

SECTION 2
REVIEW AND APPROVAL PROCESS

A. STATEMENT OF INTENT

Silver Sands Estates encompass over 200 acres on the Caribbean Sea on the North Coast of Jamaica. The purpose of these criteria is to establish the standards of development quality for the residential development as proposed in the Master Land Use Plan.

Silver Sands Estates has established a Development Review Committee (DRC) to review all site and building plans for preliminary and final approval. The DRC has the authority to refuse any proposals which it finds incompatible with the high quality environment planned for Silver Sands Estates. Each purchaser/applicant is advised to begin working with the Committee and the outset of parcel development to ensure a complete understanding of the requirements of this document and the intent of the Committee.

The DRC will make use of the approved master plan in establishing the amount and type of development which may be permitted at Silver Sands Estates. All pertinent requirements of public agencies must be followed in the development of this property, and all plans must be approved by the Trelawny Parish Council. The guidelines contained within this document shall in no way limit the legal liability of the purchaser/applicant from compliance with any government agencies rules or regulations.

The information contained herein has been obtained from sources considered reliable at the time of this writing. However, no responsibility is assumed nor guaranteed for its accuracy. Each buyer must verify code requirements at the time of purchase and development. Although based on local zoning and subdivision regulations, Silver Sands Estates development criteria may be more restrictive in land use, site development standards, landscape requirements, or in other matter. In every case in which these criteria are at variance with public agency requirements, the more restrictive regulations shall govern.

B. PERMITTED USES

1. Residential
 - a. Apartments, single family attached and detached, and townhouses, and their customary accessory and personal service use.
 - b. Maximum Residential Density: Maximum residential density shall be 1.4 dwelling units per acre.

2. Commercial (Within 300' of Beachfront)
 - a. Primary Uses:
 - Personal services establishments
 - Physical fitness studio
 - Restaurants and lounges (subject to the restrictions outlined below)
 - Retail sales establishments
 - b. Secondary Uses:
 - Convenience stores
 - Low and moderate recreational facilities
 - c. Residential Setback and Buffer requirements: Residential setback and buffer requirements shall be as outlined in Section 3B.
3. Public Land
 - Public Parks

C. PROHIBITED USES

1. Farming (Associated Livestock)
2. Motorized Water Sports
3. All Other Uses Not Identified as Allowed

D. SITE PLAN APPROVAL

1. Approval Process

Any development at Silver Sands Estates must receive signed plan approval from the DRC prior to the undertaking of any site improvements, including clearing, grading, construction and installation of signs, paving, landscaping, building construction, additions or alterations. The DRC shall have the power to employ professional consultants to assist it in the review of plans. The decision of the review Committee shall be final, conclusive, and binding upon the applicant. Plans must be submitted to the Review Committee in two (2) stages; Schematic/Preliminary and Final Construction Documents.

The applicant shall address a letter to the Chairman of the DRC formally requesting plan approval. The letter shall state the approval being requested; Schematic/Preliminary or Final Construction Documents.

Five (5) sets of plans shall be submitted for each review. One set shall be retained for the Review Committee's files. The remaining sets will be

Returned to the owner/applicant within 20 days of submission. The owner/applicant must respond, in writing, to the committee's comments within 15 days of receipt of the reviewed drawings. At each stage, the following elements shall be considered:

- a. Site Plan
- b. Building Design
- c. Landscaping
- d. Stormwater Management
- e. Site Signage
- f. Site Lighting
- g. Copy of entire Title
- h. Sewerage Layout
- i. Surveyor's I.D. Report

2. Schematic/Preliminary Review

The following information shall be submitted for the Schematic/Preliminary review:

- a. Site Plans
 - Site Location
 - Site Survey
 - Tree survey
 - Building Locations, Overall Dimensions and Height
 - Setbacks
 - Site Circulation
 - Landscaped and Plaza Areas
 - Grades, Existing and Proposed
 - Site Drainage
 - Connections to Existing Utility Lines
 - Amount and Location of Guest Parking
 - Service Areas
- b. Building Design
 - Elevations, in color or with color samples
 - Floor plans
 - Building materials
 - Roof lines
 - Perspective rendering
- c. Site Signage: Signs may be submitted and reviewed simultaneously with, or separately from, the above elements. Signs will be evaluated for their size, character and content.
- d. Site Lighting: A lighting plan shall be prepared specifying location and types of all exterior fixtures.

3. Final Review

At the second review, engineering, architectural and landscape working drawings and specifications shall be submitted for review. Responses to all previous questions and comments by the Committee shall also be included. The final review may be coordinated with required Trelawny Parish Council approvals.

The DRC is allowed 20 days from receipt of final plans and specifications to approve disapprove or approve with revisions the plans and specifications. The final submission shall include:

- a. Final construction documents for all external architecture, including details and color samples of trim and finishes, and final elevations of all sides of buildings and parking structures.
- b. Locations and designs for all utilities such as storm water, portable water, sewer, power, telephone, cable, etc. (Details must be provided for all utility structures to be located above ground).
- c. Details of all walks, courtyards, screening and other exterior features.
- d. A landscape plan specifying location, size and type of all plant materials (including existing trees to be preserved).
- e. A complete signage system for the project, locating and illustrating all signs and graphics.
- f. A final exterior lighting plan illustrating fixture locations, mounting heights and colors.
- g. Temporary construction conditions, i.e., office, trailer, storage locations and temporary signs.

4. Basis for Approval

Review and approval will be based on the standards set forth by these Development Standards. Plans will be reviewed not only for the quality of the specific proposal, but also for the development's effect and impact on its neighbors and on the development in general. Evaluation will be made of spatial relationships among building and between buildings and other surrounding elements.

Careful concern will be given to location and treatment of utility and service facilities with the intention of minimizing detrimental visual impact.

Site ingress and egress may be limited to permit efficient traffic flow on abutting streets.

5. Interpretation and Variance

The DRC's interest in reviewing the above items is to assure that a high quality of compatible development is consistently achieved. When questions of judgment or interpretation arise, the decision of the Review Committee is final.

6. Certificate of Compliance

- a. A Certificate of Compliance will be issued to an owner upon completion of construction. The said certificate provides assurance to the owner or developer that the requirements of the Design Guidelines have been met.
- b. At the time an owner desires to supply for a Certificate of Compliance inspection, he shall complete a checklist (see Exhibit A) and forward it to the DRC. The completed checklist, signed by the owner, will indicate compliance with the major items listed below, pursuant to the plan approved by the DRC. For those items that cannot be installed before occupancy (usually related to landscaping), the checklist will indicate a completion date. Six months shall be the maximum time permitted. Violation of this deadline shall be considered as a violation of the Covenants.
- c. Only the following items, exclusive of all other items, shall be covered by the Certificate of Compliance inspection:
 1. Building(s) is (are) located according to the approved site plan.
 2. Building(s) is (are) completed in substantial accordance with approved building plans and approved colors.
 3. The approved landscaping has been installed.
 4. The approved lighting has been installed.

5. The roof pipes, vents, louvers, flashing and utility equipment have been painted to match the surface from which they project.
6. The approved signs have been installed.
7. Air conditioning, utility equipment and trash collection areas have been screened according to the approval plans.

EXHIIBT A

CERTIFICATE OF COMPLIANCE CHECKLIST

Date: _____
To: The Development Review Committee – Silver Sands Estates
From:
Re: Certificate of Compliance for:

Lot or Parcel _____ Location _____

Name of Villa _____

Section _____ Area _____

	COMPLETE	NOT COMPLETE (Show Completion Date)
Building is located according to Approved site plan.		
Building is same as approved Plans and approved color		
The approved landscaping has been installed.		
The approved lighting has been installed.		
The roof, pipes, vents, louvers, flashing and utility equipment have been painted to match the surface from which they project.		
The approved signs have been installed.		
Air conditioning, utility equipment and outside storage areas have been screened according to approved plans.		

Name _____ Title _____

Signature _____