

Dear Resident of Bent Pine,

Over the past year several new homes have been built in our community. In addition, we have also had homes repainted as well as new driveways, roofs and landscaping installed.

All look great and add overall value to Bent Pine. A major component of achieving this result is the work of the Bent Pine Design Review Board (DRB). The purpose of this letter is to briefly highlight the objective of the DRB, its role and responsibilities and that of the residents when undertaking new construction or home and property modifications, including painting and landscaping.

The overarching objective of the DRB is to preserve the aesthetic character of Bent Pine by insuring that all new construction, home and property improvements and modifications adhere to the policies laid out in Article VI of the Bent Pine Covenants and the Addendum, "Architectural Planning Criteria". The process requires that the homeowner submit an application outlining the scope of the project to be undertaken in sufficient detail to enable DRB review and, if applicable, include samples of materials and colors to be used. In the case of new construction, a refundable Performance Deposit of \$5,000 is to accompany the application as well as a \$500 non-refundable architect's review fee. In the case of home improvements subject to Indian River County inspection, e.g. new roofs, driveways, swimming pools or other such modifications, a refundable deposit of \$1,000 is required. Please familiarize yourselves with these documents as you contemplate your new home or renovation project. Copies of these documents can be obtained from Elliott Merrill or downloaded from their website.

Some of the projects that require DRB approval would include:

- New construction
- Exterior home remodeling, including repainting
- Home additions and modifications
- Roof replacement
- New driveway, replacement or resurfacing
- New or remodeling a swimming pool
- Fencing where allowed, new, replacement or repainting
- Tree and shrub removal
- Landscaping modification
- Installation of generators and other similar equipment

In general, it is safe to assume that if the project can be seen from the road or golf course it will most likely require DRB approval. DRB application forms can be obtained from Elliott Merrill and are available on-line. The completed forms and any related materials can be returned to the Gatehouse attendant who will forward it to the DRB. Questions regarding the DRB, it's policies, procedures and rules or the application of these to your project can likewise be referred to any member of the DRB. A listing of members is attached.

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