

Return Instrument to:  
Friscia & Ross, P.A.  
5550 West Executive Drive, #250  
Tampa, FL 33609

**CERTIFICATE OF RECORDING**  
**RIVER WATCH HOA ACC DESIGN STANDARDS AND GUIDELINES**

The undersigned officers of River Watch Homeowners' Association of Hillsborough, Inc. (River Watch HOA) the corporation in charge of the operation and control of the River Watch subdivision, located in Hillsborough County, Florida, according to the Declaration of Covenants, Conditions, Restrictions and Easements of River Watch Homeowners' Association of Hillsborough, Inc. being recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 8667 beginning at Page 0288 hereby certify that the following governing documents of River Watch Homeowners' Association of Hillsborough, Inc.: a) River Watch HOA ACC Design Standards and Guidelines; b) River Watch HOA Approved Paint Schemes; and c) River Watch HOA ACC Alteration Application were all proposed and approved by the Board of Directors pursuant to the requirements of the governing documents of River Watch Homeowners' Association of Hillsborough, Inc. and Florida Statutes at a meeting of the Board of Directors held on October 16, 2019.

The undersigned, being duly authorized by the Board of Directors of River Watch Homeowners' Association of Hillsborough, Inc., do hereby attach hereto the following exhibits:

- Exhibit A: River Watch HOA ACC Design Standards and Guidelines;
- Exhibit B: River Watch HOA Approved Paint Schemes; and
- Exhibit C: River Watch HOA ACC Alteration Application.

IN WITNESS WHEREOF, we have affixed our hands this 11 day of June, 2020 in Hillsborough County, Florida.

Christine Slade  
Signature of Witness

Christine Slade  
Printed Name of Witness

Louie Alfonso  
Signature of Witness

LORRIE ALFONSO  
Printed Name of Witness

RIVER WATCH HOMEOWNERS'  
ASSOCIATION, INC.

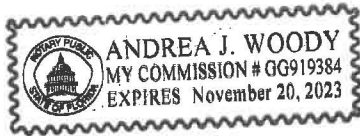
Margaret M Cabral  
Margaret Cabral, President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 11 day of June, 2020, by Margaret Cabral, President of River Watch Homeowners' Association of Hillsborough, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

Andrea J. Woody  
Notary Public  
Andrea J. Woody  
Printed Name of Notary Public

My Commission Expires:



*Michael Dunn*  
Michael Dunn, Secretary

*Christine Slade*  
Signature of Witness

Christine Slade  
Printed Name of Witness

*Louie Alfonso*  
Signature of Witness

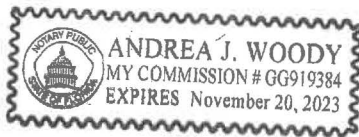
LORRIE ALFONSO  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 11 day of June, 2020, by Michael Dunn, Secretary of River Watch Homeowners' Association of Hillsborough, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

*Andrea J. Woody*  
Notary Public  
Andrea J. Woody  
Printed Name of Notary Public

My Commission Expires:



# River Watch HOA ACC Design Standards and Guidelines

Date (approved by board): October 16, 2019

## 1. PURPOSE

These design standard guidelines are provided in accordance with River Watch HOA, Article V of the Declaration of Covenants, Conditions, Restrictions and Easements. The purpose of these guidelines is to share the standards and criteria used by the Architectural Control Committee (ACC) and HOA Board of Directors to base recommendations and approval/disapproval of ACC Requests. The purposes of these Design Standards include:

- a) Governing the form and content of plans and specifications in ACC Requests
- b) Governing the procedures for submissions of plans and specifications. Each month's deadline for receipt of ACC requests is posted on the HOA web site and/or the bulletin board by the gate. In general, requests must be received by the Friday before the week of the ACC and HOA Board meeting.
- c) Establish guidelines with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, and all other matters that require approval by the ACC. In all cases, if the Declaration of Covenants, Conditions, Restrictions and Easements with latest changes differs in standards and guidelines from this document, the Declaration supersedes these standards and guidelines.

## 2. ACC REQUESTS

ACC Request forms are available from the HOA web site. The ACC Request form includes the guidelines for the plans and specifications for HOA members to include for ACC review. Only one request per form. Requests with insufficient information that cannot be processed will be returned to owners. The ACC approval is valid for a period of 90 days. Should the addition or alteration not be completed in 90 days, a 90 day extension can be requested from the HOA Board before expiration of the 90 days.

Supporting documentation to include with the request includes, but is not limited to:

- a) Lot survey indicating exactly where the addition or alteration will occur on the lot (if relevant)
- b) Pictures and/or detailed descriptions of materials to be used (ie. type of materials, brands, colors, styles, sizes, dimensions, etc..)
- c) Copy of the contractor's specification sheet (if work is being contracted)
- d) Paint or color swatches (even if painting is the same color)



- e) Color photo of the front exterior of the home with the areas(s) to be painted notated with each color (if exterior painting is requested)
- f) Other pertinent information as may be necessary

### **3. BUILDING EXTERIORS**

There can be no changes to house elevation or additional attached interior spaces without ACC approval.

#### **A. EXTERIOR PAINT PALLETE**

The ACC and the Board of Directors have established a color palette containing tri-color combinations for body, trim and door. It has been adopted as the approved tri-color combinations for houses and other out-buildings/sheds within River Watch Homeowners Association of Hillsborough, Inc. The purpose of this palette is for homeowners to have a selection of colors, that when requested, will not be disapproved.

##### **1. Choosing color combinations from the approved color palette:**

If a homeowner submits an ACC request for exterior painting that reflects one of the authorized color combinations listed in the color palette book, approval by the Architectural Control Committee shall not be denied or withheld. The colors specified for body, trim and door are not interchangeable with different combinations or within a single combination. The paint manufacturers listed in the palette are not the required vendor/supplier of proposed paint. However, to be considered an authorized color/combination, any paint proposed/applied must be identical in color and quality to that set forth in the color palette referenced above.

**NOTE:** This choice does not circumvent the approval process as defined in the River Watch Documents and Covenants. An ACC request must still be submitted and approved before any work can begin. A fully annotated color photo of the home (showing location details below) must be submitted with your request.

**2. LOCATION DETAILS:** These areas of the home must be annotated on the color photo to indicate your intended color usage of BODY color, TRIM color or DOOR color.

- 1. BODY
- 2. TRIM
- 3. FRONT DOOR

4. GARAGE DOOR AND VENTS/LOUVERS – Must be ONLY one, solid color using either the BODY color or TRIM color.

5. Accents – The accents includes architected exterior designs such as keystones (the top of arches or top middle of garage door trim), four-box decoration, and windward homes sailboat. The accents can be either BODY, TRIM OR DOOR color. The accents on a house must be the same.

**3. Must choose colors or combinations that are on the approved color palette per Florida State Statue 720.3035:**

**NOTE:** An ACC request must be submitted and approved before any work can begin. A color photo of the home must be submitted with your request, with your notation(s) on the photo indicating the intended color placement. The ACC will return the photo with corrections as necessary to maintain the harmony of painting standards within River Watch.

**4. Painting and completion:**

The ACC approval is valid for a period of 90 days with one 90-day extension authorized. Should painting not commence and be completed in 180 days, the ACC Request for painting approval will expire and must be resubmitted.

Should you have any questions or require additional information, contact the HOA Management company before beginning any painting project.

**B. ROOF SHINGLES REPLACEMENT**

Only dimensional shingles are allowed and must be submitted to the ACC for approval. Any metal roofing material must be in a dimensional shingle style only. Colors may not vary from asphalt shingle colors and must conform to the appearance of asphalt roofing shingles. All requests must be submitted with product pictures and descriptions to the ACC for approval.

**4. SOLAR PANELS**

All installations must meet the placement and specifications as outlined by the county, state and federal government.

**5. WALLS AND FENCES**

**A. Property/lot walls and fences.** All walls and fences must be approved by the ACC prior to installation. All fences must begin at least 8 ft back from the front of your home and must be 6 feet high or less. Fences may be wood or white vinyl/PVC. The style must be either

shadow box or board on board. Wood fences must be made from Ultrawood or equivalent pressure treated wood product. Painting or staining wooden fences is prohibited. Sealing is acceptable with clear sealants specifically made for wooden surfaces only. Vinyl acceptable colors are limited to shades of white or cream. Posts and supports must be placed on the inside of the fence without any supports facing the outside of the lot.

**B. Fencing for houses on lakes or conservation area.** Beginning at a point 10 ft beyond the rearmost corner of your house or pool deck, the fence must be no higher than 5 ft. Houses on conservation/lake lots may use 4 ft high black vinyl-coated chain link with matching posts and hardware, or 4' composite PVC or pressure treated picket fence.

**C. Fencing for pools without screen enclosures.** If you have a swimming pool without a screen enclosure, you may use white PVC picket fencing around the perimeter of the pool deck only, in order to comply with governmental fencing requirements.

**D. Fences facing paved roads or streets.** Fences on a corner property must conform to County Guidelines when the fence faces a road on the side of the property..

## 6. LAWN ORNAMENTS

Lawn Ornaments are limited to six (6) items that are visible from the street or common area. In addition, up to eight (8) flower pots or planters are acceptable: Ornaments, decorative embellishments or planters include those on lawns, landscape beds, entryways, side yards and those mounted on the house that are visible from the street or common area.

Ornaments shall not exceed thirty six (36) inches in any dimension. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject they are depicting.

Lawn ornaments include, but are not limited to:

- o any figurine, whether specifically made for lawn or landscape display or not, of any type of construction, or any item placed or displayed in the areas visible from the street or the common area.
- o bird baths, bird feeders, or bat boxes
- o bird or squirrel house homes
- o fountains \*\*\*
- o patriotic display items (yellow ribbons, decals, etc)
- o personal items other than furniture are considered lawn ornaments
- o plants on hooks

\*\*\* Fountains shall not exceed 78" in height, and must be of natural stone, concrete, and can be painted white, dark green, or brown. --Revised April 2023

- o statues or cement/stone/metal structures
- o sun dials
- o tiki torch (each count as one lawn ornament)

No ornaments shall be hung from trees except for bird homes or bird feeders. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

Ornaments displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments. Artificial plants/trees or flower arrangements are allowed on front entryways only.

## **7. OUTBUILDINGS, SHEDS, TRAILERS**

All sheds, garages, or other outbuildings must be approved by the ACC prior to construction. Sheds must have an exterior stucco finish that matches the house. All shed roofs must be shingled to match the house. Sheds must be landscaped as approved by the ACC. Maximum plate height is 7ft, 4in. No trailer, camper, shack, tent, garage, barn, shed or other similar structure shall be used as a residence at any time. **NO Carports are allowed within the Riverwatch Community.**

## **8. GARAGE DOORS**

Garage door replacement requires approval through the ACC prior to installation. All garage doors must meet county and state wind requirements at the time of installation. Wooden garage doors can be either stained a natural wood color or painted. All other garage door materials (steel, fiberglass) must be painted. All colors and stain choices and validation of meeting wind requirements must be submitted to the ACC for approval.

## **9. FRONT DOORS**

Only exterior grade steel, fiberglass or wooden doors are acceptable. All colors and stain choices must be submitted to the ACC for approval. Steel and fiberglass doors must be painted; wooden doors can be either stained a natural wood color or painted.

## **10. LAWNS / LANDSCAPING**

Artificial/astro turf type lawns and landscaping are prohibited. Artificial plants are prohibited in the landscape areas.



#### **11. TREES, PLANTS, NATIVE GROWTH**

Each lot must have an oak tree of 3" minimum diameter planted and maintained between the sidewalk and the street. Corner lots must have two oaks, of 4" minimum diameter planted and maintained. Clearing of plants or trees from any lot should be kept to a minimum. You may not remove or destroy any trees that have a diameter of 6" measured 2 ft above ground or distinctive plants without written permission from the ACC. In addition, owners of lots on wetland conservation areas have additional restrictions regarding removal of plants without approval from the Southwest Florida Water Management District.

#### **12. POOLS**

Swimming pools must be to the rear of your property, and must conform to the setback requirements. Above ground pools are not allowed. ACC approval is required for installation of new pools or new screens. Standards for pool screens are the colors white, bronze, or black.

#### **13. DRIVEWAYS AND SIDEWALKS**

Painting, staining, etching, stamping or altering the color or texture of driveways and sidewalks or easement areas is prohibited. Sealing is acceptable with clear sealants specifically made for concrete surfaces only. Installing pavers in any area requires ACC approval.

#### **14. LANDSCAPE CURBING**

Placement and colors must be submitted to the ACC for approval. Acceptable colors are limited to subdued natural stone colored finishes as determined by the committee. No post-installation painting or staining; all colors must be chosen at installation so that the color is mixed throughout the concrete.

#### **15. CONSTRUCTION MATERIALS OR ACTIVITIES**

To address in the ACC Request form, If you are working on a project (i.e. patio, landscaping, etc.) you may store materials and equipment for your project on your lot but only for a reasonable amount of time to finish the project. You may only store materials or equipment on YOUR lot. You may not allow trash or debris to accumulate nor block roadways, driveways, easements, or other property with your materials or equipment. You may not excavate or remove earth from any lot for business purpose. Changes to elevation or surface grading must be approved by the ACC.

**Materials must be stored out of view**

**16. ANTENNA**

Satellite dish antennas must be no larger than 1 meter in diameter and should be placed on the rear of your house. No other antennas, towers, or apparatus are allowed. ACC reviews primarily for antenna location on the house to not be visible from streets or common areas.

**17. BASKETBALL GOALS**

These must be approved by the ACC, including temporary (portable) goals. Based on the proposed location of the basketball goal, playing basketball at the goal should not burden adjoining properties or common areas.

**18. WINDOW REPLACEMENT**

Window replacements must be reviewed and approved by the ACC prior to installation. Description and pictures of the intended replacement windows must be submitted to the ACC for approval. All windows must comply with county and state requirements and be of similar type and design as the current windows. Design standards being reviewed include that window frame shapes and styles are not being affected with the window replacement.

**19. RESIDENTIAL PLAYGROUND EQUIPMENT**

A. All residential playground equipment must be designed and constructed in accordance with all state and local laws, codes and regulations. All residential playground equipment shall be sited to the rear of property lots where applicable. Reasonable setback from property lines and fences shall be maintained for both child safety and privacy for neighbors. Actual offset distance will vary depending on height of any landings on the playground equipment and configuration of any swings or other non-stationary attachments.

B. Allowable materials for residential playground equipment include: Pressure treated wood, Cedar, Redwood, Composite materials (ex: Trex). Wood products shall have a protective stain or coating applied.

C. All residential playground equipment that cannot be removed and stored inside during inclement weather must be securely anchored to prevent it from becoming a potential projectile during a storm or hurricane.

D. Any canopies for residential playground equipment shall be solid color (dark blue or dark green preferred). Wood canopies are permitted but must be shingled to match the homeowner's

residence.

E. Maximum permissible height of residential playground equipment shall be 10' above grade. In the event of a sloped site, the reference for the maximum height shall be the highest end of the sloped area under the playground equipment. The maximum height assessment includes any ornamentation, decoration or structural elements. (Example: canopies, flags, fire poles, etc)

F. Maximum rectangular platform for residential playground equipment shall not exceed 175 Square Feet.

G. All residential playground equipment shall be set level & plumb (where applicable).

H. Tree houses are not permitted.

I. Residential playground equipment cannot be located in conservation or conservation setback areas.

J. Submissions for approval of residential playground equipment shall include the following information in addition to the submission form:

A. A copy of the homeowner's property plot showing the location and orientation of the proposed residential playground equipment, as well as the boundary of any mulched areas in relation to the proposed playground equipment. The residential playground equipment should be depicted as close to scale as possible.

B. An elevation view, photograph or sketch of the residential playground equipment clearly showing what the proposed structure will look like including any accessories (optional play pieces).

C. Color samples or pictures denoting the colors proposed for the structure, canopies and accessories.

# RIVER WATCH HOA APPROVED PAINT SCHEMES

SCHEME	BODY COLOR	TRIM COLOR	DOOR COLOR
1	sw6148 wool skein	sw6172 hardware	sw6335 fired brick
2	sw6150 universal khaki	sw6140 moderate white	sw6244 naval
3	sw7669 summit gray	sw7006 extra white	sw6994 greenblack
4	sw6129 restrained gold	sw7564 polar bear	sw7730 forestwood
5	sw7039 virtual taupe	sw7036 accessible beige	sw7593 rustic red
6	sw7672 knitting needles	sw7009 pearly white	sw7620 seaworthy
7	sw6248 jubilee	sw7006 extra white	sw7582 salute
8	sw7748 green earth	sw6154 nacre	sw6055 fiery brown
9	sw7521 dormer brown	sw7555 patience	sw6027 cordovan
10	sw7526 maison blanche	sw7008 alabaster	sw6186 dried thyme
11	sw7525 tree branch	sw6105 divine white	sw7593 rustic red
12	sw6385 dover white	sw7644 gateway gray	sw7617 mediterranean
13	sw7012 creamy	sw7680 lanyard	sw6061 tanbark
14	sw6102 portabello	sw7632 modern gray	sw7047 porpoise
15	sw7036 accessible beige	sw7038 tony taupe	sw6235 foggy day
16	sw6171 chatroom	sw6133 muslin	sw7518 beach house
17	sw6205 comfort gray	sw7008 alabaster	sw2802 rookwd red
18	sw7015 repose gray	sw7005 pure white	sw7602 indigo batik
19	sw7568 neutral ground	sw7532 urban putty	sw7614 st. bart's
20	sw7556 crème	sw6116 tatami tan	sw7048 urbanebronze
21	sw7522 meadowlark	sw7571 casa blanca	sw7703 earthen jug
22	sw7680 lanyard	sw6126 navajo white	sw6215 rocky river
23	sw7719 fresco cream	sw7715 pottery urn	sw7580 carnelian
24	sw7006 extra white	sw7746 rushing river	sw7702 spiced cider
25	sw6234 uncertain gray	sw7662 evening shadow	sw7674 peppercorn
26	sw2834 birdseye maple	sw6173 cocoon	sw7700 old world gold
27	sw6170 techno gray	sw6165 connected gray	sw6395 alchemy
28	sw6151 quiver tan	sw6141 softer tan	sw7680 lanyard
29	sw6109 hopsack	sw6133 muslin	sw7622 homburg gray
30	sw6108 latte	sw6153 protégé bronze	sw7729 edamame
31	sw7693 stonebriar	sw7696 toasted pine nut	sw6054 canyon clay
32	sw7569 stucco	sw7514 foothills	sw6229 tempe star
33	sw7739 herbal wash	sw6672 morning sun	sw6167 garden gate
34	sw2804 renwick rose beige	sw6105 divine white	sw7515 homestead brn
35	sw6157 favorite tan	sw6116 tatami tan	sw6103 tea chest
36	sw9130 evergreen fog	sw7006 extra white	sw7069 iron ore

Colors listed above are Sherwin Williams colors.

Colors may be matched to any BRAND of paint you wish to use.

**\*\*NOTES\*\***

Owners MUST APPLY FOR A COMPLETE COLOR SCHEME as shown horizontally on the chart above. Only approved options as shown below are acceptable.

**OPTION: GARAGE DOORS** must be the same color as body color or trim color

**OPTION: ACCENT COLOR** must be the same color as body, door or trim (all Accents must match see guidelines)

**OPTION: Any TRIM COLOR** listed above may be substituted with one of the following options:

- sw7006 extra white
- sw7556 crème

**OPTION: Any FRONT DOOR COLOR** listed above may be substituted with one of the following options:

- sw7006 extra white
- sw7011 natural choice
- sw6988 bohemian black
- sw6076 turkish coffee
- sw7585 sundried tomato
- sw7749 laurel woods
- sw9179 anchors aweigh

Wood Fence Stain or Water-Sealant

ONLY CLEAR stains or water-sealant products may be used on wood fences, no painting permitted.



**RIVER WATCH HOMEOWNERS ASSOCIATION OF HILLSBOROUGH, INC.**

**P.O. Box 6235, Brandon Fl, 33508-6004**

**Phone: 813-571-7100 Fax: 813-689-2727**

**Email: management@mcneilmsi.com**

When requesting approval for multiple alterations, each alteration must be submitted in duplicate on a separate request form. You will be notified of your committee's determination on your request within 45 days of receipt of this application. ACC requests must be submitted to management the Friday prior to the next posted architectural review committee meeting date to be considered at the meeting. Applications not received the Friday prior, they will be considered at the following monthly meeting.

**NARRATIVE DESCRIPTION OF ALTERATION** (attached separate sheets, as needed):

To be processed, this request and all supporting documentation must be mailed/email to the Association using the addresses listed above. Types of supporting documentation required (List is not all inclusive):

- Lot survey indicating exactly where the addition or alteration will occur on the lot. (if relevant)
- Pictures and/or detailed descriptions of materials (i.e. Type of materials, colors, styles, sizes, dimensions, etc).
- Copy of the contractor's specification sheet (if work is being contracted).
- Color photo of the home's front exterior area(s) to be painted notated with each color (if exterior painting is requested).
- Other pertinent information as may be necessary.

**<<INCOMPLETE REQUESTS CANNOT BE PROCESSED AND WILL BE RETURNED TO OWNERS>>**

While River Watch Homeowners Association of Hillsborough, Inc. (the "Association") may grant approval for the requested addition or alteration, the homeowner alone is responsible for seeking the required county permit(s). Most additions/alterations require permit(s) from one or more county departments. The obligation to determine whether the requested addition or alteration complies with any applicable law, rule, regulation, code or ordinance is strictly the responsibility of the homeowner and not the association. Additionally, it is understood and agreed that the association, as well as McNeil Management Services, Inc, are not required to take any action to repair, replace or maintain any such approved change, addition or alteration, any structure or any other property. The homeowner and its' assigns assumes all responsibility and costs of any addition or alteration and its future upkeep and maintenance.

I understand that the association will contact me in writing regarding their approval or disapproval of this request. I agree not to commence any addition(s) or alteration(s) until I receive written approval from the association. If a change I perform is found NOT to be in compliance with community standards, I will return the property to its original pre-alteration condition within 30 days of written notification to do so.

NAME \_\_\_\_\_ PROPERTY ADDRESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

MAILING ADDRESS (if different from above): \_\_\_\_\_

HOMEOWNERS SIGNATURE: \_\_\_\_\_

**FOR ASSOCIATION USE ONLY**

**DATE OF APPROVAL:** \_\_\_\_\_

APPROVED \_\_\_\_\_ STIPULATIONS: \_\_\_\_\_

NOT APPROVED \_\_\_\_\_ REASON(S) \_\_\_\_\_

AUTHORIZED SIGNATURE(S) \_\_\_\_\_

**Project must be completed within 90 days from date of approval (one 90-day extension authorized)**



**RIVER WATCH HOMEOWNERS' ASSOCIATION OF HILLSBOROUGH, INC.  
Architectural Change Request (continued)**

Who will perform the work? \_\_\_\_\_  
\_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

**WHEN REQUESTING APPROVAL FOR A PROJECT INVOLVING A CONTRACTOR**, please fill out the following information.

Contractor's License Number \_\_\_\_\_

Contractor's Business Address \_\_\_\_\_  
\_\_\_\_\_

Contractor's Telephone Number \_\_\_\_\_

Where will materials necessary for the project be stored while the project is on-going?  
\_\_\_\_\_  
\_\_\_\_\_

Be sure to include a color photo of your home, with your notation(s) on the photo indicating your intended color placement.

Color Scheme: Straight Line Option YES \_\_\_\_\_ NO \_\_\_\_\_ Options: Trim \_\_\_\_\_ Door \_\_\_\_\_

<b>Choice #1</b>				
Body of Home	Color#		Color Name	
Trim	Color#		Color Name	
Door	Color#		Color Name	

**NOTE:** Please be sure to attach all supporting documentation that applies to your project:

- ❖ INCOMPLETE REQUESTS WILL BE RETURNED WHICH WILL DELAY THE APPROVAL PROCESS FOR YOUR PROJECT.

Approved requests are valid for 90 days from the date of approval. Any project not completed within 180 days from approval will expired and must be re-submitted.