



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



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