acknowledgement from the contractor that Indian Trails Rules have been read and understood by sub-contractors and their employees.	Elliott Merrill
19	Issue an approved ITC Construction Approval Permit to the Builder, Homeowner, Indian Trails Lead Control Access Personnel and ARC Chairperson	Elliott Merrill
20	Receive and file the approved ITC Construction Approval Permit	Lead Control Access Personnel and ARC Chairperson

Appendix 3
Design Checklist
 New Home Construction and Major Addition

DESIGN CHECKLIST		
	Yes	No
1) OLD FLORIDA, NEW ENGLAND FARMHOUSE, OR KEY WEST STYLE/DESIGN		
2) FLORIDA LICENSED ARCHITECT WITH SEAL/SIGNATURE		
3) INDICATE LOT NUMBER		
4) LOT DIMENSIONS, INCLUDING TOTAL SQUARE FOOTAGE		
5) FOOTPRINT OF ALL STRUCTURES ON ENGINEERED TREE SURVEY.		
6) BUILDING SET-BACKS:		
a) MINIMUM (30) FEET TO FRONT LOT LINE		
b) MINIMUM (30) FEET TO REAR LOT LINE		
c) MINIMUM (15) FEET TO CONVENTIONAL SIDE YARD		
d) MINIMUM (25) FEET TO CORNER LOT SIDE YARD		
7) FINISH FLOOR ELEVATION: DECKS, AND PORCHES.		
a) FINISH FLOOR ELEVATIONS ALL FLOORS, INCLUDING GARAGE, PATIOS, POOL DECKS, AND PORCHES		
b) MINIMUM (20) INCHES ABOVE STREET ELEVATION		
c) MAXIMUM (36) INCHES ABOVE STREET ELEVATION		
d) INDICATE ALL FINISH FLOOR ELEVATIONS OF ADJACENT HOMES		
8) EXISTING LOT ELEVATIONS.		
9) PROPOSED FINISH GRADE ELEVATIONS.		
10) SURROUNDING ROAD, LAKE, AND DRAINAGE DITCH ELEVATIONS		
11) DRAINAGE PLAN SHOWING FLOW DIRECTIONS ON PLANS.		
12) INDICATE STRUCTURE'S SQUARE FOOTAGE UNDER AIR:		
a) MINIMUM 2500 SQ. FT. FOR INTERIOR LOTS		
b) MINIMUM 3000 SQ. FT. FOR LAKE FRONT LOTS		
c) MINIMUM 3600 SQ. FT. FOR RIVER FRONT/ESTATE LOTS		
d) MINIMUM 1800 SQ. FT. FOR GROUND FLOOR OF 1 1/2 STORY DWELLING		
13) SQUARE FOOTAGE UNDER AIR NOT TO EXCEED 30% OF LOT'S TOTAL SQUARE FOOTAGE		
14) INDICATE SQUARE FOOTAGE UNDER ROOF.		
15) STRUCTURE'S TOTAL SQUARE FOOTAGE OF ALL ("HARDSCAPE") FIXED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, HOUSE GARAGE, POOL, PATIO DRIVEWAY AND PARKING AREA ARE NOT TO EXCEED 50% OF THE LOT'S TOTAL SQUARE FOOTAGE.		
16) MAXIMUM STRUCTURE HEIGHT (30) FEET FROM FINISHED GROUND FLOOR ELEVATION TO ROOF'S MID-POINT.		
17) ROOF:		
a) ROOFING SAMPLE MUST BE PRESENTED TO ARC WITH CONSTRUCTION PLANS		
b) LARGE, BLANK, UNBROKEN ROOF LINES ARE DISCOURAGED		
c) NO FLAT ROOFS PERMITTED		
d) FLAT CEMENT TILE, OR CERTAIN TYPES OF STANDARD METALLIC FINISH METAL, OR GALVALUME ROOFING ARE PERMITTED. CERTAIN TYPES OF METAL SHAKE SHINGLES MAYBE APPROVED IN BROWN OR GRAY TONES BUT THEIR USE IS DISCOURAGED.		
e) NO ROOF SHALL PITCH LESS THAN (6) FEET FOR EVERY (12) FEET OF ROOF, WITH THE EXCEPTION OF PORCHES, PATIOS, AND FLARED EAVES.		
f) ALL ROOF VENTS SHALL BE PAINTED TO MATCH THE ROOF COLOR.		

18) GARAGES:		
a) ENCLOSED ONLY- CARPORTS ARE NOT PERMITTED		
b) ATTACHED, DETACHED, OR SEMI-ATTACHED WITH COVERED WALKWAY TO MAIN STRUCTURE.		
c) NO LESS THAN 2-CAR, NOR MORE THAN 4-CAR GARAGES ARE PERMITTED MINIMUM OF 24 FEET WIDE INTERIOR FOR 2-CAR GARAGE		
d) MINIMUM OF 22 FEET DEEP INTERIOR FOR ALL GARAGE		
e) CAR GARAGES MAY VARY IN WIDTH DEPENDING ON USE.		
f) WHERE POSSIBLE, GARAGE ENTRANCES SHALL NOT FACE THE STREET		
19) SIDING SHALL BE NATURAL WOOD, OR HARDIPLANK		
20) FASCIA AND FRIEZES SHALL BE WOOD OR SYNTHETIC WOOD ALTERNATIVES		
21) POOL:		
a) CONCRETE, IN-GROUND ONLY.		
b) NOT CLOSER THAN (15) FEET TO ANY REAR OR SIDE LOT-LINE.		
22) NO PATIO DECK, PORCH DECK, INCLUDING POOL DECKS MAY BE CLOSER THAN (15) FEET TO ANY LOT LINE.		
23) DRIVEWAY/PARKING AREA MUST BE INDICATED		
24) PARKING AREAS MUST BE INDICATED		
25) DRIVEWAY/PARKING AREA/WALKWAY MATERIAL MUST BE SPECIFIED, AND PAVER SAMPLES MUST BE PRESENTED TO CDC AT TIME OF CONSTRUCTION APPLICATION.		
26) EQUIPMENT ENCLOSURES ARE REQUIRED, AND MUST BE DEFINED ON PLANS.		
27) FOUNDATION REVEAL SHALL BE A MINIMUM OF (8) INCHES, AND A MAXIMUM OF (12) INCHES. MEASUREMENT SHALL BE TAKEN FROM FINISH FLOOR ELEVATION TO FINAL FINISH GRADE.		
28) NO EXPOSED CEMENT BLOCK.		
29) WINDOWS:		
a) IMPACT OR INSULATED GLASS CONSTRUCTION WITH WOOD FRAMES, SHEATHED WOOD FRAMES, PVC FRAMES, NON MILL FINISH ALUMINUM OR OTHER FRAMES AS APPROVED BY THE ARC. IMPACT SHUTTERS ARE REQUIRED FOR NON-IMPACT WINDOWS		
b) MANUFACTURER'S DETAILED BROCHURE IS REQUIRED AT TIME OF PLAN SUBMITTAL		
c) COLOR SHALL BE SPECIFIED		
d) WINDOWPANE SHALL BE CLEAR GLASS, OR TINTED GLASS (BRONZE, GRAY OR SMOKE COLORED. NO REFLECTIVE GLASS SHALL BE PERMITTED.		
e) WINDOWS SHALL CONFORM TO THE INDIAN RIVER SHORES BUILDING WIND- LOAD REQUIREMENT.		
30) WINDOW TREATMENT:		
a) ALL STAINED, LEADED, OR ETCHED GLASS VISIBLE TO THE EXTERIOR SHALL BE CLEARLY DEPICTED AND NOTED ON THE CONSTRUCTION PLANS.		
b) ALL CANOPIES, AWNINGS, DECORATIVE SHUTTERS, STORM/HURRICANE SHUTTERS SHALL BE DEPICTED AND NOTED ON ALL CONSTRUCTION PLANS.		
31) FRONT ENTRY DOOR/DOORS:		
a) MANUFACTURER'S DETAILED BROCHURE STATING DOOR SPECIFICATIONS SHALL ACCOMPANY CONSTRUCTION PLANS.		
b) FINISHED DOOR COLOR SHALL BE INDICATED.		
c) EXTERIOR DOORS SHALL BE IN COMPLIANCE WITH THE INDIAN RIVER SHORES BUILDING CODE.		
32) POOL/PATIO AREA:		
a) POOL SCREEN ENCLOSURE: FINISHED-PAINTED SURFACE EITHER WHITE OR BRONZE.		
b) POOL FENCE ENCLOSURE:		
i) MINIMUM (4) FEET IN HEIGHT		
ii) SELF-CLOSING, SELF LOCKING GATES		
iii) FENCES OR GATES MUST MEET LOCAL AND STATE REQUIREMENT		
33) CHIMNEY:		
a) FINISH SHALL BE STUCCO, BRICK OR HARDIPLANK, NO DESIGNS OR EMBLEMS ARE PERMITTED		
34) GUTTERS/DOWNSPOUTS SHALL MATCH COLOR OF ATTACHED SURFACE.		

35) MAILBOX STYLE/DESIGN/COLOR SHALL REQUIRE ARC APPROVAL		
36) EXTERIOR COLORS:		
a) ALL EXTERIOR MATERIALS MANUFACTURED WITH PERMANENT COLOR SHALL BE PART OF SUBMITTAL.		
b) ALL EXTERIOR PAINT COLORS SHALL BE SUBMITTED TO THE ARC FOR APPROVAL AT TIME OF CONSTRUCTION PLAN SUBMITTAL		
37) LANDSCAPING		
a) PLAN MUST BE SUBMITTED FOR ARC APPROVAL NO LATER THAN STRUCTURE DRY-IN		
b) IN ADDITION TO GALLON SIZE OF TREES, THERE SHALL ALSO BE HEIGHT SIZE (FROM GROUND LEVEL) INDICATED ON LANDSCAPE PLAN.		
c) OAKS MUST BE WELLED OFF IF FILL WILL IMPACT THE TREES SURVIVAL		
38) NO CONSTRUCTION OF ANY KIND SHALL COMMENCE UNTIL WHICH TIME THE APPLICATION FOR AN INDIAN TRAILS CONSTRUCTION APPROVAL HAS BEEN COMPLETED AND APPROVED BY THE ARC.		

The design drawings and specifications, and plans have been reviewed for the home construction on lot In accordance with the above Indian Trails Community ARC requirements. They were found to be in compliance with these requirements. The architect, owner and contractor hereby acknowledge receipt of the ARC requirement and have a full understanding of these requirements

Architect: _____
Contractor _____
Owner: _____
Date: _____

Appendix 4

Contractor Information Sheet

Compliance with the following requirements is one of the evaluation conditions involved in the return of the Construction Deposits when a new home build or major renovation project is completed. The below listed conduct and requirement items are in place to protect the property owners and Indian Trails Club, Inc. from avoidable damage and unreasonable conduct. The purpose of this document is to clearly communicate to all contractors the performance standards while working within Indian Trails, to emphasize the contractors' responsibility to immediately repair damaged areas and to perform their work in a professional style that does not create a discomfort to those living within this private, deed restricted community. The Indian Trails Board of Directors and the ARC are committed to working with home and lot owners and their contractors in a positive manner to facilitate the construction, renovation and on-going maintenance of homes and property. We encourage you to contact the association's Management Company should you have a question regarding this information.

1. Entry into Indian Trails for the purposes of new construction, exterior maintenance, repairs, or yard work and deliveries shall not begin prior to 7:30 AM.
2. Oversized trailer trucks (guideline: (23'L X 12.5'H X 12'W) are not permitted in Indian Trails. Arrangements must be made for off-loading deliveries.
3. Contractors and workmen shall end all work and exit Indian Trails no later than 5:30 PM, Monday through Friday and 8:00 AM -3:00 PM on Saturday.
4. No work is permitted on Sundays or national holidays. The Management Company may consider exceptions to the above in the case of extreme emergencies.
5. No construction vehicle, other than bulldozers, graders, cranes and others requiring trailers for transportation, shall remain on the property overnight. Bulldozers, graders, cranes and others requiring trailers for transportation must be removed from the property after the completion of their required tasks. Construction vehicles with noisy mufflers or exhaust systems will not be admitted into Indian Trails.
6. The speed limit within Indian Trails is 15 MPH.
7. Parking for those working on the site is restricted to the construction site, the area fronting the site, and the public parking area by the marina or the tennis courts. No parking is allowed on any other common areas, or in front of, or on neighboring properties.
8. Contractors must confine their activity to the lot under construction. Materials, equipment, supplies, facilities, and construction activities must be contained entirely within the approved building site. All Indian Trails' common areas and vacant lots are private property, and unless permission is granted in writing and filed with the ARC, any use of the property is prohibited. No subcontractors' signs may be placed on the site.
9. The trash containers (dumpsters) must be provided not later than the beginning of foundation framing and remain until the house is completed. All building debris and trash must be placed in the dumpster daily and removed regularly. No trash or debris shall be burned, buried or hidden by grading coverage. The construction site must be maintained in an orderly condition at all times, both inside and outside. This requires cleanup and sweep down so that wind does not litter the job site, roads, or neighboring properties. Port-o-lets shall be screened on three sides by a section of
10. at least 6 feet high by 30 inches wide. The unscreened doors of port-o lets shall face opposite the road. Port-olets shall be installed at least 10 feet from the road and 50 feet from a street corner. No other temporary structures will be allowed on the building site.
11. There shall be no radios, CD or tape players operated that can be heard on neighboring properties
12. No dogs, pets, or other animals shall be allowed in Indian Trails.
13. No alcoholic beverages or illegal substances shall be consumed in Indian Trails.
14. All damage by contractors during construction to Indian Trails' common areas (including roads) or private owners' lots shall be repaired promptly. Where there is damage to plants, grass, trees, ground cover, etc., the contractor shall, at his expense, restore the damaged area to its condition prior to such damage, to the satisfaction of the owner and the ARC. Indian Trails reserves the right to deny access to the property or to forfeit all or part of the cash performance bonds of any contractor or sub-contractor who does not comply with the forgoing provisions.

Appendix 5 Maintenance Checklist

The following checklist is provided for the convenience of the Members to assist them to self-identify areas that require some attention. It is the goal of Indian Trails Club to keep our homes looking fresh, well maintained and consistent with community guidelines. Therefore, please note that this list is an aid for Members and if there is any inconsistency between the wording on this list and the body of language of the Criteria or of any Indian Trails governing document, the latter will control.

Section	Item	Standard	Compliant Y/N
General Property Condition	Overall cleanliness	Property clean, safe, orderly	
General Property Condition	Visible damage	No deterioration or hazards	
General Property Condition	Repairs	Timely maintenance evident	
Structure & Exterior	Exterior surfaces	Clean, no peeling, cracking, mold	
Structure & Exterior	Roof condition	Clean, maintained, no damage	
Structure & Exterior	Gutters/vents	Painted and maintained	
Structure & Exterior	Windows/doors	Functional, clean, compliant	
Structure & Exterior	Garage doors	Operational and maintained	
Mechanical & Utilities	Equipment screening	A/C, pool, generator screened	
Mechanical & Utilities	Equipment condition	No exposed/damaged equipment	
Mechanical & Utilities	Irrigation system	Operational, no leaks	
Mechanical & Utilities	Utility visibility	Properly concealed/screened	
Landscaping	Plant health	Healthy, maintained	
Landscaping	Overgrowth	No overgrown conditions	
Landscaping	Debris	No yard waste or clutter	
Landscaping	Replacement	Dead plants replaced promptly	
Trees & Vegetation	Tree condition	Proper trimming	
Trees & Vegetation	Hazard limbs	Removed promptly	
Trees & Vegetation	Canopy compliance	Maintained	
Trees & Vegetation	Invasive species	None present	
Lawn & Ground Cover	Lawn condition	Healthy	
Lawn & Ground Cover	Coverage limit of 40%	Within limits	
Lawn & Ground Cover	Bare areas	No exposed soil	
Lawn & Ground Cover	Lake buffer	Compliant	
Lawn & Ground Cover	Artificial turf	Maintained if applicable	
Irrigation & Drainage	Coverage	Adequate	
Irrigation & Drainage	Runoff	No drainage issues	
Irrigation & Drainage	Ponding	No standing water	
Driveways & Hardscape	Condition	Clean, no cracks	
Driveways & Hardscape	Drainage	Proper slope	
Fencing & Screening	Fence condition	Maintained	
Fencing & Screening	Screening	Full coverage	
Fencing & Screening	Visibility	Properly screened	

Storage & Visibility	Trash containers	Screened	
Storage & Visibility	Clutter	None visible	
Storage & Visibility	Service areas	Screened	
Accessories	Play equipment	Screened	
Accessories	Lighting	Compliant	
Accessories	Mailbox/lamppost	Maintained	
Pools	Pool condition	Maintained	
Pools	Equipment screening	Screened	
Pools	Enclosure condition	Maintained	
Vacant Lot	Vegetation	Controlled	
Vacant Lot	Debris	None present	
Vacant Lot	Mowing	Maintained	

Indian Trails ARC Application

Owner(s) Name: _____

Property Address: _____

Email Address(es): _____

Contractor Name: _____

Contractor Contact Number: _____

For New Home Build and Major Additions see Part X, APPENDICIES 1,2,3,4,5, and 6 of Criteria		
CHECK ALL THAT APPLY		
Home Exterior		
Siding	A, D	
Repainting	A, C	
Roofing	A, D, L	
Window, Shutters, Exterior Doors	A, D	
Exterior and Garage Doors	A, D,	
Generators and other Mechanical Equip	A, D, E, G	
Solar Panel and, Satellite Dishes	A, D, G	
Other:		
Pools or Other Outdoor Permanent Structures		
New Pools	A, F, G, H, I, J, K, L	
Pool Decks, Patios	A, F, G, H, I, J, K, L	
Pool Enclosures and Other Enclosures	A, D, G	
Pool Fencing	A, D, G, H	
Hot Tub	A, G	
Kitchen	A, G	
Fire Pit	A, G	
Pergolas	A, G	
Other		
Increasing or Reconfiguring Footprint and/or Elevation		
Room or Living Area Additions	A, B, F, G, H, I, J, K	
Porch Additions	A, B, F, G, H, I, J, K	
Garage Conversions/Additions	A, B, F, G, H, I, J, K	
Other:		
Hardscape		
Driveway and Walkways	A, D, F, G, H, I, J, K	
Patios	A, D, F, G, H, I, J, K	
Fencing	A, D, E, G, H	
Landscape Lighting	A, D, G	
Other		
Landscaping		
Substantial Landscape Changes	A, F, I, J	
Tree Removal	J	
Artificial Turf	A, D, G, I, J	
Irrigation Systems and Wells	A, D, E, G	
Other:		
Decorative Elements		
Lighting Fixtures on Exterior of Home	A, D, G	
Mailboxes	A, D, G	
Lamppost	A, D, G	
Statuary	A, D, G	
Play Equipment	A, D, E, G	
Other:		
OTHER		
Required Supporting Documentation. Please note that additional supporting information may be requested		
A. Detailed Description on Next Page, Including Colors and Materials being Used B. Architectural or Other Professional Plan C. Sample Paint Colors D. Manufacturer Brochure	E. Exterior Screening Plan F. Landscape Plan (see Section 7.03) G. Scaled Site/Elevation Plan Drawing(s) H. Survey I. Drainage Impact Study J. Tree Removal Form (as applicable)	K. \$2,100 refundable Road Impact Fee L. Optional Supporting Doc a. Contract Proposal b. Picture, Drawing, Rendering
Prior to submitting your application, please read appropriate section(s) of the Architectural and Landscaping Design Criteria to ensure your understanding of requirements.		
The Town of Indian River Shores Building Department is typically responsible for providing building permit. For reference: 772-231-4453 https://www.irshores.com/building.html		

Owner(s) Name: _____

Property Address: _____

Email Address(es): _____

Contractor Name: _____

Contractor Contact Number: _____

- If using same materials as another home in Indian Trails please include address.
- If an applicant feels that their request is allowed under state law, include the law and rationale of why it applies.
- If applicant feels that other similar applications have been approved by ARC, the applicant should include information.

By signing below, I understand this request must conform to the Indian Trails Architectural Guidelines and Design Criteria and I assume full financial responsibility for any damage caused to common property or the property of neighbors during the completion of this project.

DATE: _____

OWNER SIGNATURE: _____

Indian Trails ARC Application

Indian Trails Tree Removal Application

Owner(s) Name: _____

Property Address: _____

Email Address(es): _____

PRE-APPROVAL IS REQUIRED FOR THE REMOVAL OF ANY NATIVE OR INDIGENOUS TREE OF 2 INCHES OR MORE IN DIAMETER AT ONE FOOT ABOVE THE NATURAL GRADE					
Rational for Removal Request / Check All That Apply		Type of Tree(s)	# Of Trees	Diameter of Tree(s)	Will Tree be Replaced?
☐	Tree(s) removal is necessary for the construction of a new structure or pool (please submit this application with construction request)	☐	☐	☐	☐
☐	Tree(s) is diseased and cannot be salvaged	☐	☐	☐	☐
☐	Tree(s) poses an imminent and significant potential threat to the homeowner's or adjacent property	☐	☐	☐	☐
☐	Tree(s) removal is required by insurance carrier to continue to provide coverage	☐	☐	☐	☐
Does the property currently have a tree canopy of less than 50% of the pervious area of the lot?		Please Circle One		Yes or No	
Is the tree(s) located on the actual lot or on the common property contiguous to the road?		Please Circle One		Lot or Common	
Required Supporting Documentation					
A. Tree survey for lot depicting all trees and structures, tree(s) to be removed and new tree(s) to be planted B. Certified Tree Arborist Inspection Report C. Insurance Carrier Request, if applicable					
Prior to Submitting Your Application Please: Read appropriate section(s) of the Architectural and Landscaping Design Criteria to ensure your understanding of requirements.					
By signing below, I understand this request must conform to the Indian Trails Architectural Guidelines and Design Criteria and I assume full financial responsibility for any damage caused to common property or the property of neighbors during the completion of this project. DATE: _____ OWNER SIGNATURE: _____					