



Breakers West Association • 937 Dickens Place • West Palm Beach, FL 33411
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ENVIRONMENTAL CONTROL BOARD (ECB) APPLICATION

Please be advised that the application review will not begin until all information is completed and all required fees are paid.

Please clearly type or print all information.

Date: _____ Sub-Association: _____
 Address: _____ Lot Number: _____
 Home Phone: _____ Cell Phone: _____
 Email: _____ Fax Number: _____

Please respond to me by: Email Fax Mail

If the law requires a permit from any government agency, a copy of the permit must be received at the BWA office for the Environmental Control Board files. **No construction deposits will be refunded without an onsite inspection, photos of the completed work and a copy of the final signed off permit.**

It is understood that the changes or modifications, which you are requesting, may not:

- Interfere with, or obstruct any easements on your property or the adjoining property.
- Damage landscaping or other improvements on your property, that of a neighbor, or the common grounds of the Association. If you do so, you are responsible for all repairs.
- Cause a nuisance or interfere with the peace or privacy of the other residents in the community.
- Be performed by unlicensed contractors or without the required permits from all government agencies.

You may be required to accept the responsibility of maintaining any additional landscape plantings or changes you make.

Upon the approval of your ECB Application, the work must commence within forty-five (45) days and be completed in a reasonable amount of time. Failure to start the work in forty-five (45) days may require you to submit a new Application.

You may not change contractors without advance written approval of the ECB.

If you do not receive an ECB response to your application within thirty (30) days, your request is automatically denied. Please contact the BWA office for information regarding the decision.

Please be advised that this approval is subject to county codes, setbacks, and permit conditions required. If at a later point it is found that you have not complied with these procedures, you will be held responsible for any and all changes that are required.

I/We understand and agree that the ECB approval is solely based on aesthetics, and accordingly, neither the ECB nor the Association shall be responsible for the quality of construction or installation of any improvements or my failure as the owner(s) and/or contractors to comply with any laws. I/We hereby agree to indemnify and hold the Association, and its employees, agents, officers, and directors, harmless from and against any and all claims, expenses, damages, suits, and the like (including, but not limited to, attorney's fees and costs outside of litigation, in litigation, and for any appeals) regarding the approval of the subject improvements.

In the event of any exterior changes, please be advised, you are responsible to ensure that the grading profile of the lot is restored to its original form to provide for proper drainage. Additionally, you are responsible for any landscape or irrigation damage caused during or following said installation. Lack of water will cause sod, plantings, bushes, etc., to die. Equipment being driven over the property can cause severe damage. No equipment or materials are to be stored on the roadway. Any damage to common property is also your responsibility.

This not only protects the Association, but your property as well. The integrity of the grading is very important so please be sure to address this issue with your contractor.

Upon final inspection, if in compliance, your deposit(s) will be refunded. The Association may deduct from the deposit any amounts necessary to remedy damage caused by the owner and/or contractors to common areas or other property of the Association. In the event of damage caused to other property such as, but not limited to Sub-Association common areas or other residences) upon a claim being made against the deposit by the alleged damaged party, the Association will hold the deposit (or the claimed portion, whichever is less) until resolution of the claim between the claimant and the owner.

 Homeowner's Signature

 Print Name

 Co-owner's Signature (if applicable)

 Print Name

- WE CAN ONLY ACCEPT A 100% COMPLETED APPLICATION -

PLEASE CHECK THE BOX INDICATING THE WORK TO BE DONE: HOMEOWNER: _____

<input checked="" type="checkbox"/>	DESCRIPTION	ECB APPLICATION REQUIREMENTS	APP FEE	DEPOSIT
<input type="checkbox"/>	REPAINT HOME	3'x 3' color sample painted on home. (Needed only for custom colors). Also submit the proposed color sample with this application, showing the color name, manufacturer and number. Specify the trim and body to be used. If painting home a different color, provide photo of existing roof, hardscape and photos of houses on the right and left.	None	None
<input type="checkbox"/>	PAINT DRIVEWAY	Color sample submitted with application.	None	None
<input type="checkbox"/>	LANDSCAPE (MINOR)	Must provide photo of existing and explanation of what is being added and or removed. Plant list with quantity, size and species. (Example of minor landscape would be a removal of a tree or changing part of existing landscape.)	\$100.00	\$250.00
<input type="checkbox"/>	LANDSCAPE (MAJOR)	Survey, landscape plan, plant list to include species, size and quantity. Photo of the existing landscape. (Example of major landscape would be more than 25% of the existing landscape)	\$100.00	\$250.00
<input type="checkbox"/>	HARDSCAPE (Driveway, walkway, decks, gazebos)	Survey, hardscape plan, product specifications. Landscape plan to soften the driveway, walkway, or deck.	\$100.00	\$500.00
<input type="checkbox"/>	EXTERIOR LIGHTING	Style, color, intensity and proposed installation drawing.	None	None
<input type="checkbox"/>	WINDOWS, DOORS, SHUTTERS (Hurricane Protection)	Drawing to show where product is being installed on the home. Shutter specifications to include style and color. Window and door specifications to include type and color of glass and frame or style. Include color photo of product.	\$100.00	\$750.00
<input type="checkbox"/>	SCREEN ENCLOSURE	Plans drawn by contractor, color of framing and screen.	\$100.00	\$500.00
<input type="checkbox"/>	FENCING	Survey, plans, style, color and proposed installation drawing including gate locations. Landscape plan.	\$100.00	\$500.00
<input type="checkbox"/>	GENERATOR	Size, dimensions, exact location of the slab, generator and propane tank noted on survey. Landscape specifications, size, quantity and species to be planted to screen from street and neighbors view.	\$100.00	\$1,000.00
<input type="checkbox"/>	IRRIGATION WELL	Survey with well location. Landscape specifications, size quantity and species to be planted to screen from street and neighbors view.	\$100.00	\$500.00
<input type="checkbox"/>	ROOF REPLACEMENT	Color brochure showing: tile sample, type, style and color of roof material. Photo of home with existing tile and house color, (n/a Colony)	\$100.00	\$2,500.00
<input type="checkbox"/>	ROOF REPAIR	Color brochure showing replacement: tile sample, type, style and color of roof material. Photo of home with existing tile and house color. NOTE: Does not preclude homeowner to do emergency dry in repair.	\$100.00	\$2,500.00
<input type="checkbox"/>	POOL OR SPA	Survey showing pool and equipment location. Provide specifications of materials to be used including: deck material, fence or screen enclosure and landscape.	\$100.00	\$2,500.00
<input type="checkbox"/>	NEW CONSTRUCTION OR ADDITON	(2) Sets of permitted plans, specifications, finishes, survey, and landscape plan.	\$100.00	\$5,000.00
<input type="checkbox"/>	GUTTERS	Diagram indicating location of gutters and downspouts on the house and product specification	\$100.00	\$100.00
<input type="checkbox"/>	OTHER	_____		

HOMEOWNER: _____

Failure to submit the required application and application fees prior to starting the project will result in a \$100.00 penalty.

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All Applications Must Include:

- 1. Application fee of \$100.00, and a separate deposit check, both made out to Breakers West Association, **if applicable**. (This fee is subject to change by the ECB at its discretion and without prior notice.)
- 2. Copy of contractor's plans, specifications and/or materials list as it applies to project.
- 3. Copy of contractor's occupational license.
- 4. **If applicable**: a copy of homeowner's property survey, indicating location of changes or modifications, along with measurements for: remodeling or construction, fence installation, landscape projects, pool installation or remodeling, driveway modifications and irrigation wells.
- 5. Contractor's Certificate of Liability Insurance and Workers Compensation. Certificate of Liability Insurance **must have the "ADDL INSD" box checked as well as state the following verbatim: Owner's name and address & Breakers West Association, 937 Dickens Pl, West Palm Beach, FL 33411 are listed as additional insured.**
- 6. Pictures of the property before the work is started.

Please be advised that the application review will not begin until all information is completed and all required fees are paid.

Deposits are refunded when job has been completed and the following is provided to the BWA office:

- 1. Photograph showing the completed project.
- 2. If applicable: A copy of the County's signed off Final Inspection Permit.

The application must be submitted in its entirety. We are sorry, but applications will not be added to the agenda until complete. The completed application and or deposit request must be submitted to the Breakers West Association at least 2 days prior to the ECB meeting.