

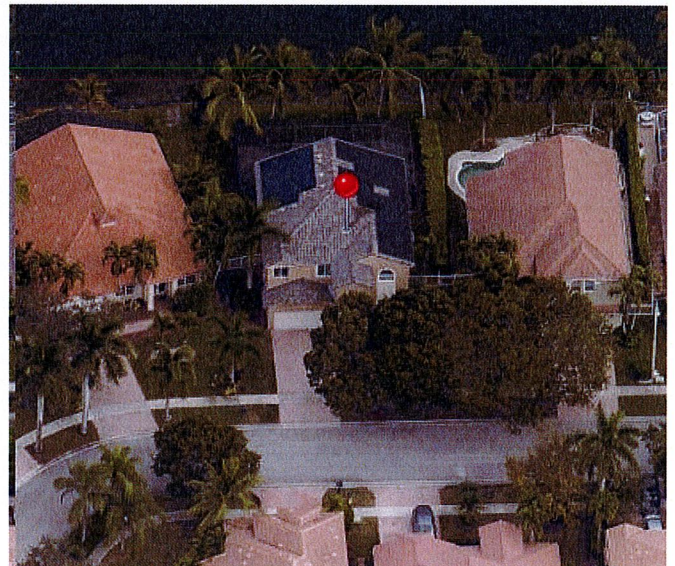
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2020-39&40

Zoning Variances



CABAK, MICHAEL & TIFFANY
1051 NW 185 AVE PEMBROKE PINES FL 33029





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	March 4, 2021	Application ID:	ZV(R) 2020-39 - 40
Project:	Proposed driveway and walkway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Michael Cabak	Agent:	N/A
Location:	1051 NW 185 Avenue, Pembroke Pines, 33029		
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-39	52.26 (C)	not to exceed 40% of the lot width	43.3% total width of lot
ZV(R) 2020-40	52.26 (H)(1)	35% total front lot coverage	50% total front lot coverage with driveway and walkway
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Michael Cabak, owner, has submitted two (2) variance requests. Variance #ZV(R) 2020-39 is to allow a 43.3% total width of lot for a proposed paver driveway instead of the required 40%, and Variance #ZV(R) 2020-40 is to allow 50% total front lot coverage for a proposed paver driveway and walkway instead of allowed 35%.

The Chapel Lake Estates HOA (neighborhood association) and the Chapel Trail Owners Association (master association) have provided approvals for the proposed project.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-39 allow a 43.3% total width of lot for a proposed driveway instead of the required total width of all driveways not to exceed 40% of the lot width.

Code Reference: **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(C) In no instance shall the total width of all driveways exceed 40% of the lot width.

ZV(R) 2020-40 allow a 50% total front lot coverage instead of the required 35% total front lot coverage for a proposed driveway and walkway.

Code Reference: **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS.**

(H) No driveway may: (1) Exceed a 35% of the total front lot coverage in a single family residential home; or

VARIANCE DETERMINATION

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 12/16/2020

Plans for DRC _____ Planner: Dean

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Dean Project #: PRJ 20____ - ____ Application #: 20(R) 2020-39490

Date Submitted: 12/16/2020 Posted Signs Required: (1) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:Project Name: Cabak driveway width expansion & walkway along north side of houseProject Address: 1051 NW 185th Avenue, Pembroke Pines, FL 33029

Location / Shopping Center: _____

Acreage of Property: 7,320 sf Building Square Feet: 3,038 (2 story)Flexibility Zone: _____ Folio Number(s): 5139 13 06 2130

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: CHAPEL LAKE ESTATES 154-44 B LOT 7 BLK GHas this project been previously submitted? Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Michael Cabak and Tiffany Cabak

Owner's Address: 1051 NW 185th Avenue, Pembroke Pines, FL 33029

Owner's Email Address: mike.cabak@gmail.com

Owner's Phone: 954-594-1225 Owner's Fax: _____

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): **Variance** Zoning Appeal Interpretation

Related Applications: N/A

Code Section: ^① 52-26(C) ; ^② 52-26(H)(1)

Required: ^① 40% width of lot ; ^② 35% Total Front Lot Coverage

Request: ^① 43.3% width of lot ; ^② 50% Total Front Lot Coverage

Details of Variance, Zoning Appeal, Interpretation Request:

Requesting to expand the width of the driveway from the current 17 feet to 26 feet (2
feet over the allowed limit). My wife and I currently park our 2 cars in our garage and
my daughter parks her car in the driveway. Soon we will be getting another car for our
son and it will be even more difficult than it is now to maneuver around. We also would
like to have a pathway from the driveway to the back patio along the north side of the
house along with a place for the garbage containers to be hidden by the landscape.

Also, the current front green area coverage is 35% but I am requesting 50%.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

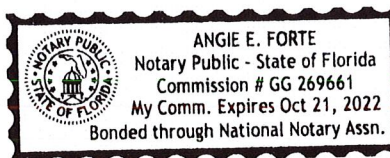
SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Michael S. Cabale 12/14/2020
Signature of Owner Date

Sworn and Subscribed before me this 16th day
of December, 2020



Fee Paid Signature of Notary Public 10/21/2022
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

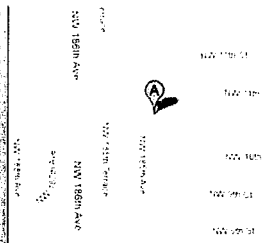
Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

PREPARED BY:

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1051 NW 185TH AVENUE, PEMBROKE PINES, FLORIDA 33029

SURVEY NUMBER: FL1112.1051-01

FIELD WORK DATE: 3/1/2019

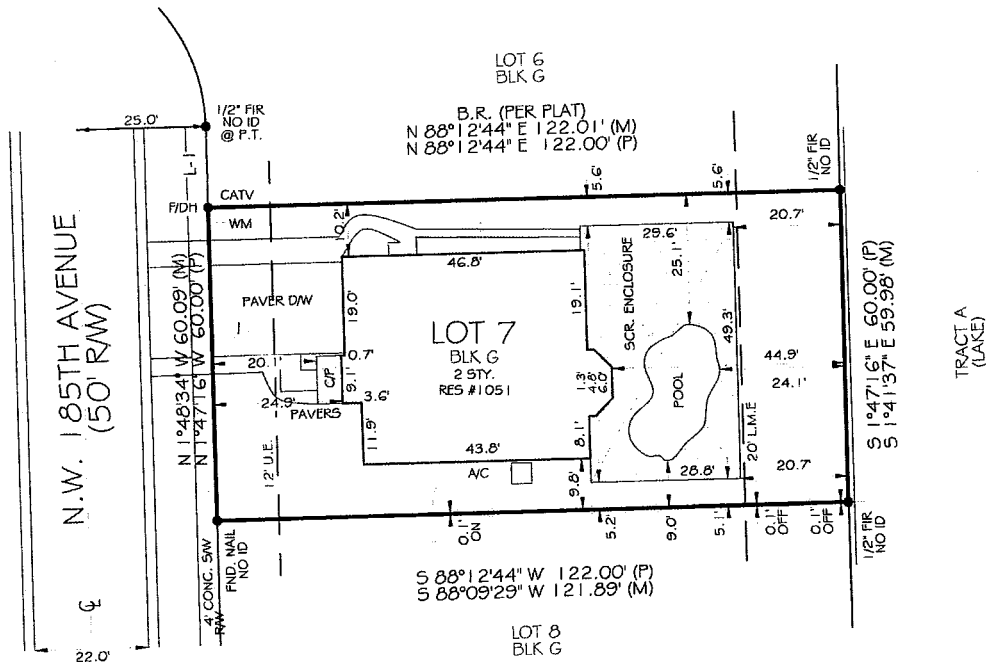
REVISION DATE(S): (REV.1 3/5/2019)

1112.1051-01

BOUNDARY SURVEY
BROWARD COUNTY

TABLE:

L-1 S 1°47'16" E 15.68' (P)
S 1°45'31" E 15.65' (M)



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code.

WESLEY B. HAAS
LICENSE NUMBER
3708
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Wesley B. Haas
State of Florida Professional Surveyor and Mapper
License No. 3708

NOTES:
FENCE OWNERSHIP NOT DETERMINED.
L.M.E. = LAKE MAINTENANCE EASEMENT.
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.

30' 20' 10' 0' 15' 30'

GRAPHIC SCALE
1 inch = 30 feet

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (SHADED). THIS PROPERTY WAS FOUND IN THE CITY OF PEMBROKE PINES, COMMUNITY NUMBER 120053, DATED 08/18/14.

CLIENT NUMBER:

DATE: 03/05/19

BUYER: MICHAEL S. CABAK & TIFFANY L. CABAK

SELLER: MICHAEL S. CABAK & TIFFANY L. CABAK

CERTIFIED TO: MICHAEL S. CABAK & TIFFANY L. CABAK

POINTS OF INTEREST

(1) PAVER DRIVEWAY OVER 12' UTILITY EASEMENT.



Florida Land
Title Association

AFFILIATE
MEMBERS

EXACTA LAND SURVEYORS, LLC.

LB# 8291
11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882

Permit 237092 Cabak

Current:

A=25.7x29.2=750.44 sf

B=20.1x9.1=182.91 sf

C=28.5x21.7=618.45 sf

total front=1,551.80 sf

x 35.00%

allowable 543.13

15.75

558.88

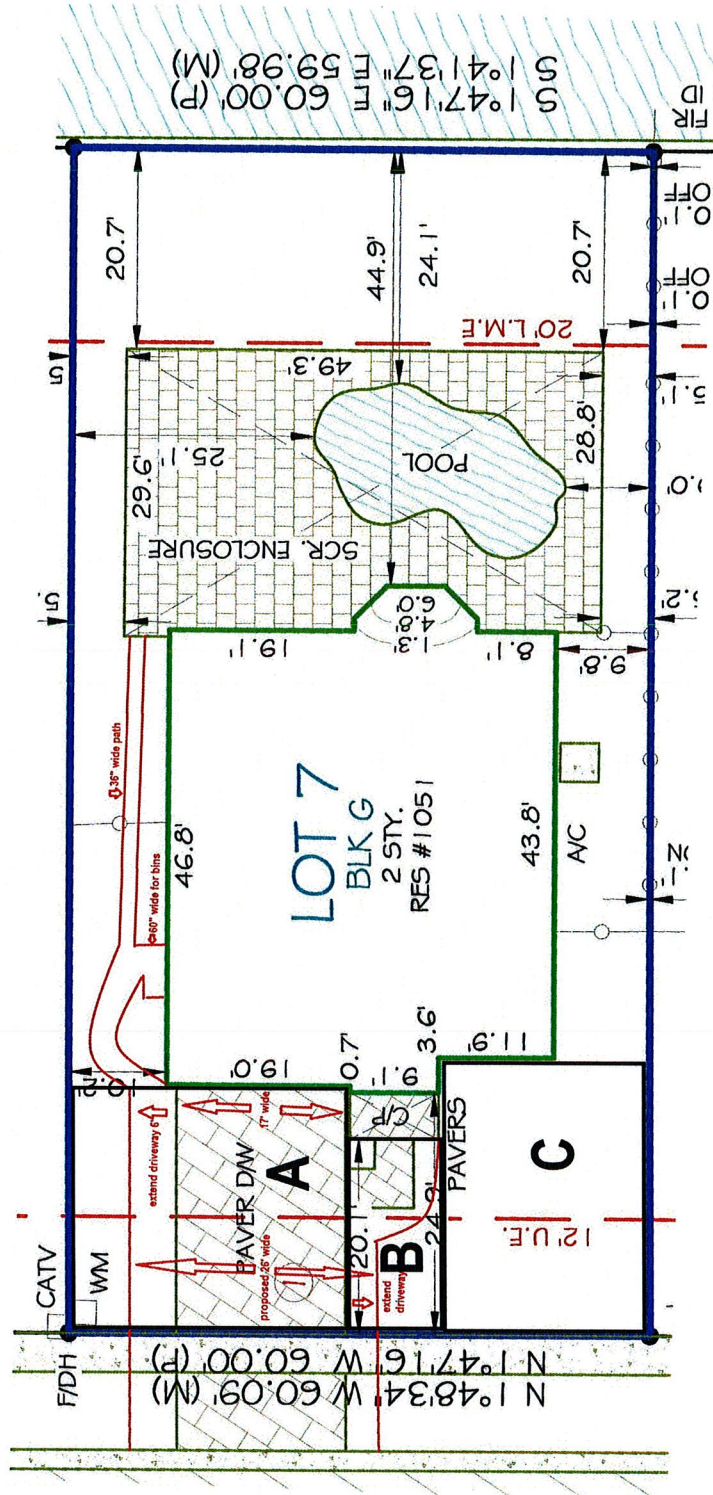
> 559 sf

Proposed:

25.7x26'=668.2 sf driveway
and walkway

7x14=98 sf walkway

766.2 sf total = 50% instead of 35%



Chapel Trail Owners Association, Inc.
c/o Pointe Management Group, Inc.
18501 Pines Boulevard – Suite 201
Pembroke Pines, Florida 33029

November 13, 2020

MODIFICATION NOTICE OF APPROVAL

Mr. Michael Cabak
1051 NW 185th Avenue
Pembroke Pines, Florida 33029

Your Architectural Modification Request has been approved. Specifically, you have been approved to proceed with the following:

Driveway and Entrance Pavers Replacement
Approval to Widen Driveway depending on City Permit.

No Dimensions were provided.

**This approval does not include the removal of
trees or stumps as shown in the Estimate.**

Sidewalk is not to be altered in any way.

**Copy of City Permit to Chapel Lake Estates and to
Chapel Trail prior to modification taking place.**

You have 30 days to apply for the City Permit. If a City Permit is not required for your modification, you have 30 days to commence the work. We reserve the right to make a final inspection of the modification to make sure it concurs with the request you submitted.

Once the application has been approved, any change invalidates the same. You will need to reapply.

Please follow all local building codes and setback requirements. A building permit may be needed. Be aware that you are responsible for contacting the appropriate Utility Companies before digging. No Contractor's signs on property please. No debris outside of property.

Please save this approval letter, the fully-executed Architectural Approval Request form as well as the copy of the Common Area Agreement form for future reference. Your Contractor may need a copy of this Modification Notice of Approval to pull the City Permit or other permits, if required.

On behalf of,

The Chapel Trail Board of Directors
Architectural Design Control Committee

Chapel Trail Owners Association, Inc.
ARCHITECTURAL APPROVAL REQUEST

HOMEOWNER'S NAME: Michael Cabak
STREET ADDRESS: 1051 NW 185th Ave. LOCAL DEVELOPMENT: Chapel Lake Estates
PHONE: HOME (954) 594-1225 OTHER () E-MAIL: Mike.Cabak@gmail.com

DESCRIPTION OF IMPROVEMENT: (Please describe improvement in detail, including colors, dimensions, materials, etc., where applicable)
Replace driveway pavers including entrance, widen driveway, path to back screen enclosure on north side of house. See pictures for color and sizes. Same pavers as neighbor - Rick Ojima.

ONE COMPLETE SET IS REQUIRED - THE ARCHITECTURAL APPROVAL REQUEST FORM AND THE COMMON AREA AGREEMENT FORM MUST HAVE THE OWNER'S ORIGINAL SIGNATURE. ALL OTHER REQUIRED DOCUMENTS TO BE COPIES.
(It is the responsibility of the HOMEOWNER to ensure the package is complete or the application will be returned to the homeowner)

WORK MAY NOT BE STARTED UNTIL OFFICIAL WRITTEN APPROVAL IS RECEIVED BY OWNER FROM THE CHAPEL TRAIL MASTER ASSOCIATION

1. If you are painting your home or any part of your home, including doors, trim, fascia, walkways, pavers, driveways, etc., you must submit paint colors sample swatches for each color and a color picture of your house showing your roof color. Chapel Trail does not require ARC if painted the same color.
2. A copy of your warranty deed or other document indicating proof of ownership of property. (ALL Improvements)
3. A copy of your lot survey with the exact location of the proposed improvement drawn "to-scale" (NOT required for Painting)
4. The Chapel Trail Master Association strongly recommends to all owners that they hire licensed and insured Contractors for their project. Neither the Chapel Trail Master Association, nor the Individual Sub-Association, shall assume responsibility for the Contractor hired by the owner.
5. A copy of Contractor's Proposal with full set of plans and/or drawings showing Name, Address and Telephone number of Contractor. (NOT for Painting)
6. If doing the work yourself, disclose it in this form - include a detailed sketch or drawing of the improvement and materials to be used. (NOT for Painting)
7. If the improvement or any part thereof will be located within five (5) feet of the neighboring property, the improvement's relationship to that property should be shown in your sketch. (NOT required for Painting)

AFTER FIRST OBTAINING APPROVAL FROM YOUR NEIGHBORHOOD LOCAL ASSOCIATION, PLEASE FORWARD THE COMPLETE SET OF THE REQUIRED DOCUMENTS FOR THE CHAPEL TRAIL MASTER ASSOCIATION'S APPROVAL to:
Chapel Trail Owners Association, Inc. c/o GrandManors LLC., 18501 Pines Boulevard - Suite 201, Pembroke Pines, FL 33029

CONDITIONS OF APPROVAL:

1. An approval is only valid for sixty (60) days unless otherwise specified.
2. You must obtain any and all permits required by/from the City, County, Governmental Agencies, etc.
3. No changes in plans after approval without the written consent of both your Neighborhood Association and Chapel Trail Owners Association, Inc.
4. Homeowner is responsible for any and all damage to utilities, including sewer, water, cable, electrical and telephone.
5. You must promptly remove all debris (concrete, fill, etc.) from around the property and re-sod any and all areas that are destroyed.
6. You are responsible for any and all damage that may be caused to the sidewalks or roadway due to improvement.
7. You may not alter the drainage of your property or your neighbor's property.
8. The final inspection and approval of both the Neighborhood and Master Association Boards after completion.

PLEASE NOTE: Other conditions may be applicable. These conditions will be determined and stipulated on an individual basis as deemed necessary by the Committee and/or the Chapel Trail Board.

ACKNOWLEDGMENT:

I, Michael Cabak, hereby make this application for approval, pursuant to the regulations of my Neighborhood Association and Chapel Trail Owners Association, Inc., for the architectural changes noted above and if approval is granted, I agree to comply with the conditions stipulated herein. I further understand that I may be in violation of either my Neighborhood Association, Chapel Trail Owners Association, Inc., or both, should I fail to comply with the covenants and restrictions of either Association, or if I intentionally misrepresent information on this form.

SIGNATURE OF APPLICANT: Michael Cabak DATE: 11-7-2020

NEIGHBORHOOD ASSOCIATION - second signature only if required

Approved
Name (Print): Amanda G. Rivera
Signature: [Signature] Date: 11-21-2020
Name (Print): _____
Signature: _____ Date: _____

Denied
Name (Print): _____
Signature: _____ Date: _____
Name (Print): _____
Signature: _____ Date: _____

Comments: _____

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

Approved
Name (Print): [Signature]
Signature: [Signature] Date: 11/13/2020

Denied
Name (Print): _____
Signature: _____ Date: _____

Comments: _____

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

COMMON AREA AGREEMENT

(I, we) Michael Cabak
(PLEASE PRINT NAME(S))

the undersigned party / parties as homeowner(s) in Chapel Trail, located at
1051 NW 185th Ave. personally agree to
the following terms and conditions:

1. Under NO circumstances will any common property area be entered into, used or utilized in order to gain access to our property.
2. I, (we), further understand that if the above Paragraph 1. is not adhered to, it would be a direct violation against the Declarations, Covenants, and Restrictions of Chapel Trail Owners Association, Inc., and it will be dealt with in accordance with the documents, including, but not limited, to fines or direct billing of Unit owners account for replacement and/or repair of common area property.

Signature: Michael Cabak

Signature: _____

Date: 11-7-2020

NOTE:

This form must be included with ALL Architectural Approval Requests.

After your Neighborhood's (Subdivision's) approval send the set to:

Chapel Trail Owners Association, Inc.
c/o GrandManors, LLC
18501 Pines Boulevard - Suite 201
Pembroke Pines, Florida 33029

(Updated 3-10-2020)

**CHAPEL LAKE ESTATES HOA, INC.
7124 NORTH NOB HILL ROAD
TAMARAC, FL 33321
email: office@ccmfla.com**

Architectural Review Committee

11/13/2020

Michael & Tiffany Cabak
1051 NW 185 Avenue
Pembroke Pines FL 33029

RE: 1051 NW 185 Avenue

Dear Michael & Tiffany Cabak,

Your Architectural Request dated November 7, 2020 has been approved by the Board of Directors at CHAPEL LAKE ESTATES HOA, INC. for your requested modification:

REMOVAL OF TWO (2) TREES IN THE SWALE.

Additionally, please be advised that all applicable permits must be in place prior to modification and all setbacks and guidelines must be met pursuant to the HOA Documents. All construction and installation must be contained on your property. Subsequent to installation/construction completion, all surrounding areas must be restored to the original condition. The HOA reserves the right to inspect the completed modification.

Sincerely,
Consolidated Community Management

For Architectural Review Committee
CHAPEL LAKE ESTATES HOA, INC.

Chapel Trail Owners Association, Inc.
ARCHITECTURAL APPROVAL REQUEST

HOMEOWNER'S NAME: Michael Cabak
STREET ADDRESS: 1051 NW 185th Ave. LOCAL DEVELOPMENT: Chapel Lake Estates
PHONE: HOME (954) 594-1225 OTHER () E-MAIL: Mike.Cabak@gmail.com
DESCRIPTION OF IMPROVEMENT: (Please describe improvement in detail, including colors, dimensions, materials, etc., where applicable)
Removal of 2 Trees in the Swale - they are causing the sidewalk to raise very high on one side due to the roots and is a liability hazard. City Engineer Karl Kennedy told me on 11/3/2020 that the City will replace the sidewalk at their expense as it is City property.
THE COMPLETE SET IS REQUIRED - THE ARCHITECTURAL APPROVAL REQUEST FORM AND THE COMMON AREA AGREEMENT FORM MUST HAVE THE OWNER'S ORIGINAL SIGNATURE. ALL OTHER REQUIRED DOCUMENTS TO BE COPIES.

(It is the responsibility of the HOMEOWNER to ensure the package is complete or the application will be returned to the homeowner)
If you are painting your home or any part of your home, including doors, trim, fascia, walkways, pavers, driveways, etc., you must submit paint colors sample

WORK MAY NOT BE STARTED UNTIL OFFICIAL WRITTEN APPROVAL IS RECEIVED BY OWNER FROM THE CHAPEL TRAIL MASTER ASSOCIATION
atches for each color and a color picture of your house showing your roof color. Chapel Trail does not require ARC if painted the same color.

1. A copy of your warranty deed or other document indicating proof of ownership of property. (ALL Improvements)
2. A copy of your lot survey with the exact location of the proposed improvement drawn "to-scale" (NOT required for Painting)
3. The Chapel Trail Master Association strongly recommends to all owners that they hire licensed and insured Contractors for their project. Neither the Chapel Trail Master Association, nor the individual Sub-Association, shall assume responsibility for the Contractor hired by the owner.
4. A copy of Contractor's Proposal with full set of plans and/or drawings showing Name, Address and Telephone number of Contractor. (NOT for Painting)
5. If doing the work yourself, disclose it in this form - include a detailed sketch or drawing of the improvement and materials to be used. (NOT for Painting)
6. If the improvement or any part thereof will be located within five (5) feet of the neighboring property, the improvement's relationship to that property should be shown in your sketch. (NOT required for Painting)

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Chapel Trail Owners Association, Inc. c/o GrandManors LLC., 18501 Pines Boulevard - Suite 201, Pembroke Pines, FL 33029

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2. You must obtain any and all permits required by/from the City, County, Governmental Agencies, etc.
3. No changes in plans after approval without the written consent of both your Neighborhood Association and Chapel Trail Owners Association, Inc.
4. Homeowner is responsible for any and all damage to utilities, including sewer, water, cable, electrical and telephone.
5. You must promptly remove all debris (concrete, fill, etc.) from around the property and re-sod any and all areas that are destroyed.
6. You are responsible for any and all damage that may be caused to the sidewalks or roadway due to improvement.
7. You may not alter the drainage of your property or your neighbor's property.
8. The final inspection and approval of both the Neighborhood and Master Association Boards after completion.

PLEASE NOTE: Other conditions may be applicable. These conditions will be determined and stipulated on an individual basis as deemed necessary by the Committee and/or the Chapel Trail Board.

ACKNOWLEDGMENT:

I, Michael Cabak, hereby make this application for approval, pursuant to the regulations of my Neighborhood Association and Chapel Trail Owners Association, Inc., for the architectural changes noted above and if approval is granted, I agree to comply with the conditions stipulated herein. I further understand that I may be in violation of either my Neighborhood Association, Chapel Trail Owners Association, Inc., or both, should I fail to comply with the covenants and restrictions of either Association, or if I intentionally misrepresent information on this form.

SIGNATURE OF APPLICANT: [Signature] DATE: 11-7-2020

NEIGHBORHOOD ASSOCIATION - second signature only if required

Approved	
Name (Print): <u>Amelia G. Rivera</u>	
Signature: <u>[Signature]</u>	Date: <u>11-11-2020</u>
Name (Print): _____	
Signature: _____	Date: _____

Denied	
Name (Print): _____	
Signature: _____	Date: _____
Name (Print): _____	
Signature: _____	Date: _____

Comments: _____

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

Approved	
Name (Print): _____	
Signature: _____	Date: _____

Denied	
Name (Print): _____	
Signature: _____	Date: _____

Comments: _____

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

COMMON AREA AGREEMENT

(I, We) Michael Cabak
(PLEASE PRINT NAME(S))

the undersigned party / parties as homeowner(s) in Chapel Trail, located at

1051 NW 185th Ave. personally,
agree to the following terms and conditions:

1. Under NO circumstances will any common property area be entered, used or utilized in order to gain access to our property.
2. I, (we), further understand that if the above Paragraph 1. is not adhered to, it would be a direct violation against the Declarations, Covenants, and Restrictions of Chapel Trail Owners Association, Inc., and it will be dealt with in accordance with the documents, including, but not limited, to fines or direct billing of Unit owners account for replacement and/or repair of common area property.

Signature: _____

Signature: _____

Date: _____

11-7-2020

NOTE: This form must be included with ALL Architectural Approval Requests. After your Neighborhood's (Subdivision's) approval send the set to:

Chapel Trail Owners Association, Inc. c/o
GrandManors, LLC
18501 Pines Boulevard - Suite 201
Pembroke Pines, Florida 33029

(Updated 3-10-2020)

