



What You Should Know When Building Your Home in SouthWood

SouthWood Contractor Criteria

The SouthWood Declaration of Covenants and Restrictions state that as part of the design review process, contractors must be approved by The St. Joe Company.

In order to be on the list of contractors registered to build in the SouthWood community, the contractor must meet the following criteria.*

A contractor must:

- Hold all applicable licenses as required by the State of Florida, the City of Tallahassee and Leon County.
- Have a minimum of three years of homebuilding experience.
- Be in good standing with local lending institutions.
- Have experience in building in a planned community that has architectural control or an architectural review process.
- Provide references, including a list of owners for which the contractor has built homes in the SouthWood community, if any.
- Have a proven warranty program.
- Not have any unanswered complaints on file with Florida's Department of Business and Professional Regulation or the Tallahassee Builders Association.
- Demonstrate that it has a proven relationship with trades and suppliers.
- Have a sufficient safety program.
- Have workers' compensation insurance coverage sufficient to meet the statutory limit of the applicable workers' compensation law for the State of Florida.

If you have any questions regarding building a home in SouthWood or the Architectural Review Process, please call 850.402.5100.

**Compliance with all the criteria is not a guarantee of approval. Subject to change without prior notice.*

SouthWoodFlorida.com



© 2011 The St. Joe Company. "JOE," "SouthWood," and the "SouthWood Leaf" and "Taking Flight" designs are service marks of The St. Joe Company. These materials, and all photos, renderings, plans, prices, land uses, improvements and amenities depicted or described herein are conceptual in nature and are subject to change or cancellation (in whole or in part) without notice. Scenes may include artist's renderings, and may be of locations or activities not on the property. St. Joe does not guarantee the obligations of unaffiliated builders who may build and sell homes in the SouthWood community. Ownership of a residence in the SouthWood community does not grant any use of or access to any club which may be constructed in the community, and which may require the purchase of separate memberships pursuant to the club's rules. Void where prohibited by law. This does not constitute an offer to sell real property in any jurisdiction where prior registration or other advance qualification of real property is required. Broker participation welcome. Equal Housing Opportunity. Premier Construction & Development, Inc., Foundation Homes and The Naumann Group Real Estate, Inc. are independently owned and operated and are not affiliates of The St. Joe Company. The St. Joe Company does not guaranty the obligations of unaffiliated parties who build homes in SouthWood.

