

## **PRC Construction Requirements**

### **Plan Approval Requirements:**

Complete plans and specifications including a plot plan showing lot and block #, placing of home, post lamp, outbuildings, walls, pool and fences sufficient to meet the following where applicable.

Please remember the **Owner** of the property is responsible for the application and is required to take action if any of the requirements are not met. PRC Approval can be withdrawn if your **Builder** fails to comply with the submitted application and this may considerably delay your construction.

### **Important Covenant Articles for Home Owners & Builders**

- 2.2.1 Only 1 single family dwelling (2 story max) per lot  
Permit number required prior to PRC review
- 2.2.4 Must shield or enclose any electrical, mechanical, HVAC pool equipment, refuse containers, satellite system, propane tanks and water treatment units
- 2.2.5 Post lamps with photocell - PRC approval required
- 2.2.6 Exterior lighting - direction cannot offend neighbors
- 2.3.2 Residence Setbacks (minimum)

Front	30 feet from lot line
Side	15 feet from lot line
Rear	25 feet from lot line
Corner	20 feet side street line
- 2.3.3 1600 square foot minimum living area
- 2.6 Fence/hedge requirements - location, materials, height, color, landscaping and obstruction
- 2.8 Easements per lot survey and plot plan

- 2.9 Signs/Flags - this applies to builder during construction
- 2.10 Parking area - concrete or brick paver
- 2.11 Elevation - lot drainage must not interfere with neighbors  
All Federal, State, County safety codes apply
- 2.13 Sheds and Outbuildings - Permit number, blueprints, site plan location, size, landscape plan  
Exterior finish needs to be same appearance and color as home  
- block/stucco, block/brick or stick/stucco  
No metal, plastic or resin structures permitted  
Can be constructed on-site or prebuilt  
Prebuilt foundation - mortared blocks, poured concrete slab or a knee wall - Must comply with Citrus County Building Code  
Size - 200 square feet max, walls 8 feet
- 3.3 Construction specification items required:  
No work commencement until approved (new/remodel) by PRC  
No mobile, manufactured, retro or domed homes  
No log, metal or all glass-wall homes  
Color - earth tones only (subject to PRC approval)  
Driveways - concrete or pavers (color requires PRC approval)  
Screening - charcoal or white on windows, pool cage, front entry  
Landscaping plan - some trees must remain on lot per County Req.  
Elevation - cannot effect adjoining lots & all Federal/State/County safety codes apply  
Application Requirements - Complete permit plans, specifications, plot plan, elevations (front, side, rear, walls, fence) and set of complete blueprints
- 3.5 Inspections - Compliance checks and time line