



DESIGN REVIEW GUIDELINES

Adopted at Board of Directors Meeting on January 26, 2021

These Design Review Guidelines are the property of **Three Rivers Developers**, LLC, the Developer under the Declaration of Covenants, Conditions, and Restrictions for **Tributary** and are subject to change from time to time at the discretion of the Developer only. It is not intended for distribution other than to provide information to **Tributary** Builders during the design phase of new homes and Lots and any post close exterior modifications to a home or Lot by a property owner.

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SECTION I - INTRODUCTION

A. Statement of Purpose and Objectives of Design Review Guidelines. The master developer (the “**Developer**”) of the **Tributary** Community (the “**Community**”), is desirous of establishing an aesthetically pleasing and functionally convenient community and for that purpose has declared and recorded a Declaration of Covenants, Conditions and Restrictions for **Tributary** recorded in Official Records Book 2377, Page 107 of the public records of Nassau County, Florida (as may be amended and supplemented from time to time, being referred to as the “**Declaration**”) applicable to all improvements within the Community. The Declaration establishes **Tributary Homeowners Association, Inc.** (the “**Association**”) and the **Design Review Committee** (“**DRC**”) and set forth its jurisdiction, powers, obligations and rules and regulations under which the DRC will conduct its review of proposed site plans and exterior improvements. Statements in this document (hereinafter, these “**Design Guidelines**”) are intended to condense, amplify, or clarify provisions of the Declaration. All capitalized terms used herein shall have the meanings set forth in the Declaration unless otherwise defined herein. In the event of a conflict between the Design Guidelines and the Declaration, the provisions of the Declaration will prevail.

The Developer has the exclusive right to approve or disapprove initial residential units and related improvements constructed on each Lot. The DRC has been established to approve or deny all proposed vertical or horizontal alterations, additions, renovations or reconstruction of any improvement or residence previously approved by the Developer; provided however, that the Developer has the full authority to regulate the appearance of the exterior of all Lots and the Residential Units and other structures thereon until such time as the completion of the initial Residential Unit on the last vacant lot in the Community. Developer and/or DRC approval must be obtained for, but is not limited to: dwellings; any type of outbuilding, decks, terraces, patios, courtyards, driveways, parking areas, swimming pools, greenhouses, walls, fences, exterior lighting; types and colors of any exterior surfaces or materials; and landscaping, cut and fill operations and drainage.

The development philosophy for the Community is rooted in a commitment to design quality ensuring that materials are best used to enhance the natural beauty. In all instances, the Developer has a determination and desire to create a superior living environment for generations to come through the preservation of the natural character of the Community.

Presented here are these Design Guidelines for residential design and landscaping. The Developer’s intent is to convey the overall design concept of the Community and to give design professionals reasonable parameters in which to work creatively. This manual’s goal is to inspire and encourage outstanding, individually designed residences which, when viewed together, produce an equally outstanding and harmonious community.

These Design Guidelines are purposefully assembled to encourage each Lot Owner and Builder in the Community to take an active interest and concern for the quality of their surroundings by designing our environment with an eye for quality in design, workmanship and materials. These Design Guidelines have been composed such that the front sections are a baseline and apply to all residences within the Community. There are a select set of sites that have been deemed critical to maintaining the character and identity of the Community. They require special conditions to ensure the success of the Community and have been identified in **Section VIII** of these Design Guidelines. This Section outlines what requirements must be met in addition to the requirements for the entirety of the Community.

These specific principles and standards will be observed by all Lot Owners, as each detail herein has been carefully formulated to assure an attractive environment for all residents. A special commitment to the Lot Owner underpins these guidelines and imbues the spirit in which all of the professionals associated with creating the Community have approached their roles and responsibilities. Each Lot Owner is encouraged to embrace a commitment to excellence and the standards established herein.

SECTION II - DESIGN REVIEW COMMITTEE

- A. Purpose.** The DRC and the architectural review process is formed to establish, govern and maintain aesthetic standards for construction within the Community, including examining, and approving or disapproving any and all proposed or modified improvements for building sites.
- B. Objectives.** Architectural and design review shall focus on, but not be limited to, the following objectives:
1. To ensure that the location and configuration of the proposed improvements are visually harmonious with the context;
 2. To ensure that the architectural design of proposed improvements and their materials and colors visually enhance and coalesce the overall appearance of the Community;
 3. To ensure that the plans for landscaping provide visually pleasing settings for structures on the same Lot and on adjoining or nearby Lots, and blend harmoniously with the natural landscape;
 4. To ensure that any proposed improvements comply with the provisions of these Design Guidelines and the Declaration; and
 5. To promote building design and construction techniques that improve energy consumption and environmental consideration such as heat loss, air emissions, usage of resources and run-off water quality.
- C. Enforcement Powers.**
1. The DRC reserves the right during construction of the proposed improvements, as a part of its approval process, to enter the Lot to inspect the proposed improvements to assure their compliance with the approved plans and specifications.
 2. If any proposed improvements shall be made without the approval of the DRC, or are not in compliance with the approved plans and specifications, then the Lot Owner shall, upon written demand, commence to cause the proposed improvements to be removed or restored within fourteen (14) days from the date of the written demand to their original conditions, and such Lot Owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable attorney's fees of the DRC.
 3. If the property owner has not removed or restored or commenced to remove or restore the unapproved proposed improvements within the period set forth in **Section IIC.2.** of these Design Guidelines, the DRC shall notify the Board of Directors of the Association, whom shall then determine whether there is a noncompliance. If a noncompliance is deemed by the Board of Directors to exist, the Lot Owner shall remedy or remove same within ten (10) days of announcement of the Board's determination. If the Lot Owner does not comply within such time, the Board shall have the right (1) to have removed or otherwise remedy the noncomplying improvement and be reimbursed by the Lot Owner for the costs of removal and/or remedy; (2) levy a fine against the Lot Owner; or (3) to institute an action to recover sums due for damages or to seek injunctive relief to require the Lot Owner to cease, remove or restore the unapproved improvements. I.
 - i. All the remedies set forth herein are cumulative. No delay, failure or omission on the part of the DRC or Board of Directors in exercising any right, power, or remedy herein provided shall be construed as an acquiescence thereto or a waiver of the right to enforce its rights, powers or remedies.
 - ii. No right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the DRC, the Board of Directors, the Association, the Developer or any Lot Owner on account of any failure to bring any action on account of any violation or breach of the provisions of these Design Guidelines.

- iii. In all enforcement actions, the Association shall be entitled to be reimbursed for its attorneys' fees and costs, incurred in mediation, in arbitration, and in preparation for and at trial, in preparation for and on appeal, and during any post-judgment collection, bankruptcy or probate proceedings.

D. Basis for Decision. Approval shall be granted or denied by the DRC based on the standards and guidelines promulgated by the DRC from time-to-time, including:

1. Compliance with the provisions of these Design Guidelines;
2. The harmony of external design with the surroundings;
3. The effect of the construction on the appearance from surrounding property; and
4. Such other factors, including purely aesthetic considerations, which in the sole opinion of the DRC shall affect the desirability or suitability of the construction.

E. Limitations of Responsibility. The primary goal of the DRC is to review the application, plans, materials, and samples submitted to determine if the proposed structure conforms in appearance and configuration with the Design Guidelines and does not assume responsibility for the following:

1. Structural adequacy, capacity, or safety features of the proposed structure;
2. Soil conditions or erosion requirements;
3. Compliance with all building codes, safety requirements, governmental laws, regulations, or ordinances;
4. Performance or quality of work by any contractor; and
5. Any Lot Owner making, or causing to be made, any proposed improvement, agrees and shall be deemed to have agreed, for such Lot Owner and his heirs, personal representatives, successors and assigns to hold the DRC, the Association and all other Lot Owners harmless from any liability, damage of property and from expenses arising from the construction and installation of any proposed improvements or in any way relating to the subject matter of any such reviews, acceptances, inspections, permissions, consents or required approvals, whether given, granted or withheld, and such Lot Owner shall be solely responsible for the maintenance, repair and insurance of any proposed improvement and for assuring that the proposed improvement is in full compliance with all local, state and federal laws, rules and regulations.

F. Membership. The DRC shall be appointed by the Developer or its assignees and shall have the duties and function described in the Declaration. The DRC shall consist of a minimum of three (3) but not more than five (5) members who need not be Members of the Association.

G. Community Manager or Administrator. The DRC may appoint the community manager or an administrator (the "Manager") to handle the day-to-day responsibilities of processing submissions, coordinating with Lot Owners, and other administrative tasks including, but not limited to the following:

1. Explanation and interpretation of Design Guidelines;
2. Providing pre-design conferences to consider existing data relating to a particular home site, adjacent, or planned homes, easements, setbacks, etc.;
3. Scheduling of all meetings and member notification; and
4. Review job progress, schedule DRC inspections, and issue applicable DRC permits and certifications.

H. Meetings. Any person or entity wishing to appear before the DRC in conjunction with a Lot Specific Submittal or Architectural Change Request shall notify the Manager in writing and request to appear. Upon receipt of this notice, Manager shall notify the DRC of this request and schedule the appearance for the next DRC meeting.

I. Notification. Plans and specifications will be retained by the DRC as part of the record. Any individual or entity who submits and lot specific or architectural change request ("Applicant") will be notified by Manager or Developer within ten (10) business days of all DRC decisions.

J. Appeals. If an Application has been denied, or the approval is subject to conditions which the Applicant feels are unacceptable, the Applicant may request a hearing before the Board of Directors.

K. Submittals.

1. *Lot Specific Submittals – Builders.* All Builder Lot Specific Submittals and inquiries shall be made via e-mail to the DRC. Please be advised that that review of Lot Specific Submittals may take up to **thirty (30) days** to complete. Please send all Lot Specific Submittals and supporting documentation or inquiries to:

E-Mail: jmcmahon@castlegroup.com
James McMahon, General Manager, Castle Group

2. *Architectural Change Requests – Builders.* All Builder Architectural Change Requests (i.e. modifications to approved lot specific plans) and inquiries shall be made via e-mail to the DRC. Please be advised that that review of Architectural Change Requests may take up to **thirty (30) days** to complete. Please send all Architectural Change Requests and supporting documentation or inquiries to:

E-Mail: Jmcmahon@castlegroup.com
James McMahon, General Manager, Castle Group

3. *Architectural Change Requests – Residents.* All Resident Architectural Change Requests (i.e. modifications to approved lot specific plans) and inquiries shall be made via e-mail to the DRC. Please be advised that that review of Architectural Change Requests may take up to **thirty (30) days** to complete. Please send all Architectural Change Requests and supporting documentation or inquiries to:

E-Mail: jmcmahon@castlegroup.com
James McMahon , General Manager, Castle Group

Mail: **James McMahon**
General Manager
Castle Group
10752 Deerwood Park Blvd
Suite 100
Jacksonville, FL 32256

Phone: **(904) 468-5700**

***IMPORTANT NOTE:** Please be advised that that review of an Architectural Change Requests may take up to **thirty (30) days** to complete and no Architectural Change Project may begin without first receiving approval from the DRC.

L. Fees.

1. Lot Specific Submittals – Builders Only. Each Lot Specific Submittal by a Builder shall be accompanied by at a **One Hundred Fifty Dollar (\$150.00)** review fee (“**Lot Specific Review Fee**”) which shall be to cover the review costs of all Lot Specific Submittals by an architect or engineer as approved by the DRC and all associated administrative costs. All Builders must also keep a **Six Thousand Dollar (\$6,000.00)** compliance deposit (“**Lot Specific Compliance Deposit**”) on file at all times with the Association. This Lot Specific Compliance Deposit may be drawn from by the Association in the case of an DRC violation and the failure on the part of the Builder to correct such violation after notice has been given by the Association / Developer. The Lot Specific Review Fee will be collected with the submission of each Lot Specific Submittal. The Lot Specific Compliance Deposit will be a one-time fee beginning with the submittal of the first Lot Specific Submittal, however a Builders will be required replenish its Lot Specific Compliance Deposit if at any point that amount drops below the \$6,000.00 amount. Upon the completion of all Lots owned by a Builder in the Community, the Lot Specific Compliance Deposit will be released or returned to the Builder. **Both the Lot Specific Review Fee and Lot Specific Compliance Deposit shall be made payable to Tributary Homeowners Association, Inc in the form of two separate checks.**

2. Architectural Change Requests – Builders Only. Any Builder who desires to make an Architectural Change Request after the submittal and approval of a Lot Specific Submittal shall submit an Architectural Change Request to the DRC along with the fee associated with the fee schedule as defined in **Section II(L)(3)** below. However, the deposit requirement associated with the fee schedule in **Section (II)(L)(3)** below shall be waived by the Association as long as the Builder maintains a \$6,000 Lot Specific Compliance Deposit on file with the Association. **The Architectural Change Review Fee (as defined below) shall be made payable to Tributary Homeowners Association, Inc.**

3. Architectural Change Requests – Residents Only. Any architectural change request submitted by a resident of the Community (“**Resident Architectural Change Request**”) shall be accompanied by a review fee (“**Architectural Change Request Review Fee**”) and a compliance deposit (“**Architectural Change Compliance Deposit**”) per the fee schedule below. Failure to submit payment or the correct fee or deposit amount may delay processing and review of your request. **The Architectural Change Review Fee and Architectural Change Compliance Deposit shall be made payable to Tributary Homeowners Association, Inc in the form of two separate checks.**

Architectural Change Total Project Cost	Architectural Change Request Review Fee Amount	Architectural Change Compliance Deposit Amount
\$0.00 - \$500.99	\$25.00	0.00
\$501.00 - \$1,500.99	\$25.00	\$250.00
1,501.00 - \$5,000.99	\$50.00	\$350.00
\$5,001.00 - \$10,000.99	\$50.00	\$500.00
\$10,001.00 and up*	\$100.00	\$1,500.00
*Pool Installs	\$100.00	\$2,500.00

- M. Failure to Submit an Architectural Change Request.** If a Builder or Lot Owner completes an exterior modification to a home or Lot without submitting an Architectural Change Request and receiving DRC approval or if the Builder or Lot Owner alters the Architectural Change Request details after the Architectural Change Request has been approved by the DRC, the Builder or Lot Owner may be assessed a One Hundred Dollar (\$100.00) non-submittal fine (“**Non-Submittal Fine**”) and the Builder or Lot Owner may be required to submit a new Architectural Change Request and Review Fee. The new Architectural Change Request shall be subject to approval by the DRC.
- N. DRC Variance Requests.** All variance requests must be made in writing to the DRC using the Tributary Variance Request Form and must contain supporting documentation. Any variances granted by the DRC shall be considered unique to that specific Lot and shall not set a precedent for future DRC decisions.
- O. Additional Requirements.** These Design Guidelines have been adopted to assist the Lot Owners within the Community and the DRC in connection with the architectural approval process. These are merely guidelines, and the DRC will have the right to waive any of the requirements or will have the right to require additional or more stringent requirements.

SECTION III - DESIGN REVIEW PROCEDURES

The following is an outline of the procedures for plan submissions for single-family detached homes. All plans are to be submitted to the DRC for review.

Once approved, applications are valid for one (1) year from date of approval. After one year, applications expire and become invalid. If Applicant wishes to proceed with the project after the application expiry date, Applicant must apply for a new approval. Any deletions, modifications or changes must be submitted for separate approval.

- A. Preliminary Plans.** At the discretion of the Applicant, a schematic or design concept may be submitted to the DRC in order to determine suitability of a particular proposed design for the Community. Preliminary plan submission is recommended to resolve potential problems before going to the time and expense of preparing full builder contract documents. Preliminary plans shall include, but are not limited to:
- a. Application form;
 - b. A site plan at no larger than 1" = 10'0" (preferably 1/8" = 1'0") (Electronic Copies are Acceptable) indicating all grades, horizontal and vertical improvements with pertinent dimensions, setbacks, easements, etc.;
 - c. Floor plans, which may be shown on the site plan, provided the site plan is completed at 1/4" = 1'0";
 - d. Building elevations and supporting sketches that describe the exterior of the residence and demonstrates compliance with the design criteria established within this document. At minimum, all four elevations must be included with submission; and
 - e. A list of visible building materials and the locations where those materials will be used.

The DRC will render an opinion as to whether the preliminary submittal will be acceptable. The opinion will be strictly non-binding and will be offered in an effort to save the Applicant time and expense.

B. Final Submission. Plans and specifications shall be sufficiently completed so that all significant aspects of construction are clearly identified and understandable by construction professionals. At a minimum, the final submission drawings shall include:

1. Site Plans

- i. The drawing scale will be, at minimum, 1" = 10'. The plans will include:
 - a. All adjacent streets and walkways, easements, finished floor elevations, fences, pools, decks, drives and all other exterior improvements, including material, dimensions, and color.
 - b. A grading & drainage plan.
 - c. A building plan to scale identifying all structures and other improvements. This plan must also show proposed building improvements relative to any setbacks and/or easements on the Lot.
 - d. Location of contractor ID sign, dumpster and outdoor toilet facility during the construction period.

2. Adjacent Lot Plans

- i. The plans should contain
 - a. Existing home plan;
 - b. Builder name;
 - c. Exterior color scheme;
 - d. Elevation; and
 - e. Photo (if available).

3. Contractor Contact Info

- i. Architectural Change Requests that require the use of the following, but not limited to, heavy equipment, cranes, excavating, dredging, digging or boring equipment must provide:
 - a. Contractor's company name;
 - b. Contractor's contact info;
 - c. License to transact business for which they were hired (if required by the Florida); and
 - d. Contractor's proof of insurance.

4. Floor Plans

- i. Floor plans for each floor (if new and not previously approved) at 1/4" = 1'0" minimum (Electronic copies are acceptable) that shows all detail including the plan name and an exact computation of the stated square footage (by floor in the case of multi-floored residences) and relative finished floor elevations (floor to floor height)

5. Roof Plans

- i. At a scale corresponding with the floor plan.

6. Building Elevations

- i. Depicting all four sides of the building(s) at a scale of 1/4" = 1'0" minimum including hidden views. The elevations will indicate:
 - a. The existing and finished grade;
 - b. Finished floor elevation(s) – (ea. floor on two-story residences);
 - c. Plate heights;
 - d. The total building height; and
 - e. Exterior building materials, treatment, and colors.

7. Typical Wall and Building Sections

- i. Depicting:
 - a. Materials;
 - b. Roof pitch/roofing material; and
 - c. Fences, screens, exterior walls, etc.

8. Patios, Lanais, Decks, Balconies, Verandas, Porches, Fire Pits, Outdoor Kitchens etc.

- i. Depicting:
 - a. Site plan;
 - b. Shape and dimensions;
 - c. Paver or cement color;
 - d. Paver styles;
 - e. Screen color;
 - f. Framing color;
 - g. Lanai color;
 - h. Lanai material;
 - i. Decking color;
 - j. Decking material; and
 - k. Landscape additions and removals

9. *Landscape Plan*

- i. At the same scale as the site plan, including:
 - a. ***The Boundary Survey*** - Indicating all perimeter property lines, setbacks, dedicated easements and north arrow;
 - b. ***Structures*** - Position of all structures on the property;
 - c. ***Hardscape*** - Indicate all proposed driveways, sidewalks and swimming pools;
 - d. ***Utility Elements*** - Show all air conditioner equipment locations, exposed utility meters, garage areas, LP gas tanks, pool equipment and any service or utility elements which may require landscape treatment or buffer screening;
 - e. ***Landscape Grading*** - Indicate general existing grades and all proposed landscape grading;
 - f. ***Existing Vegetation*** - Show any existing vegetation that will remain, and proposed protection for such vegetation during the home's construction;
 - g. ***Proposed Vegetation*** - Provide a landscape layout for all trees, palms, shrubs, ground covers, vines and sod which are proposed throughout the site;
 - h. ***Plant List*** - Identify all proposed vegetation with a plant list that reflects the scientific and/or accepted common name and size at time of installation. This is to include all tree and plant material with quantities of the plant material listed as well as size of the plant materials or trees;
 - i. ***Fencing*** - All proposed fencing to include fence location, type (pool boundary, screening, etc.) and the location and description of any gates;
 - j. ***Screen Enclosures*** - Configuration of screened enclosures, including appropriate description of proposed structure; and
 - k. ***Irrigation Plan*** - At the same scale as the landscape plan, an irrigation plan showing the layout of the automatic sprinkler system shall be submitted together with the landscape plan (All builders shall be exempt from this provision, but must ensure irrigation is designed to provide proper coverage for selected landscape plan on each Lot).
- ii. No installation work may commence prior to receipt of the DRC's written approval of the landscape documents.

C. Governmental Requirements. Any Lot Owner or entity owning a Lot within the Community has the responsibility of complying with all governmental requirements and obtaining all necessary permits and approvals from the appropriate federal, state, county, or municipal governmental agencies before beginning approved work on a project. For example, Nassau County may require certain permits, depending on the proposed change, alteration, or addition. The Lot Owner or Builder shall provide copies of any such required permits or approvals to the DRC if so requested.

To the extent that any governmental requirement requires a more restrictive standard than those found in these Design Guidelines or the Declaration, the governmental requirement shall prevail. To the extent that the governmental requirement is less restrictive than these Design Guidelines, or the Declaration, the Declaration and these Design Guidelines shall prevail.

SECTION IV - SITE DEVELOPMENT GUIDELINES

- A. Contractor Standards.** The following shall apply to any and all construction, improvement, alteration or maintenance of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family site within the Community. In the event of a violation of these criteria and guidelines, the construction or work being performed shall cease until conformance. Infractions of the construction rules may be cause for a One Hundred Dollar (**\$100.00**) fine per day or infraction and/or suspension of a contractor or subcontractor from the Community.
- B. Start of Construction.** No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the DRC has been granted.
- C. Portable Toilets.** Prior to commencing work, a portable toilet must be placed on the job site and in a manner so as to least disturb other residences and other construction.
- D. Construction Traffic.** All construction traffic is expected to strictly adhere to all posted speed limits in Community.
- E. Construction Hours.** The construction working hours are from 7:00 a.m. to 7:00 p.m., Monday through Saturday. These hours are subject to change by the DRC or Developer. No work operations shall take place on a Sunday or United States holiday without prior permission of the Developer.
- F. Site Clean-Up.** At the completion of site clearing, and before construction begins, one (1) dumpster must be located on site. Construction sites must be maintained in a neat and orderly fashion. All contractors are required to thoroughly clean and organize their site at least weekly. Dumpsters must be emptied on a regular basis. The Builder is responsible for trash and debris that blows off the site including that which ends up in ponds and lakes and contractor shall retrieve such debris immediately or pay for day labors or lake cleanup to remove debris from the Community. No trash shall be stockpiled on the Lot. There will be no stockpiling or dumping on adjacent Lots or on streets. Contractors will use only the utilities provided on the site on which they are working. Infractions of the construction rules may be cause for a One Hundred Dollar (**\$100.00**) fine per day or infraction and/or suspension of a contractor or subcontractor from the Community.
- G. Clearing.** Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the Community as soon as is practical but not later than five (5) working days after the material is removed from the ground or cut.
- H. Construction Damage.** Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., will be repaired by the Developer or the Association and such costs billed to the responsible contractor.
- I. Construction Spillage.** Operators of vehicles are required to see that they do not spill any damaging materials while in the Community. If spillage of a load occurs, operators are responsible for cleaning it up. Clean-ups done by the Association or Developer will be billed to the responsible party. Please report any spills to the Manager or Developer as soon as possible.

- J. Severed Lines.** If any electrical, water, telephone, cable television or other utility line is cut; it is the contractor's responsibility to report the accident to the Manager or Developer within thirty (30) minutes.
- K. Dress.** All construction workers will be required to wear clothing compatible with their specific job requirements. Shirts must be worn at all times.
- L. Construction Site Appearance.** All personnel working in the Community are to keep all of their areas free of discarded materials such as lunch bags, food scraps, plastic bottles and odd materials. Objects should not be thrown out of cars and trucks. Infractions of the construction rules may be cause for a One Hundred Dollar (\$100.00) fine per infraction and/or suspension of a contractor or subcontractor from the Community.
- M. Noise Levels.** Loud radios or noise will not be allowed within the Community. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.
- N. Vehicles and Equipment.** No vehicles (trucks, vans, cars, etc.) may be left in the Community overnight. Construction equipment may be left on the site while needed but must not be kept on the street or parked on the Community's common area parks or greenspaces, unless prior permission has been granted. All vehicles should be parked in such a manner so as not to interfere with traffic flow and passage of emergency vehicles. At no time shall any street be completely blocked. Infractions of the construction rules may be cause for a One Hundred Dollar (\$100.00) fine per infraction and/or suspension of a contractor or subcontractor from the Community.
- O. Personnel.** Only bona fide workers are allowed on the property and are required to exit the Community upon completion of their work. Spouses may drive workers to and from the site but must not remain in the Community unless they are actual employees of the sub-contractor. For safety reasons, children will not be permitted on the job site. No alcoholic beverages are permitted on or near the job site. Contractor personnel will not be permitted to bring pets on the property.
- P. Fires.** Burning of any materials is strictly prohibited at all times.
- Q. Signage**
1. *Builder Signage Regulations. (See Exhibit K for further clarification on builder signage regulations)*
Developer will provide the Community branded directional signs within the Community to direct traffic to Builders and amenities. Builder produced directional signs are prohibited. No wire posts or holders will be allowed. Builders are required to submit all signage/flag/awning designs to Developer's Marketing Director for approval before installing said signage/flags/awnings. During construction, one (1) approved standard construction sign shall be allowed within the front setback of the lot to assist sub-contractors and others in locating the job site.
 - i. **Under Construction Welcome Home/Sales Center & Model Home Allowances: One (1) 4'w x 6'h Vertical Model Coming Soon sign.** Sign shall be a solid white background with builder's logo within top portion of sign. All text printed on the sign, with the exception of the builder's logo, shall be black using Helvetica Font. Additional wording and imagery limited to, but may include Model Coming Soon, model rendering, builder's website, contact phone number, contractor license number and Equal Housing logo. Sign shall be installed on lot where model is to be constructed and is to be removed immediately upon model completion. Sign to be aluminum composite (Dibond or the like) and must be installed with two white 4" x 4" PVC or aluminum posts with pyramid finials. The bottom of sign shall be 1' from ground level.

ii. **Completed Welcome Home/Sales Center Allowances:**

- a. One (1) 24”w x 18”h Horizontal sign in front of Model Homes (may contain floor plan name). Sign to be a solid white background with builder’s logo within top portion of sign. Additional text of floor plan name and phone number to be black using Helvetica Font. Sign to be aluminum composite (Dibond or the like) and mounted on white 4” x 4” PVC or aluminum post with white pyramid finial. Top of sign to be 3’ from ground level.
- b. No more than Four (4) 15”h x 2.5’w Sail Flags. The flags should be a solid color in the builder’s primary corporate color. Wording on flags may include the builder’s name and “Now Selling”. Flags are to be mounted on 20’ galvanized poles. These are to be installed on the front or side yard lot lines of the builder’s welcome home/sales center.
- c. One (1) Awning per Welcome Home/Sales Center is allowed where garage is utilized as builder’s primary sales center. Awnings are to project downward and outward in straight lines. No curved awnings are allowed. Fabric product shall be fade resistant, fire resistant and conform to local building codes. Installation to conform to local building codes. Awning fabric shall be single color with single color builder name or logo. **AWNING SIZE SPECIFICATIONS**
Maximum projection/depth: 30” from exterior wall Maximum length: 18’ Height: does not exceed 20” at exterior attachment to model home; does not exceeds 12” height for front face

iii. **Inventory Home Allowances:**

- a. One (1) 24”w x 18”h Horizontal sign in front of Inventory Homes (may contain floor plan name). Sign to be a solid white background with builder’s logo within top portion of sign. Additional text of floor plan name and phone number to be black using Helvetica Font. Sign to be aluminum composite (Dibond or the like) and mounted on white 4” x 4” PVC or aluminum post with white pyramid finial. Top of sign to be 3’ from ground level.

iv. **Available Lot Allowances:**

- a. One (1) 24”w x 18”h Horizontal Available Lot sign in front of lot (should contain Lot and Block identification). The sign is to be a solid white background with builder’s logo within top portion of sign. Additional text of available lot #/block# and builder’s phone number to be black using Helvetica Font. Sign to be aluminum composite (Dibond or the like) and mounted on white 4”x4” PVC or aluminum post with white pyramid finial. Top of sign to be 3’h from ground level.
 - v. **Brochure Box:** Builder brochure boxes are permitted and should be installed along the walkway from driveway to model home. Brochure boxes are not allowed along the roadway.
 - vi. **Parking Signs:** 12”x12” Future Resident Parking signs are permitted where builder provides parking spaces in front of sales center. Sign to be a solid white background with builder’s logo within top portion of sign. Future Resident Parking text to be black Helvetica Font. Sign to be mounted on white 4” x 4” PVC or aluminum post with white pyramid finial. Top of sign to be 3’h from ground level.
 - vii. **A-Frame Model Open Sign:** One (1) 24”w x 36”h A-frame Welcome Home/Sales Center sign is permitted at builder’s sales center. A-frame sign to be white and may include builder’s logo, model open, sales center or the like and contact information. Please note: A-Frame shall only be displayed on sales center property and displayed only during active business hours and when sales associate(s) is on property.
- B. **Residential Signage Regulations.** No sign of any kind shall be displayed in public view on any Lot, except (a) customary address sign; (b) a lawn sign of not more than four (4) square feet in size advertising a Lot for sale or rent; (c) a sign no more than one (1) square-foot in size provided by a contractor for security services located within ten (10) feet of any entrance to a Residential Unit on such Lot and (d) no more than two (2) small garden flags at any one time which may represent a season, holiday, sports team, or Lot Owner(s) name or initials.

i. Prohibited Sign Formats:

- a. Temporary plastic (metal foot spike supported) Builder, contractor, trade and supplier signs which are used for advertising and promotional purposes.
- b. Signs which are moveable or activated by wind, including flag and banner signs, whether they are pole or building mounted.
- c. Flashing, oscillating or moving signs.
- d. Inflatable signs.
- e. Signs with neon light fixtures.
- f. Advertising and promotional signs affixed to vehicles and displayed openly on streets or driveways.
- g. Political party or candidate signs.

ii. Real Estate Marketing Signs:

- a. Temporary "Open House" signage is permitted as long as the sign is located on the property for sale and only installed for the duration of the event on the individual day of the event.
- b. Temporary directional signage installed throughout the Community using small, metal foot spike type repetitive signs and markers, requires review and approval by the DRC prior to installation. Approval will be based on type, quantity, location and duration of installation.
- c. Any and all temporary "Open House" and directional signage which remains in place beyond the timeframe of, or day of, the event, shall be removed by the Association.
- d. All signs for the purpose of construction identification shall adhere to the provisions set forth in the Rules and Regulations Governing Construction in the Community.

SECTION V - LANDSCAPE & IRRIGATION GUIDELINES/STANDARDS

- A. Introduction.** The goal of the DRC is to promote the preservation of the indigenous Florida environment by encouraging an on-going planning program with the intent of re-establishing a primarily native landscape character. The Lot Owner will be encouraged to include plants and planting arrangements that are in keeping with the character of the site. To this end, owners and their designers are strongly encouraged to retain as much of the existing vegetation on their site as is practically possible.
- B. General Requirements.** A landscape plan and plant list will be required for all proposed home site construction projects. This will ensure that the unique elements that create the visual appeal of the Community are preserved and enhanced, and that any proposed vegetative improvements remain consistent for the benefit of all. The DRC reserves the right to approve or disapprove any such submission, and may, at its sole discretion, make suggestions or require modifications which may be appropriate to bring the proposed landscape plan into compliance with the Design Guidelines.
- C. Design Requirements.**
1. Design Intent and Requirements:
 - i. The general landscape design theme for the Community is intended to be naturalistic and informal, using appropriate plant material to represent an established appearance at time of installation. The goal is to achieve, between the street and the front of the house, a harmonious and consistent flow of naturalistic, indigenous landscape from one lot to another along each residential street.
 - ii. All plant material shall be in accordance with Florida Grades and Standards, Florida Number 1 or better.
 - iii. All shrubs shall be a minimum of 3 gallon and groundcovers shall be a minimum of 1gallon.
 - iv. Acceptable turf grasses on lots include: St Augustine 'Floritam'. Seeding or sprigging is prohibited.
 - v. The general standards set forth in this section shall apply to all planting or buffering when required by County regulations and land development code.
 2. Irrigation Requirements:
 - i. **Irrigation Systems** - All developed home sites shall be required to have an automatic irrigation system covering the entire improved landscape and located entirely underground.
 - ii. **Wells** - Irrigation water for all Lots shall be supplied by the County water system and except for wells installed by Developer or CDD, no well of any kind shall be dug or drilled on any Lot. The irrigation systems for the Lots shall not draw upon water from creeks, streams, ponds, lakes, retention or detention areas, or other bodies of water within the Development.
 - iii. **Septic Tanks/Waste Water** - No septic tank may be constructed on any Lot, and no wastewater may be discharged on the open ground or into any pond, lake, marsh, or wetland.
 3. Home Site Requirements:
 - i. **Trees** - The number and type of tree required on each lot varies and is based on the neighborhood site plans prepared by the Project Engineer. The trees installed pursuant to these Design Guidelines, along with the trees required on the home sites, shall satisfy the requirements dictated by the neighborhood site plans. At least one of the required trees must be located in the front yard of each Lot and shall be a minimum 3.0" caliper with 10' height and 4-6' spread. The trees shall be chosen pursuant to the neighborhood site plans and from the Community's preferred plant list.
 - ii. **Fruit Trees** - Lots may contain no more than four (4) fruit bearing trees at any one time. The location and type of fruit bearing tree shall be subject to DRC Review. All fruit bearing trees must be maintained in good condition which shall include fertilizing, pruning, and harvesting of fruit as proscribed by the University of Florida's Institute of Food and Agricultural Sciences division as well as the consistent removal and disposal of fruit that has fallen from the fruit bearing trees.
 - iii. **Shrubs** - Shrubs must meet the specification criteria of these Design Guidelines and be planted to accent the home along all street frontages. The minimum shrub planting must create a continuous hedge abutting the outer wall of the home along all street fronting facades and interior side yards. See

Exhibit H.

- iv. **Gardens** – All gardens and their locations shall be submitted to the DRC and are subject to approval by the DRC. Owners shall take care to install gardens in the least visible location from the road or Common Area on a Lot and the approval of a garden may come with requirements to screen said gardens from view of the road or Common Area. The DRC may also place limits on the size of gardens based on the size of the Owner's Lot. Owner will also be required to maintain the garden in a neat and attractive condition and if Owner no longer wants or needs a garden, Owner shall be required to remove garden and re-sod and irrigate the garden's location.
- v. **Flower / Plant Bed Material & Boarders** – All changes to the shape and material of a Lot's flower / plant beds are subject to review and approval by the DRC. All flower / plant beds in the Community are required to have natural bark, mulch or pine straw. No rubber mulch or stone shall be permitted in any flower / plant beds located on a Lot without prior variance approval. All flower / plant bed boarders are also subject to review and approval by the DRC. Cement quick curbing is discouraged as a boarder for flower / plant beds located in the front and side yards of homes. Other boarder materials will be approved on a case by cases basis.
- vi. **All Plantings** – All plantings installed in the Community shall be selected from the Design Guidelines preferred plant list attached hereto as Exhibit A. Acceptable alternatives shall be approved by the DRC.

SECTION VI - ARCHITECTURAL STANDARDS

- A. Architectural Character.** The architectural character of the Community is envisioned to be consistent with the qualities of Northeast Florida. A reverence to the natural environment, sensitivity to creating walkable and aesthetic streets, and an emphasis on the Florida vernacular and style is the basic approach to implementing the Community project. Ultimately, the goal is to provide architecture in the Community that is relevant to the climate, history and culture of the area. Typically, the standard historic domiciles are slab on-grad or off-grade, constructed of wood-framed and clad in brick, stucco, horizontal or vertical board and batten siding with primarily horizontal based proportions enhanced with vertical elements and vertically proportioned openings. Full brick walls can be used in localized areas or elements. The utilization of these materials is a function of cultural or historical influences and is referred to as the "style". Of primary importance is that regardless of the style or the influences, the preservation of an appropriate architectural character be maintained. The following criterion defines the minimum required standards to achieve this goal.
- B. Building Area.** Minimum heated and cooled space for the primary Residential Unit on each Lot shall be in accordance with the sizes applicable to the size of the Lot on which such residence will be constructed, as set forth on **Exhibit I**, subject to variances as may be granted by the DRC. The DRC shall not grant variances in square footage for more than twenty percent (20%) of the Lots of a particular size within a particular phase of the Community, and each such variance shall be for no more than ten percent (10%) of the square footage specification for such Lot size as set forth on **Exhibit I**. For example, if a phase of the Community includes 70 50-foot wide lots, then up to fourteen (14) of those 50-foot wide lots may be granted variances.
- C. Building Context.** All buildings and architectural elements along a street or within a given area shall be unified in theme and character. Each home or building should strive to be unique and designed to blend in with the natural character and layout of the Community. Each Builder shall also ensure that there shall be at least three (3) Lots between any Lots either on the same side of the street or across the street with the same elevation. At no time shall any Builder permit any two (2) adjacent Lots or two (2) Lots across the street from one another to

have the same floor plan with the same elevation. Exterior color/material palette shall be evaluated such that at least one (1) Lot/home on the same side of the street be between another Lot/home of similar color/material palette.

D. Building Types. There are two basic building types that may be used: One Story and Two Story. The overall intent is to encourage the development of a diverse expression of the North-East Florida architectural character, providing uniqueness within the Community while at the same time maintaining a sense of cohesion and consistency in design and quality. The two general types of buildings are described as:

1. *One-Story* – The one-story building type organizes living spaces on one floor and utilizes primarily forward-facing gable roof volumes combined with an intersecting gable/s to provide hierarchy to the street façade. Entry porches and porticos are encouraged. Building heights typically range from 20 to 30 feet, with a first-floor plate height between 9’0” and 10’6”.
2. *Two-Story* – The two-story building type organizes living on two floors in the main volume. The second floor living space in this Florida style home would typically be subordinate in scale to the ground floor, frequently tucked into the roof structure by utilizing dormers, gables and/or similar roof designs. A combination of roof materials is recommended. Entry porches and porticos are encouraged. Building heights range from 25 to 35 feet with a first-floor plate height between 9’0” and 10’6”.

E. Outbuildings and Structures. Detached, stand-alone pavilions and trellis structures are acceptable in the Community. All structures must be reviewed and approved by the DRC. Storage outbuildings, sheds, and associated structures of any kind are not permitted and no shed or outbuilding of any kind shall be at any time used as a residence either temporary or permanently.

F. Exterior Treatments.

1. *Objectives:*

- i. Design exterior walls and finishes to tie buildings and building elements together.
- ii. Materials are to be applied consistently on all elevations of a structure.
- iii. At a change in wall material, there is to be a break in the plane of the surface and details appropriate to the materials.
- iv. Exterior walls and finishes should reflect a logical and appropriate combination of colors, textures and forms to both express the structure of the buildings and to complement the overall community character. Color samples will be considered and approved by the DRC.
- v. Horizontal banding (min. 8” nominal width) is required where material changes occur in the vertical plane.
- vi. Beltlines (12” nominal width) are required where gables with ridgelines over 25 feet occur. Beltline should register with an adjacent façade element.

2. *Approved materials for exterior walls:*

1. **General.**

- a. Painted cement fiber siding (in clapboard, board and batten and/or shingle applications). Vertical panel siding will only be permitted with written approval of the DRC Committee.
- b. Smooth “medium sand finish” stucco (troweled or highly textured stucco is permitted with written approval of the DRC.)
- c. Brick veneer
- d. Stacked-type field stone (incl. appropriate cultured stone products)
- e. Vinyl or Aluminum siding will not be permitted in the Community, in any application on any building elevation.
- f. The exterior walls of each residence shall be limited to a maximum of three materials. Board & batten, stucco/masonry; and Lap siding, are acceptable examples.

ii. **Wood.**

1. Lap siding or board & batten materials are to be used for the primary facade elements on all

- buildings and may include accent applications of brick or stone.
 - 2. In general, siding is to be painted to a color that will complement the overall neighborhood.
 - 3. Utilizing cement fiber siding is permitted.
 - 4. Paint colors are to be provided to DRC for approval.
- iii. Stucco.**
- 1. Stucco may be utilized as a primary exterior wall material when integrated with accent brick or stacked-stone masonry material at foundations, limited wall areas, or columns/columnbases.
 - 2. Entirely stucco buildings are not permitted.
 - 3. Stucco is to have a smooth medium sand finish. Wherever possible, large stucco surfaces should be broken up or recessed behind porches and columns.
 - 4. The detailing of stucco surfaces is to result in an authentic appearance.
 - 5. Headers and sills must be detailed and framed for windows and doors. Window and door side frames shall be a minimum of 4 inches, with a heavier top sill.
- iv. Brick/Stone**
- 1. Brick or Stone may be used to ground the building as a “foundation” (to a minimum height of 18”), combined with wood siding, board & batten and/or smooth stucco. The grounding element should read horizontal across the façade.
 - 2. If brick is used on a facade, it must be isolated to secondary elements or broken up by porches and columns. The brick must complete a two (2’) foot return on the sides of the structure.
 - 3. Entirely brick buildings are not permitted.
 - 4. Brick & Stone materials may not be utilized together on a home unless approved in advance per a plan submitted by property owner or builder to the DRC

G. Porches. Raised porches are an important component of defining the Florida character. Porches add interest and scale to the design of each home, provide a transition between the indoors to the outdoors, take advantage of the cooling effects of breezes, and encourage social interaction with the streetscape environment. Lot size and home orientation may be considerations for adjustments to the following:

- 1. Porches, verandas and patios are to be designed as extensions of indoor rooms.
- 2. Column and railing design are to be consistent with the detailing of the house and the neighborhood character. Highly decorated or ornate railing styles are inappropriate.
- 3. Square columns and posts are generally most appropriate.
- 4. Porches should generally have a minimum depth of 6 feet. Maximum depth is 12 feet to maintain an appropriate scale.
- 5. Porch or patio extensions should use the same material as the original porch or patio (i.e. cement porch or patio should have a cement extension and paver porches or patios should have a matching paver extension).
- 6. . An entry portico shall be combined with a major window feature and together comprise a 50% minimum of the primary dwelling structure width along the principal street facing façade.
- 7. Entry porches used with one story building types should complement the main facade oriented towards the fronting street. Entry porticos can be shorter than the Entry porches. Both porches and porticos should have shed or gable roofs, preferably with metal roofing material.
- 8. Porches used with two story building types are typically located on one or more sides of the main volume and may include two story full-length porches along one or more facades, but they should be broken into a combination of short porches within a larger porch to provide the proper scale and preferably utilize metal roofing.
- 9. All openings, fenestrations and doorways shall be configured with straight horizontal headers. The use of full arches at exterior openings are not permitted in the Community. Truncated archways will be approved on a case by case basis.

H. Roofs.

1. Roof Pitch - Roof pitches for dominant roof forms are to be 5:12 to 10:12. Shed roof elements may utilize 2:12 to 5:12 pitches. Flat roof sections are not permitted.
2. Roof Form/Shape - Approved roof shapes are the following:
 - i. Gable
 - ii. Gable on gable
 - iii. Double pitched roofs
 - iv. Shed roof (to be used over porch element and dormers)
 - v. Hip roofs are not permitted on street facing facades or on corner Lots where the rear façade is visible from the street, park, or Common Area.
 - vi. At minimum, a 16" roof overhang is required for all residences.
3. Hierarchy
 - i. A visible hierarchy of roof forms is to be incorporated in the overall design of individual buildings as well as the overall collection of forms.
 - ii. A dominant primary roof plane with secondary roof planes is to be established.
 - iii. Dormers may utilize gable or shed roof styles.
4. Materials* - Pre-Approved materials include:
 - i. V-Crimp metal
 - ii. Standing seam metal
 - iii. Architectural Asphalt Shingle.
5. Use of Materials
 - i. Roof materials are encouraged to be mixed. For instance, Architectural Asphalt Shingle may be used on the primary ridges and roof form, and appropriate accent material (such as metal roof) may be used on porch and dormer roofs.
 - ii. Brackets, exposed rafter tails and similar fenestration/details are a common design element in Old Florida homes, and are also encouraged as part of gable roof treatments.
6. Massing - Roof panels measuring greater than 25 feet vertically from the eave to the top of ridge shall include an architectural element such as a dormer to break scale.
7. Eaves and Soffits - It is recommended that all eaves and soffits follow the roof pitch. Fascia boards should be plumb cut.
8. Roof Replacement – Any Lot Owner who is replacing their roof must submit an application to the DRC for approval if they are changing the color or material from what was originally installed on the home. If a Lot Owner is replacing the roof with identical color and material roofing, then the Lot Owner is not required to submit for DRC for approval.

***3-Tab Shingles are highly discouraged and require DRC variance approval.**

I. Gutters and Downspouts. The location, type, and color of all gutters, downspouts, splashguards, and gutter guards, shall be approved by the DRC prior to installation. All gutters, downspouts, and splashguards shall be constructed of either aluminum or copper.

1. Gutters - All gutters shall be seamless and constructed of aluminum or copper. The color of all aluminum gutters should match the color of the fascia or they may be white.
2. Splash Guards - All splash guards shall match the color of the gutters.
3. Gutter Guards - All gutter guards shall match either the color of the shingles or the gutters.
4. Downspouts - All downspouts shall be seamless (*unless a break or angle in the downspout is required*) and constructed of aluminum or copper. The preferred dimensions for all downspouts is 3"x 4". The color of all aluminum downspouts shall match the color of the surface to which they are affixed or the surface to which they are adjacent (*color of Residential Unit or exterior trim*) or they may be white. Homes with copper gutters shall have copper downspouts. Owner should make every effort to prevent downspouts from

being installed on the front of the Residential Unit. The preferred location for downspouts shall be the sides and / or back of the Residential Unit. However, the DRC understands that this is not always feasible and will approve downspouts on the front of the Residential Units based on the recommendation from the gutter installation company.

5. *Splash Blocks* - All splash blocks should be placed or screened in such a way as to not be visible from the road and should blend in with the landscaping or color of Residential Unit.

J. Windows.

1. Window design is to be based on the traditional multi-paned, vertically oriented, 6 over 6, 4 over 4 or multi-paned over single-paned designs:
 - i. Casement, single, double and/or triple-hung
 - ii. Wood, vinyl, or metal windows
2. Large windows that are subdivided with structural members or integral/faux muntins
3. Accent windows that use a triple unit, round or elliptical design
4. Divided lite patterns are required on the front and side elevations of buildings located on specialty Lots and corner Lots.
5. Windows visible from the public rights-of-way (with the exception of bathroom or kitchen windows) shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division.
6. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division.
7. Decorative windows shall not exceed eight (8) sq. ft.
8. Window trim should consist of a 4" – 6" nominal head trim with 4" – 6" nominal jamb and silltrim.
9. Transoms are permitted but should be in proportion to the main window opening.
10. A minimum of 25% of the surface area of each story on the front facade shall be dedicated to window openings (excluding garage).
11. Wood window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used as approved in advance by the DRC.
12. Arch windows are not permitted without a DRC variance approval.
13. No reflective foil, reflective glass or other reflective materials shall be installed or maintained on any windows of a residential unit. The portion of the drapes, blinds or other window coverings visible from the outside of the residential unit shall be solid (non-patterned) color. Solid white is the preferred color.

K. Shutters.

1. Shutters may be used both for doors and window elements and at porches
2. Vertical lap and louvered shutters are acceptable.
3. Shutters must be painted an accent color, complimentary to exterior finish materials and trim used on the building.
4. Double shutters are to be full sash height and half the sash width for the window or door they adjoin. Single shutters are to be full sash height and the full sash width for the window or door they adjoin.
5. Shutter material should be composite or wood.
6. Hardware should have an iron, bronze or oil rubbed finish.

L. Doors.

1. The main entry doors associated with the front of the house should have sufficient detail and quality to act as a design element accentuating the front elevation. The use of multiple panels in combination with glass lights, grills, metal hardware and wood projections shall be used to accentuate the entry.
2. All exterior doors that front streets should have consistent details with the predominant detailing occurring at the front entry.
3. Screen and storm doors at exterior passages fronting streets shall be permitted only by DRC approval. Color

of storm door trim must match color of door or adjacent trim.

4. Side lights at front entry doors are permitted.
5. Door material should be wood, prefinished fiberglass, or prefinished decorative metal.
6. Door glass should be beveled, frosted or stained.
7. Hardware finish should be iron, bronze or oil rubbed.
8. Aluminum doors are prohibited.
9. All colors must be approved by DRC.

M. Fireplaces & Chimneys. Chimney designs and/or roof projections are to be compatible with the structure from which they project. All chimney structures along exterior walls are strongly encouraged to have masonry finishes. Chimney's that are located within the building footprint are to be consistent with the primary exterior material of the residence (lap siding or stucco). Other projections and roof penetrations such as vents and/or flues are to be located in areas not visible from the street; or, if visible from the street, such projections and roof penetrations must be painted to match the roof color.

N. Screened Enclosures and Lanais. Screened enclosures and lanais are permitted within in the Community, provided that they do not conflict with the building setback for each home site and comply with all applicable building code requirements. Screened enclosures and lanais are permitted only along the rear elevation of the residence and are not to extend beyond the exterior sidewalls. Under wall screen enclosures / lanais are permitted and the use of attachable glass panels may be approved by the DRC. Screened enclosure and lanai framing shall match the adjacent trim accent colors of the home or it may be dark bronze. Screening may only be charcoal. Screened enclosures and lanais should be designed to complement the exterior elevation of each home site. All screened enclosures, porches, and lanais must be approved by the DRC

O. Garages.

1. General

- i. A two-car garage must be provided for each residence, either as two separate (8' wide) doors, or as a single (16' wide) two bay door.
- ii. Garages are to be subservient to the primary home structure.
- iii. Detached Garages may be permitted, provided they do not exceed 40% of the primary dwelling structure's building footprint, and 80% of the primary dwelling structure's total height.

2. Garage Doors - All garage doors are required to have trim detail and fenestration appropriate to the Florida character. Typically, the garage door should complement the overall design of the home and have a paneled face. The following outlines the requirements:

- i. A top row of window lights or approved fenestration treatments is encouraged on all garage doors, regardless of the orientation of the doors. Exceptions are the use of solid wood doors as approved by the DRC.
- ii. Architectural additions, detailing, paneling features, thematic hardware and finishes, can be substituted for the window lights upon review and approval by DRC.
- iii. Doors should have a multiple panel design or applied trim to relate to the features of the house. Panels should have a paint scheme to accentuate depth, shadows and features of the home.
- iv. Screen panels used on garage doors are prohibited.
- v. Standard garage doors must have hardware accents, such as handles and hinges
- vi. The design, material, color, pattern and features of proposed garage doors, as well as changes to existing garage doors, require review and approval by DRC.
- vii. Screen garage door enclosures may be permitted, if the trim matches that of the garage door trim, the screen color is charcoal, and the screen garage door enclosure is only in use when the garage is being used. The screened garage door system shall not be used as a replacement for traditional garage doors consistent with the above criteria. Any garage screening mechanism must be located on the interior of the garage.

P. Fences. Fences are permitted only on the rear and portions of the side yard of lots of residential home sites in the Community, as follows:

1. All fences installed in the Community should be transparent black aluminum ornamental type fencing as detailed in **Exhibit C**. Privacy fencing will be reviewed on a case by case basis and may be approved as rear property fencing on back to back Lots. Tan shall be the preferred color.
2. The fencing configuration must follow the style prescribed in **Exhibit C**.
3. All black aluminum ornamental fence must be 54 inches in height and any approved vinyl privacy fencing must 72 inches in height.
4. All fences constructed on residential home sites must be constructed along the property boundary with the exception of corner lots. Refer to **Exhibits D** and **E** for fence location criteria.
5. All side yard fences must terminate within 5-feet of the rear of the residence.
6. For double frontage Lots (corner lots), the fence may continue up to half the distance along the sidefacing frontage of the home measured from the rear corner.
7. Adjoining Lot Owners shall share common side yard fences as parallel fences are not permitted in the Community.
8. Puppy fence pickets or mesh may be permitted by the DRC and must be black so as to match the fence. Adjacent property owner approval may be required.
9. The installation of an invisible fence, electric fence, or fencing that uses radio frequencies shall require application to, and approval by, the DRC before it may be installed. Electric underground fencing is not permitted as a replacement for the transparent black aluminum ornamental type fencing, but the DRC may approve invisible fencing as a secondary protective measure. The transparent black aluminum ornamental type fencing shall still be required in order to allow a pet to roam without a leash in the Lot Owner's yard. Any invisible fencing approved on a Lot must be installed along the setback lines and may not extend any closer than ten (10) feet from the sidewalk (or curb if no sidewalk on that side of street) as measured from the inside edge (edge closest to the house).

Q. Exterior Colors. In reviewing exterior colors, the DRC will consider the combination and intensity of selected colors, their appropriate use, and the palette of surrounding residences. The DRC retains final approval authority for paint selection for new construction, or improvements to existing homes.

R. Skylights, Solar Panels and Solar Shingles. Skylights, solar panels and solar shingles shall be fixed to the roof systems of the homes. Photovoltaics are subject to review by the DRC and can be integrated as part of the roof cladding system (solar tiles) or as solar panels. The following guidelines shall apply:

1. Solar heaters or skylights must be submitted to DRC for review and approval. Ground mounted panels are prohibited. Solar panels, including those used to heat domestic water as well as those that provide photovoltaic energy, must be submitted to the DRC for review and approval.
2. The orientation to adjacent homes, Common Areas, lakes and streets will be taken into account when approving locations of solar panels and skylights. Solar panels are not allowed on street facing elevations of the house.
3. Solar panels and skylights must blend with the color of the roof as much as practical.
4. Solar shingles must match existing shingles as closely as is practical.
5. Piping to solar water heating panels, if installed during the initial construction, must be concealed to the extent possible within the walls and attic of the house.
6. Piping to solar water heating panels, if installed following the initial construction, that are fixed to the side walls must be painted the color of the body of the house.

SECTION VII - SITE ELEMENTS

- A. Flagpoles and Flags** Permanent flagpoles are discouraged within the Community, but are permitted provided that the flagpole is not more than twenty (20) feet in height on any portion of the Lot and does not obstruct sightlines as intersections and is not erected within or upon an easement. The DRC maintains the right to approve the location of the flagpole and deny requests to install flagpoles on easements, that obstruct sightlines of an intersection, that are higher than the maximum allowable height, and/or that will be displaying a flag representing any commercial interest. Owners shall be allowed to fly the United States flag as well as one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag provided that the such additional flag is equal in size to or smaller than the United States flag on an approved permanent flag pole or a house mounted flag pole. Owners may also fly a sports teamflag for twenty-four (24) hours as long as the team represented on the flag is playing in their respective sport within that 24-hour time period.
- B. Service Equipment.** Air conditioning, water treatment, natural gas tanks, and pool equipment may be located within a residential side yard, provided it is fully screened from view from the adjacent public right of way. Appropriate screening may consist of a continuous landscape hedge at a minimum 36” height, or a low screen wall or fence designed to be consistent with the design, colors, and materials of the residence.
- C. Outdoor Kitchens/Fire Pits.** Outdoor kitchens, built-in barbeques and permanent fire pits shall be subject to written approval by the DRC and upon approval may be placed in the rear yard only, adjacent to the house or patio and shall not extend laterally past the side wall of the house. The exterior surround shall match the color and finish of the house walls. Lot Owners installing cooking equipment under a patio roof or inside a screen or glass enclosure should consider requirements for exhaust ventilation. Installation of roof mounted equipment is not permitted.
- D. Walks & Driveways.**
1. All driveways and pedestrian walks within the Right-of-Way (“ROW”) shall be constructed of concrete with a light broom finish or concrete pavers or clay bricks, if approved by local authorities.
 2. Alternate paving materials are encouraged for walks and driveways on the residence property and outside of the ROW, consisting of concrete pavers or clay bricks. All concrete pavers or bricks must be traditional in shape, and consistent with historic brick paving colors.
 3. Pedestrian walks serving the front porch and entry door will be a minimum of 3 feet in width.
 4. Unless otherwise predetermined by the Developer, the Lot Owner / Builder is responsible for coordinating their driveway locations with the existing trees, street lights, curb drains, utility cabinets, street signage and common area irrigation subject to the requirements of this document.
 5. The Lot Owner / Builder is required to use the driveway location and curb cut as their primary site access during construction.
 6. Driveways can be no wider than eighteen (18) feet at the ROW line, and twenty-two (22) feet at the street unless specific site plan review approval is obtained based on “hardship” or other unique site issues from the DRC.
 7. Driveway variances will be reviewed on a case by case basis and the DRC will consider home design and elevation as well as whether the home has a two (2) or three (3) car garage.
 8. No additional parking places may be constructed on any lot, except as constructed in accordance with plans specifications by Developer or the DRC.
 9. Neighborhood sidewalks along single family Lots are the responsibility of the Lot Owner/Builder. At the intersection between sidewalks and driveways, the sidewalk material shall take precedence over the driveway material. Sidewalks shall be constructed across driveways as a continuous element.
 10. In the event custom materials (i.e. pavers) and patterns are to be used on the driveway, a design plan and pictorial samples must be submitted to the DRC for approval.

11. Bright or multi-color paving, contemporary shaped unit pavers, or alternatives such as stamped and/or stained concrete or asphalt is not permitted without DRC approval
12. In all cases the driveway alignment must be designed to protect and avoid any and all existing trees and Common Area improvements.
13. The driveway together with the arrival sidewalk linking them to the front door must be coordinated so that it architecturally relates to column spacing, porch width, entranceway width or openings.
14. The parking pad must not encroach more than the maximum allowed by the applicable zoning.
15. The Lot Owner/Builder must make application and must seek approval for any colored and patterned concrete topping and for any colored and stamped concrete product, intended for use on driveways and walkways. All materials shall be approved by the DRC.
16. Driveway and walkway banding with alternative materials may be approved by the DRC, however this will be done on a case by case basis and will take in to account the type, style and color of alternative hardscape being used.
17. Asphalt driveways are prohibited.
18. There are two types of driveway configurations:
 - i. Front access lot with front entry garage - The vehicular approach is from the street which faces the front door and the garage access of the home.
 - ii. Corner access lot with side entry garage - both the vehicular approach and the garage access is perpendicular to the street facing the front door of the home.
19. Typical pedestrian walkways located along streets shall consist of broom-finish concrete, with a regular pattern of score and construction joints.

E. Fountains and Garden Ornaments. Individual personalities and preferences can be distinguished through the placement of garden ornamentation and fountain basins. Prior to purchase of these items (which can be significant in cost) homeowners must make application and seek approval by the DRC. Homeowners must make a studied design approach to the selection and placement of such ornamentation to ensure a pleasing scale, mass, arrangement and balance – free of clutter and haphazard placement. No more than a total of four (4) lawn or garden ornaments will be permitted on any Lot in the Community.

1. Garden ornamentation includes such things as: fountains and fountain basins, statuary, globes, planter pots, trellis and landscape structures, plant bed edging materials, rockwork, sundials, wall attached metal work, sculpture, windmills and wind sculptures, pedestals, benches, raised planter beds, swings, bird-feeders and houses and other similar elements.
2. Additional plantings must be incorporated around fountains. Fountains must be no taller than five (5) feet in overall height.
3. All ornamentation elements require application and approval by the DRC, including basins, bird bath, bird feeders, trellises, statues etc., or any other structures over four (4) feet tall.

F. Gazebos and Garden Structures. Permanent and moveable gazebos and other open-air garden structures must be reviewed and approved by the DRC. No Gazebos or open-air garden structures shall be permitted in the side or front yard. Applicant shall include style, color, material, scale, size, location, reference to building setbacks and landscape in their Architectural Change Request. Placement required complimentary element and views toward and away from the structure shall be considered during review.

G. Clotheslines. Posts, ropes, cables and any other structure or material used for drying clothes (collectively “Clotheslines”) are only permitted in areas of a Lot that are completely screened from view from adjacent Lots, streets and Common Areas. Clothes, towels, and rugs should not be hung on any porch railing or black metal fencing visible from the Common Area or streets in the Community.

H. Generators.

1. Whole-house, storm-recovery or back-up generators must be installed on a poured in place slab or modular pavers. Generators shall be screened with a four (4) foot opaque screen wall in a color and material to match the body of the house.
2. No portable generators are permitted to be used in the Community unless the use is for a short-term temporary emergency situations.
3. Careful placement of generators and maintenance access shall be considered to preclude views from all orientations visible to Common Areas and adjacent homes.
4. All electrical boxes and conduits associated with the generator must be painted the color of the body of the house.
5. Request for installation of a generator must be submitted for review and approval by the DRC.
6. The automatic monthly maintenance cycle must be set to function during the hours between 9:00 am and 5:00 pm, Monday through Friday.

I. Exterior Lighting. No lighting should be located as to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the night time environment of adjacent properties. Landscape up lighting and accent lighting shall not be directed toward adjacent homes or toward the public right of way.

J. Holiday Decorations and Lighting. Temporary statues, artifacts, and other holiday decorative landscaping accessories are allowed without DRC approval within a reasonable period prior to, during, and after a holiday season; provided that all such items shall be removed fourteen (14) days after the holiday. Holiday lighting and decorations will be permitted so long as the lights and decorations are unobtrusive, are installed only during the appropriate season, and are removed within fourteen (14) days after the holiday.

K. Docks/Boat Ramps. Lot Owners shall have no right to attach docks, anchor or store boats, canoes or other watercraft or otherwise disturb vegetation between the boundary of a Lot or Common Area and a pond, lake, marsh, or wetlands.

L. Play Equipment and Sports Equipment

1. *General* - Play or sports equipment requires an application and must be reviewed and approved by the DRC. Approvals for permanently installed play equipment are based on lot orientation, size of structure, lakes, neighboring homes, Common Areas and proposed screening.
 - i. Play equipment shall be located in the rear yard near the center of the yard. Landscaping shall be provided to adequately screen play equipment from neighbors and rear of property except on Lots facing natural areas, conservations lands or similar conditions.
 - ii. Large, inflatable structures are prohibited from permanent installation.
 - iii. All play equipment must be maintained a neat and attractive condition. Broken, rusted, or dilapidated play equipment must be repaired or removed from the Lot upon notice by the Association.
2. *Play Equipment*
 - i. Play equipment shall be natural wood or painted natural tones of brown, grey and/or green. Plastic play equipment attachments and vinyl roofing products shall be natural colors compatible with the equipment's wood structure.
 - ii. Play equipment height shall be limited to eight (8) feet above grade.
 - iii. Trampolines are restricted and must obtain approval by the DRC. Approval, on a case by case basis, must be obtained. Approvals are based on Lot orientation, size of structure, lakes, neighboring homes, Common Areas, screening etc.
3. *Sports Equipment*
 - i. Permanent basketball goals are not permitted within the Community, either mounted on the façade

of a home or garage or installed in the ground. Temporary portable basketball goals are permitted, provided they are maintained in good condition & working order, and stored in a garage out of view from the public right-of-way when not in use.

- ii. Putting surfaces, pitch/chip mats, batting cages and similar “netted” and enclosed training apparatus if intended as permanent, must be reviewed and approved by the DRC.
- iii. Badminton, volleyball, bocce, lawn bowling, horseshoes and other courts, if intended as permanent, must be reviewed and approved by the DRC.

M. Satellite Dishes (See **Exhibit J** for further clarification)

1. Application to the DRC for a satellite dishes is not required; however, the below requirements must be adhered to, and will be enforced.
2. The **preferred location** of a satellite dish installation is on the back of the home or on the side of the home as far back towards the rear corner of the dwelling unit as possible and tucked under the eaves of the roof.
3. **Ground/Pole mounted satellite dishes are highly discouraged**, however if a homeowner intends to have a satellite installed on a pole, it must be in the back or side yard. Satellite dishes are **strictly prohibited** in the front yard.
 - i. Side yard satellite dish pole mounts must be located within the back 1/3 of the shell of the home, must be tucked in as close to the side wall as possible, and must be well screened from the road and Common Areas by tall shrubs or a privacy screening.
 - ii. Back yard satellite dish pole mounts must be screened from view of Common Areas and adjoining properties by shrubs.
4. Satellite dishes must not exceed one (1) meter (39.37 inches) in diameter based on the standards of the Federal Communications Commission Over-the-Air-Reception Devices (OTARD) rule as set forth in the Telecommunications Act of 1996.
5. Dishes must be dark gray, dark brown or black and must be mounted on the roof or building with as little visibility as possible from streets and/or Common Areas.
6. Satellite dishes that are no longer in use or in disrepair must be removed.

N. Swimming Pools.

1. General Guidelines

- i. Baby barrier fences are not approved as perimeter fencing for pools, only as an additional safety feature. All baby barrier fences must be black and must be depicted on the pool plan.
- ii. All pool equipment must be enclosed with an opaque screen and are subject to review by the DRC.
- iii. Draining of water from the pool, during construction, which is directed to a lake or curb drain must be clean filtered water only. Any staining or rust discoloration on curbs, gutters, sidewalks or streets that is the result of such draining during construction, must be fully cleaned and removed by the pool contractor.
- iv. Above ground swimming pools are prohibited at in the Community.
- v. Above ground spa/hydro-therapy/hot tubs are only permitted under a roofed patio or within screen enclosures attached to the home.
- vi. Pools are not allowed in front yards or side yards.

2. Application Process

- i. Applications for pools must be submitted, including site plan and elevation, and must include all applicable fees, if any. The site plan must show location of the pool in regard to other Lot improvements, staging area for building materials and equipment, pool design specs and dimensions, pool color, tile color, paver or decking material and color as well as pool contractors information.

- ii. Applications for pool construction must be accompanied with an application for a screen enclosure or perimeter fence.
- iii. In some instances, it may be required that a pool be staked by the pool contractor and/or the rear or side property lines be staked by a registered surveyor as part of the application review and approval process by the DRC.
- iv. After completion of the pool, the owner must make notice to the DRC that the pool is ready for inspection. An inspection will be made within 7 days of the notification of completion of the pool. If all the requirements of the approval have been met as documented in the review letter, the performance deposit will be approved for refund.

3. Pool Zone

- i. A landscape plan must be submitted with the pool application. The landscape plan must depict locations of the following: pool, screen enclosure, pool equipment, pool discharge, fence, existing and proposed landscape.
- ii. Landscape plans shall include construction staging areas and provide landscape remediation provisions as a detailed a part of the pool application in order to clarify what (if any) existing landscape must be removed or replaced. Additionally, the plans must confirm that all construction activities are to be staged on the owner's Lot.
- iii. The pool design, location and layout must demonstrate avoidance of specimen live oak trees and their root system(s) during site preparation and construction.
- iv. Tree protection provisions must be included on pool and landscape plan submissions.
- v. Combinations of additional shrubs/ground covers, climbing vines, trees and landscape screening will be required to “soften” the appearance of the pool from Common Areas, lakefront and adjacent Lot orientations and will be determined at time of review.
- vi. Wood decks shall be subject to DRC review and approval prior to construction.
- vii. Pool enclosures must be constructed of black or dark bronze materials and must be approved by DRC.

SECTION VIII - SPECIALTY CONDITIONS

Certain prominent locations within the Community require specialty conditions to achieve the overall theme of the Community. Specifically, lots defined as Specialty Lots (“Specialty Lots”) shall be considered prominent locations and **MUST** adhere to **Sections V, VI and VII** in addition to the specialty conditions listed below. A Specialty Lot shall be defined as a combination of a corner lot or a lot with more than one street facing side of the lot and/or developed home.

A. Landscape & Irrigation. The landscape criteria defined in **Section V** applies to all Lots including the specialty condition Lots.

1. **Specialty Buffers** - Additional planting on the Specialty Lots is required along all side yard and rear yard frontages adjacent to and visible from public rights of way. These locations are required to have a continuous planting of trees identified as buffer trees at ten feet (10’) on center. Buffer trees shall be a minimum of six feet (6’) height and four feet (4’) spread at the time of planting and must be full to ground. Refer to **Exhibits E and G** for additional clarification.
2. **Shrubs** – In addition to the requirements prescribed these Guidelines, a continuous shrub planting is required abutting the rear frontage of the home. Shrubs must meet the specification criteria in **Section V(C)(1)** and be planted to accent the home. The addition of the criteria in this Section requires a continuous hedge abutting the outer wall of the home along all façade elevations.

3. **Groundcovers** – Adjacent to the hedge planting required in **Section VIII(A)(2)**, a minimum groundcover planting is required. The groundcover planting may be configured as a linear strip along the entire frontage of the hedge planting with a minimum depth of thirty-six inches (36”), or the groundcover planting may be reconfigured to allow for more design flexibility. In the latter case, the groundcover may be consolidated to a single planting bed that is a minimum of 10’ wide measured at the hedge and the total area calculated as follows:

Required groundcover area = Total length of hedge planting (feet) along front façade x 3 feet. See **Exhibit H**.

- B. Material Treatment.** Each residence shall include the recommendations of Section VI(F) describing the Material Objectives. Exterior walls and finishes shall tie buildings and building elements together with the surrounding landscape and tree planting. No Vertical panel siding shall be permitted without written approval of the DRC Committee.
- C. Roof Treatment.** Each residence shall have a combination of shingle and metal roof using metal roofing at the porches and dormers.
- D. Window Criteria.** Each residence shall adhere to the window trim and casing recommendations as described in **Section VI(J)**. Transom if included shall have a 1 to 1 proportion and match width of window unit.
- E. Shutters.** If exterior shutters are incorporated into the overall architectural design then the shutters must be vertical lap shutters with shutter dogs along all sides with street facing must be installed.
- F. Doors.** Each residence shall have either double leaf or single leaf main entry doors. All double leaf main entry doors shall be 8 feet in height and 30 inches in width minimum. All single leaf main entry doors shall be 8 feet in height and 36 inches in width. Single leaf main entry doors must have side lites.
- G. Garage Doors.** Each residence shall adhere to the criteria listed in **Section VI(O)**. Garage doors must use architectural additions as described in **Section VI(O)(2)** in lieu of window lights.
- H. Details.** Porch posts must complement the architectural design of the home, and no railings used at porches maintaining a raised porch height no taller than 18” from grade.
- I. Pool Enclosures.** For Specialty Lots the incorporation of pool enclosures is discouraged.

EXHIBIT A - PREFERRED PLANT LIST

Canopy Trees:

Live Oak
Sweetbay Magnolia
Drake Elm
Sweet Bay
River Birch
Dahoon Holly

Palms:

Cabbage Palm
Sylvester Palm

Buffer Trees (full to ground):

Little Gem Magnolia
Eagleston Holly
East Palatka Holly

Flowering Trees:

Magnolia ssp.
Crape Myrtle
Redbud
Dogwood

Accent Trees:

Red Maple
Crape Myrtle
Ligustrum (Patio Tree form)
Little Gem Magnolia
Nellie Stevens Holly
East Palatka Holly

Specimens/Palms

European Fan Palm
Chinese Fan Palm
Windmill Palm

Plant Bed Material (Earth Tone)

Mulch
Pine Straw
Pine Bark

Shrubs

Wax Myrtle
Gallberry (Ilex glabra)
Azalea sp.
Florida Anise
Gardenia
Schillings Holly
Ligustrum (shrub form)
Indian Hawthorne
Podocarpus
Muhley Grass
Spartina
Fakahatchee Grass
African Iris
Lily of the Nile
Burford Holly
Lorapetulum
Viburnum suspensum
Indian Hawthorn
Liriope

Groundcovers

Mexican Heather
Lantana
Dwarf Asian Jasmine
Confederate Jasmine
Shore Juniper
Mondo Grass

Ground Covers/Grasses/Accents

Shore Juniper
Sand Cordgrass
Liriope sp.
Daylily
Dwarf/Asiatic Jasmine
Mondo Grass

Turfgrass/Sod

St Augustine Grass 'Floritam'

NOTE: *This list is to be used a recommendation and is not an all-inclusive list. However, all plants (even plants listed on this list) must be approved by the DRC prior to planting.*

EXHIBIT B – TYPICAL STREET TREE LAYOUT

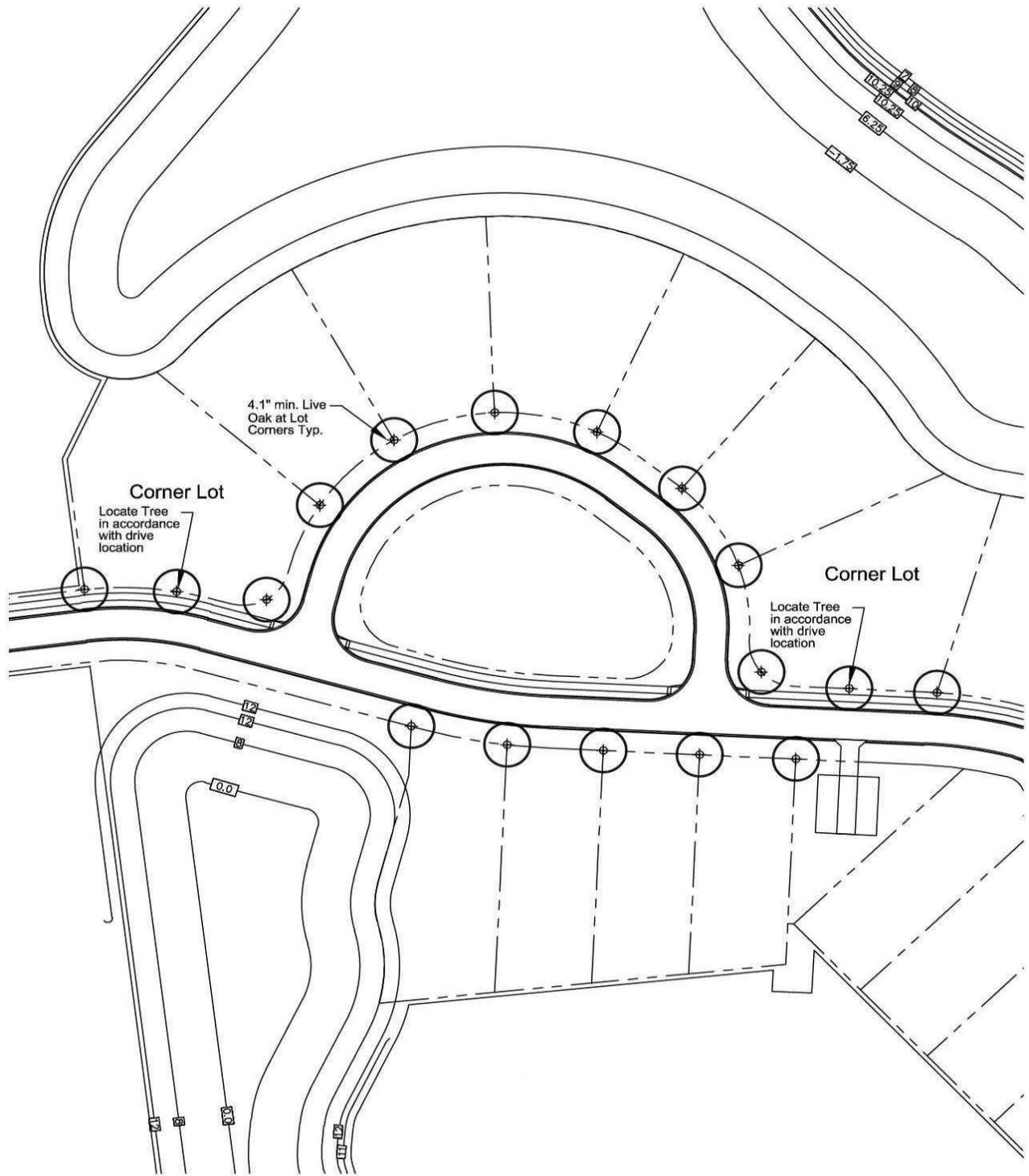
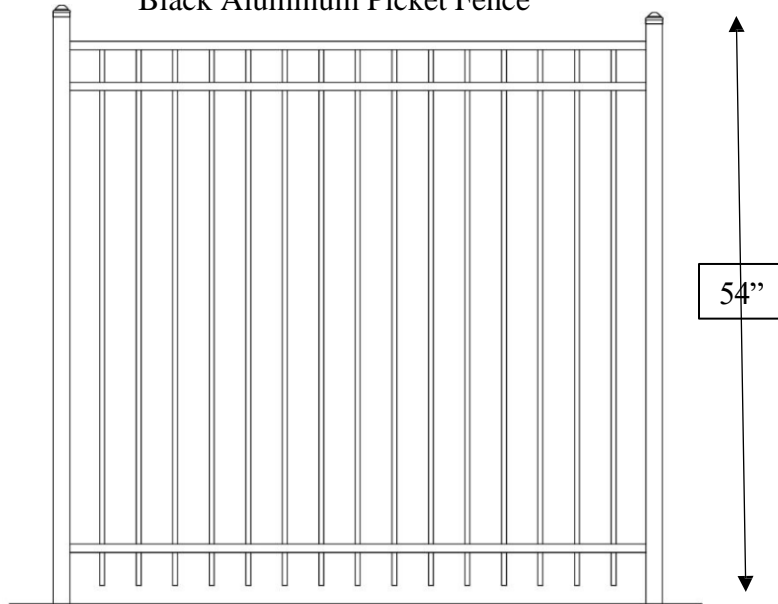


EXHIBIT C – FENCE SPECIFICATIONS

Black Aluminum Picket Fence



Tan Vinyl Privacy Fencing



EXHIBIT D – FENCE LOCATION – NON-CORNER LOT CONDITION

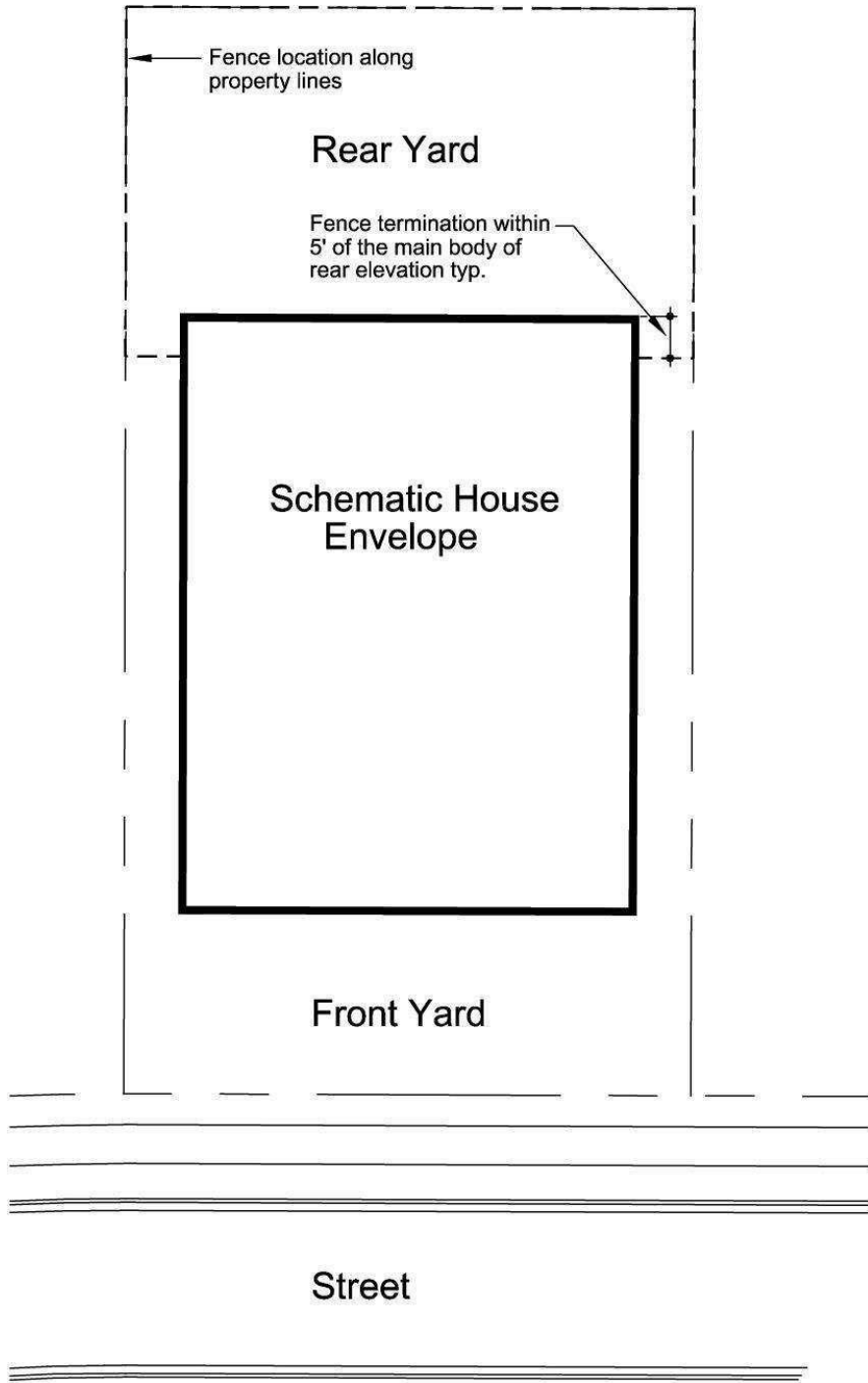


EXHIBIT E – FENCE LOCATION CORNER LOT CONDITION

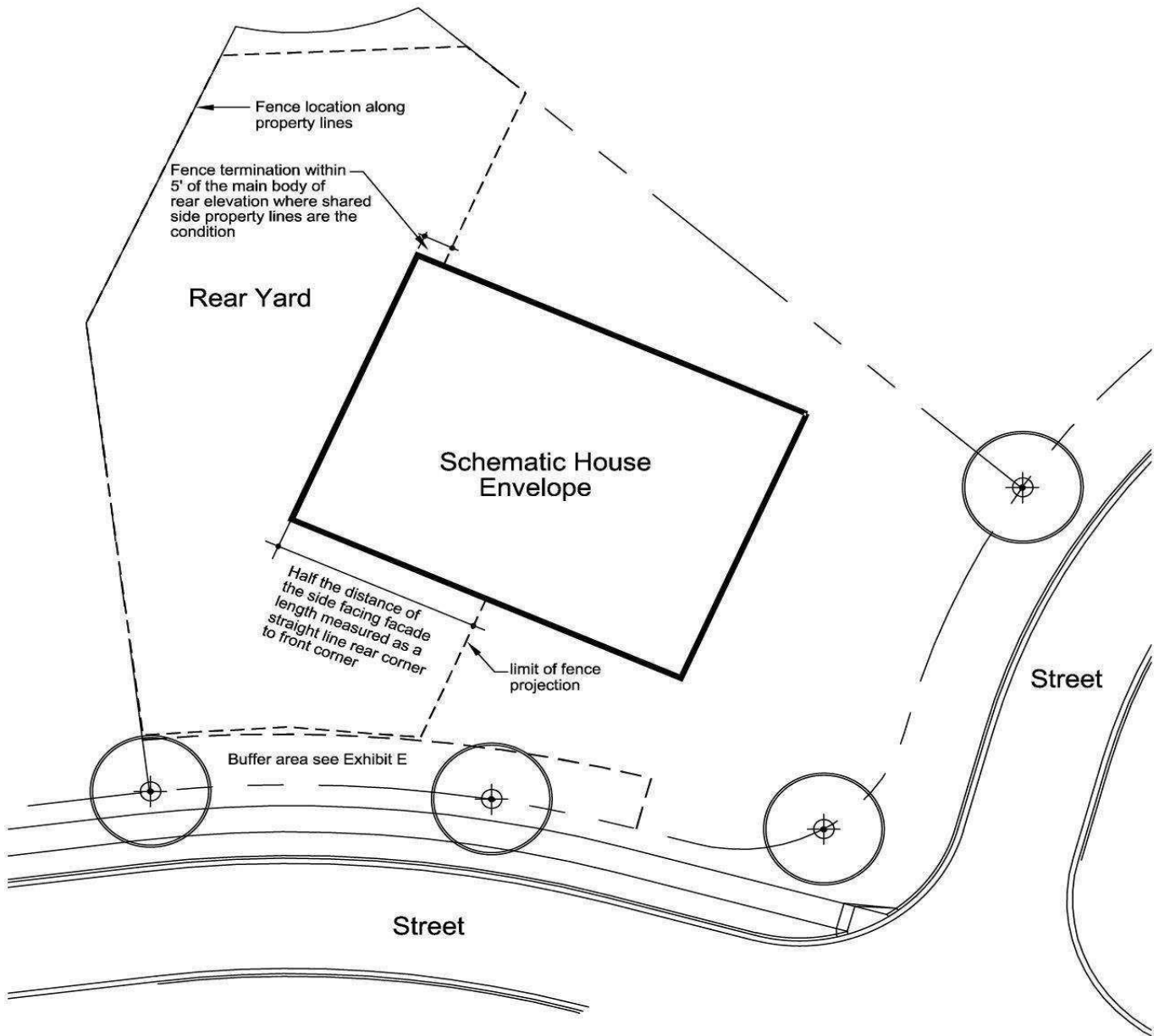


EXHIBIT F – SIDE YARD BUFFER CONFIGURATION – CORNER LOT CONDITION

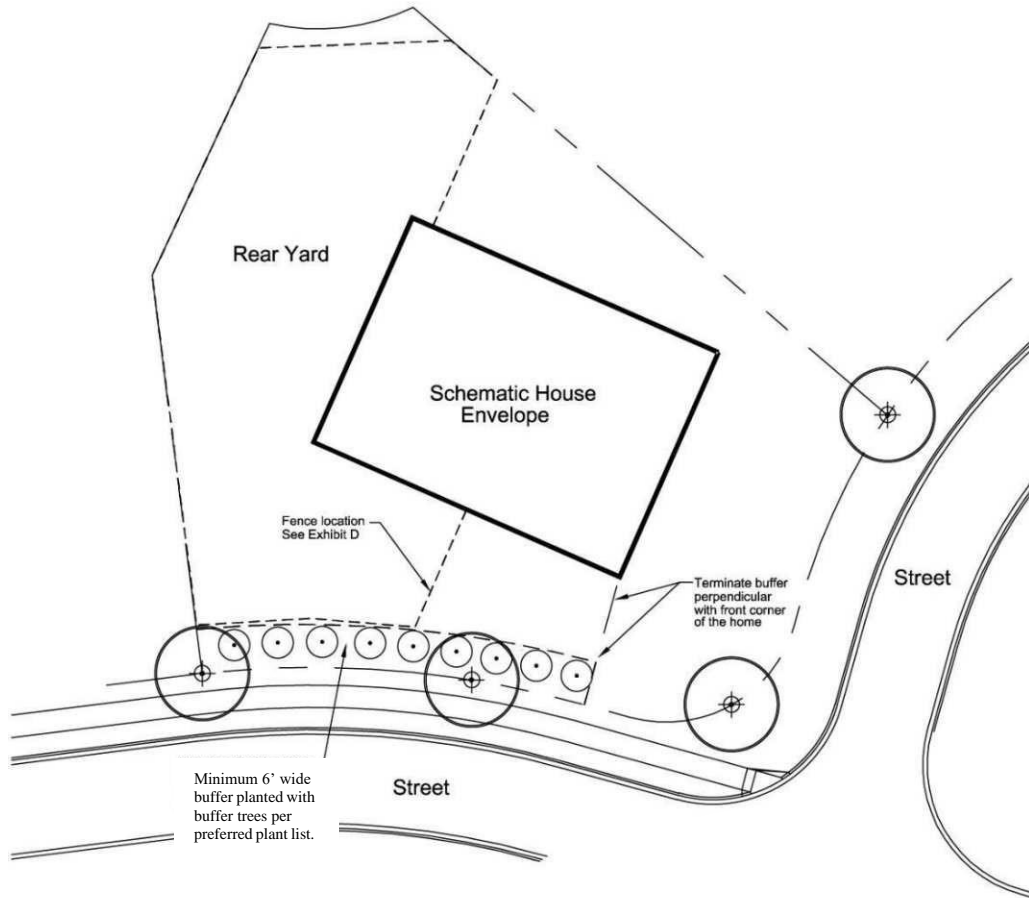


EXHIBIT G – REAR & SIDE YARD BUFFER CONFIGURATION – NON-CORNER & CORNER LOT CONDITION

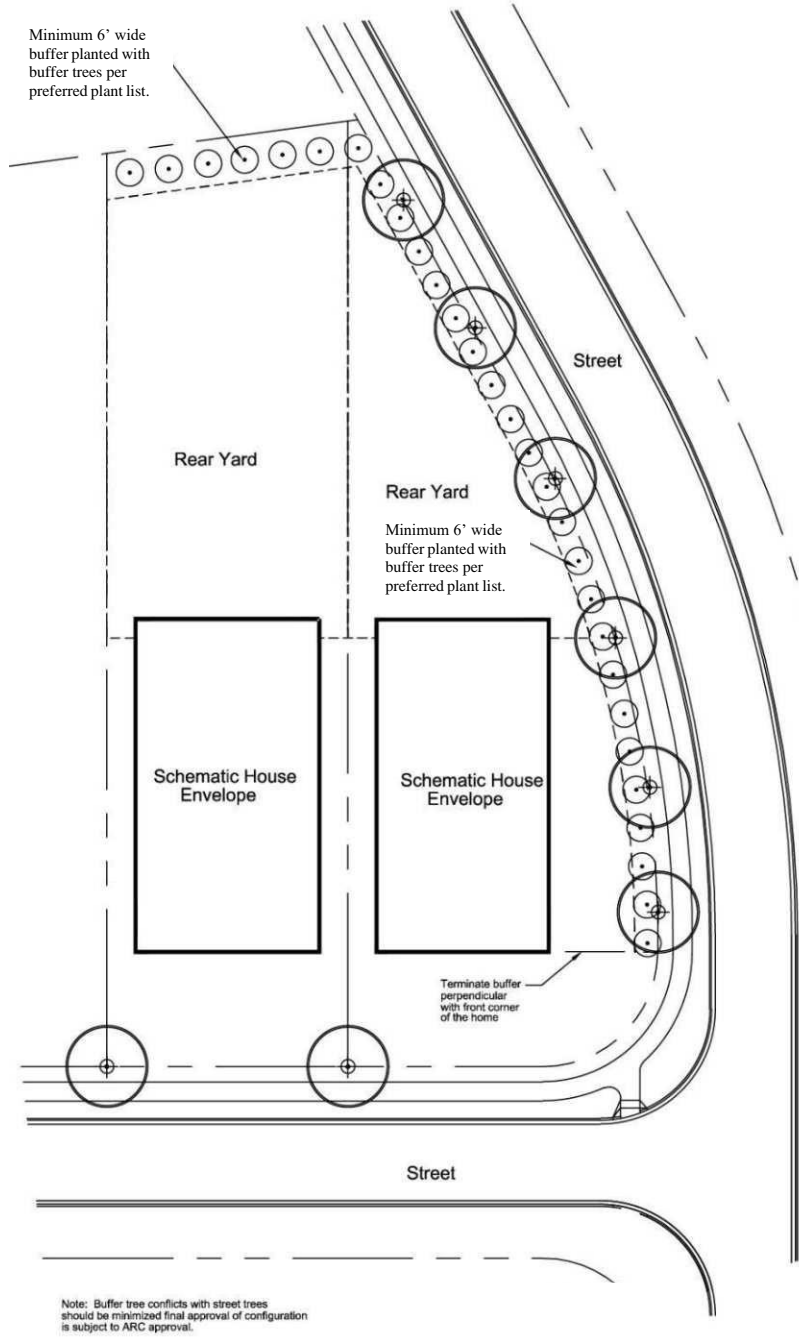


EXHIBIT H – REQUIRED FOUNDATION SHRUB PLANTING

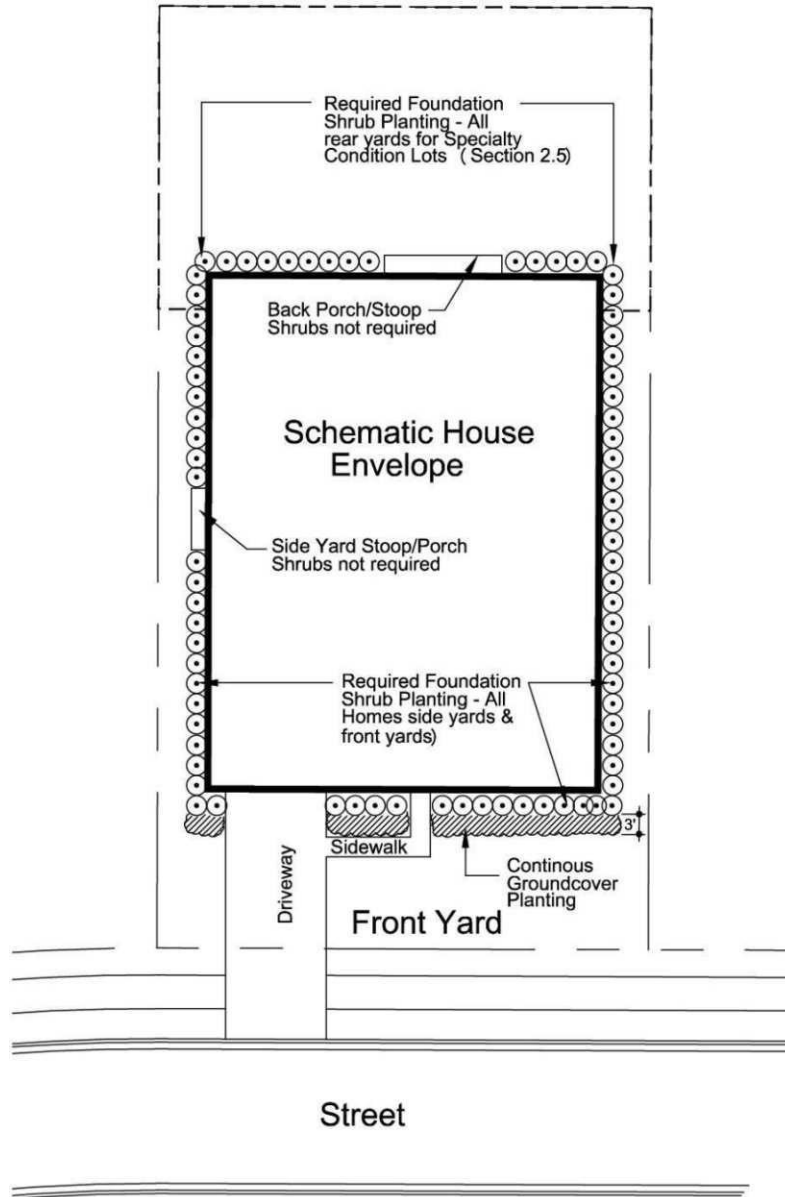


EXHIBIT I – SQUARE FOOTAGE SPECIFICATIONS

Conventional Lots

Lot Size	Min SF	Max SF
40	1400	2450
45	1500	2700
50	1780	3000
60	2200	4800

***Note:** Up to a 10% swing may be approved with DRC approval.

EXHIBIT J – SATELLITE DISH GUIDELINES

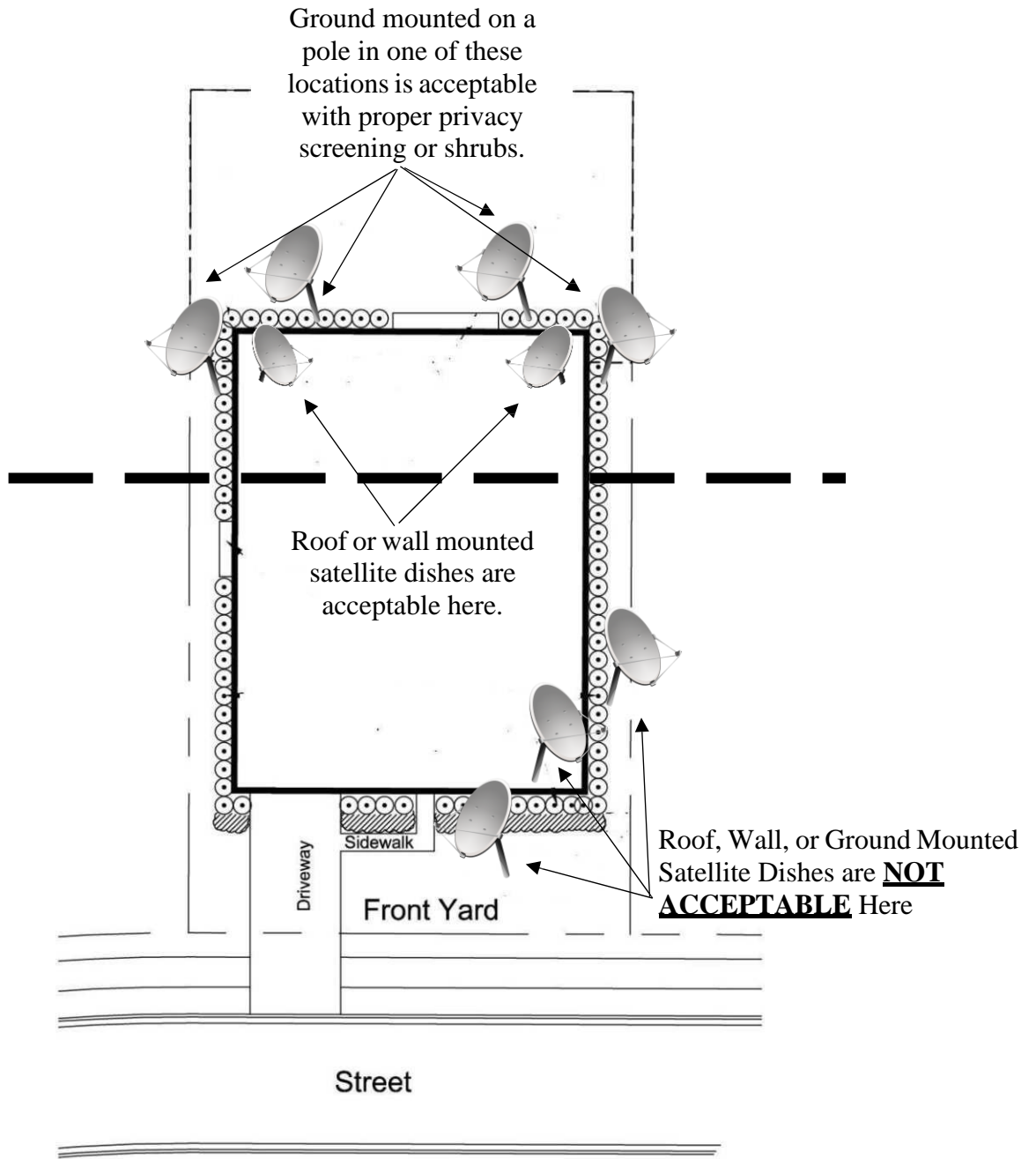


EXHIBIT K – BUILDER SIGNAGE GUIDELINES
ATTACHED AS A SEPARATE DOCUMENT

EXHIBIT K – BUILDER SIGNAGE GUIDELINES

Tributary
EXPLORE MORE



Builder Signage Guidelines

UNDER CONSTRUCTION WELCOME HOME/SALES CENTER & MODEL HOME ALLOWANCE*

One (1) 4'w x 6'h Vertical Model Coming Soon sign. Sign shall be a solid white background with builder's logo within top portion of sign. All text printed on the sign, with the exception of the builder's logo, shall be black using Helvetica Font. Additional wording and imagery limited to, but may include *Model Coming Soon*, model rendering, builder's website, contact phone number, contractor license number and Equal Housing logo. Sign shall be installed on lot where model is to be constructed and is to be removed immediately upon model completion. Sign to be aluminum composite (Dibond or the like) and must be installed with two white 4" x 4" PVC or aluminum posts with pyramid finials. The bottom of sign shall be 1' from ground level.



WELCOME HOME/SALES CENTER ALLOWANCE*

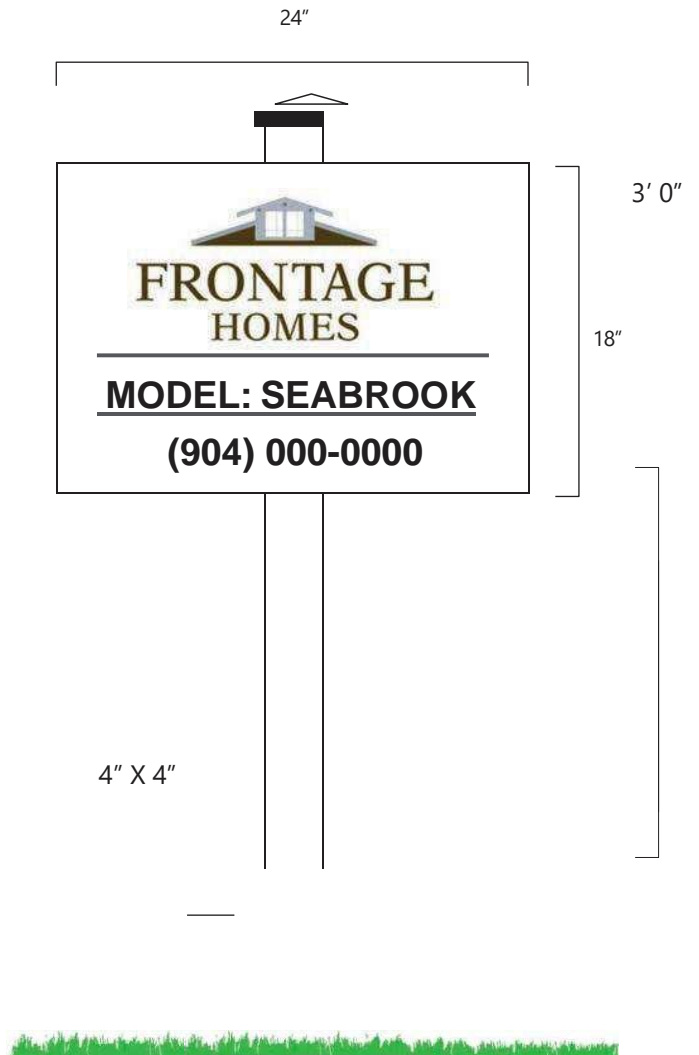


Where the builder will be utilizing a model home as a welcome home/sales center, the builder is allowed One (1) 3'w x 3'h Horizontal *Welcome Home* sign. Sign shall be a solid white background with builder's logo within top portion of sign. All text printed on the sign, with the exception of the builder's logo, shall be black using Helvetica Font. Signage is limited to but may include "Welcome Home Center" or "Sales Center", the collection name if applicable, pricing, contact phone, website, contractor number and Equal Housing logo. Sign to be aluminum composite (Dibond or the like) and mounted on two white 4" x 4" PVC or aluminum posts with white pyramid finial. Bottom of sign shall be 1' from ground level.



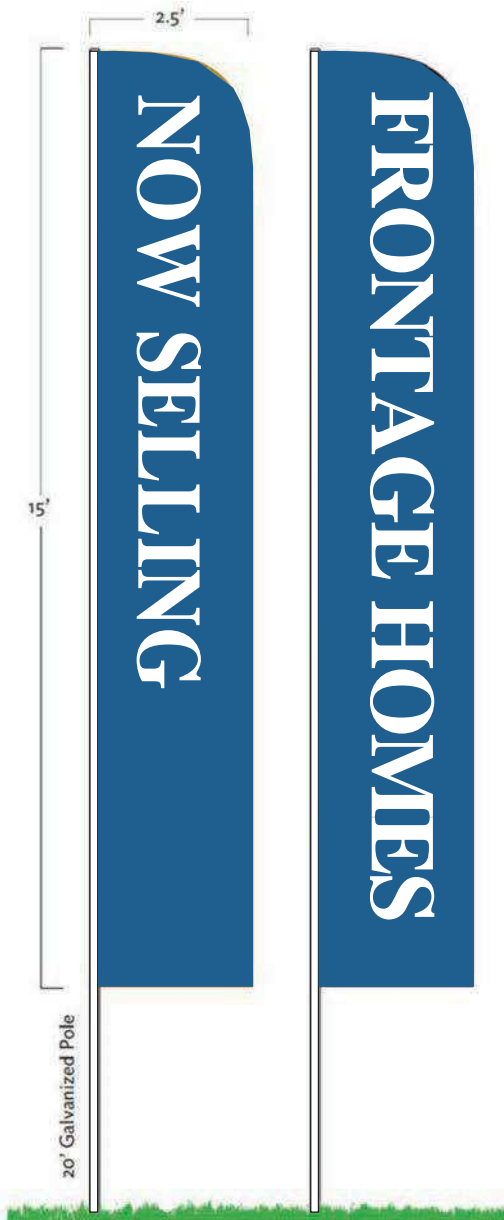
MODEL & INVENTORY HOME ALLOWANCE*

One (1) 24" w x 18" h Horizontal sign in front of *Model Homes and Inventory Homes* (may contain floor plan name). Sign to be a solid white background with builder's logo within top portion of sign. Additional text of floor plan name and phone number to be black using Helvetica Font. Sign to be aluminum composite (Dibond or the like) and mounted on white 4" x 4" PVC or aluminum post with white pyramid finial. Top of sign to be 3' from ground level.





WELCOME HOME/SALES CENTER ALLOWANCE*

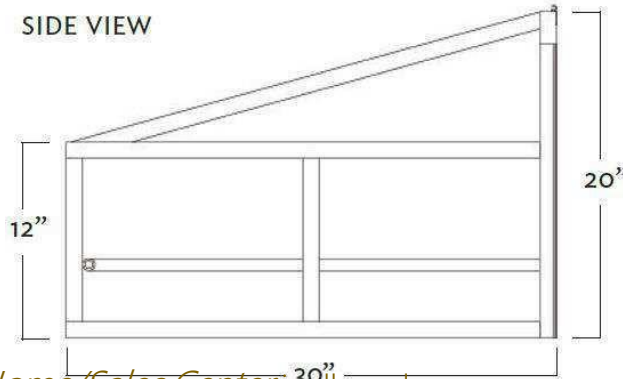


No more than Four (4) 15'h x 2.5'w sail flags. The flags should be a solid color in the builder's primary corporate color. Wording on flags may include the builder's name and "Now Selling". Flags are to be mounted on 20' galvanized poles. These are to be installed on the front or side yard lot lines of the builder's welcome home/sales center.



WELCOME HOME/SALES CENTER ALLOWANCES*

SIDE VIEW



One (1) Awning per *Welcome Home/Sales Center* is allowed where garage is utilized as builder's primary sales center.

Awnings are to project downward and outward in straight lines. No curved awnings are allowed. Fabric product shall be fade resistant, fire resistant and conform to local building codes. Installation to conform to local building codes. Awning fabric shall be single color with single color builder name or logo.

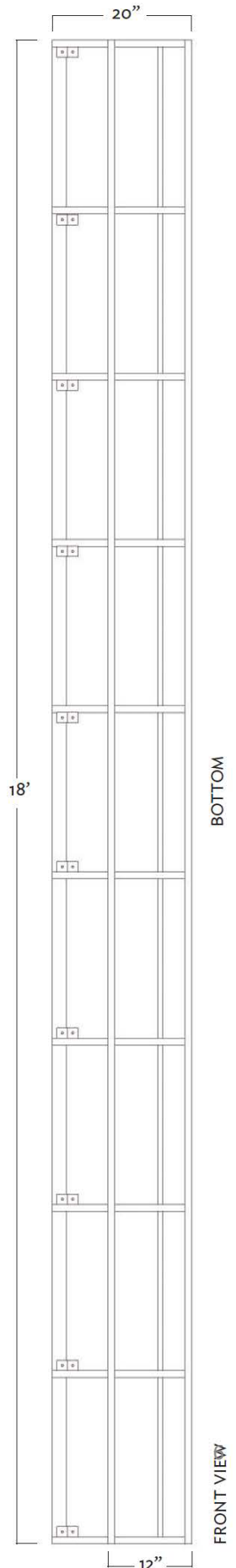
AWNING SIZE SPECIFICATIONS

Maximum projection/depth:

30" from exterior wall

Maximum length: 18'

Height: does not exceed 20" at exterior attachment to model home; does not exceeds 12" height for front face



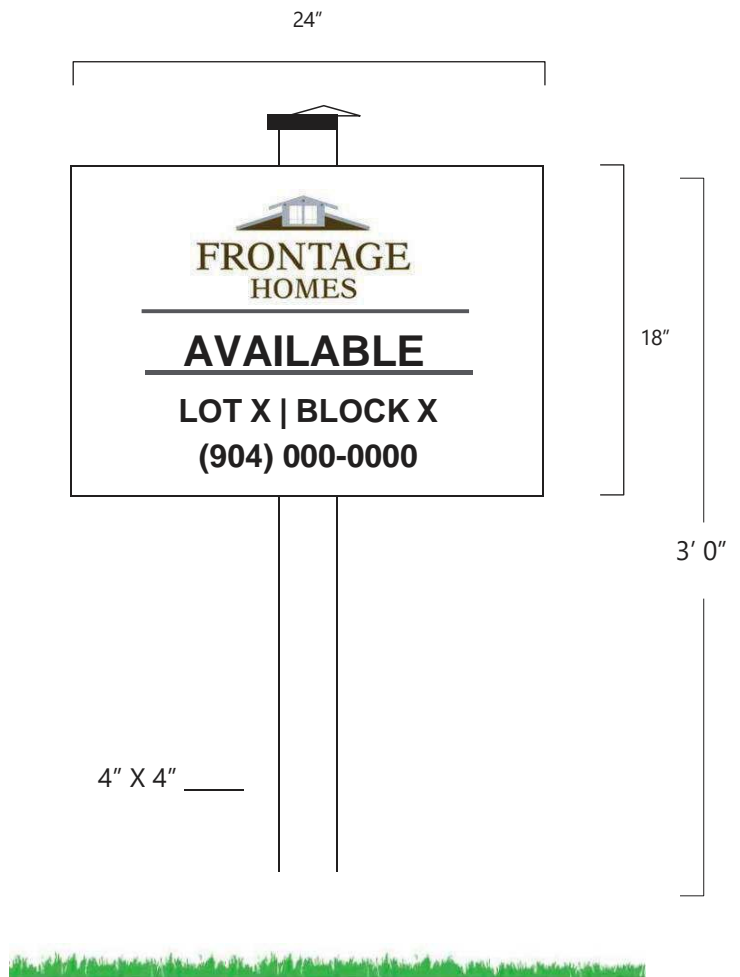
BOTTOM

FRONT VIEW



AVAILABLE LOT ALLOWANCES*

One (1) 24" w x 18" h Horizontal *Available Lot* sign in front of lot (should contain Lot and Block identification). The sign is to be a solid white background with builder's logo within top portion of sign. Additional text of available lot #/block# and builder's phone number to be black using Helvetica Font. Sign to be aluminum composite (Dibond or the like) and mounted on white 4" x 4" PVC or aluminum post with white pyramid finial. Top of sign to be 3'h from ground level.



ADDITIONAL SIGNAGE*

BROCHURE BOX

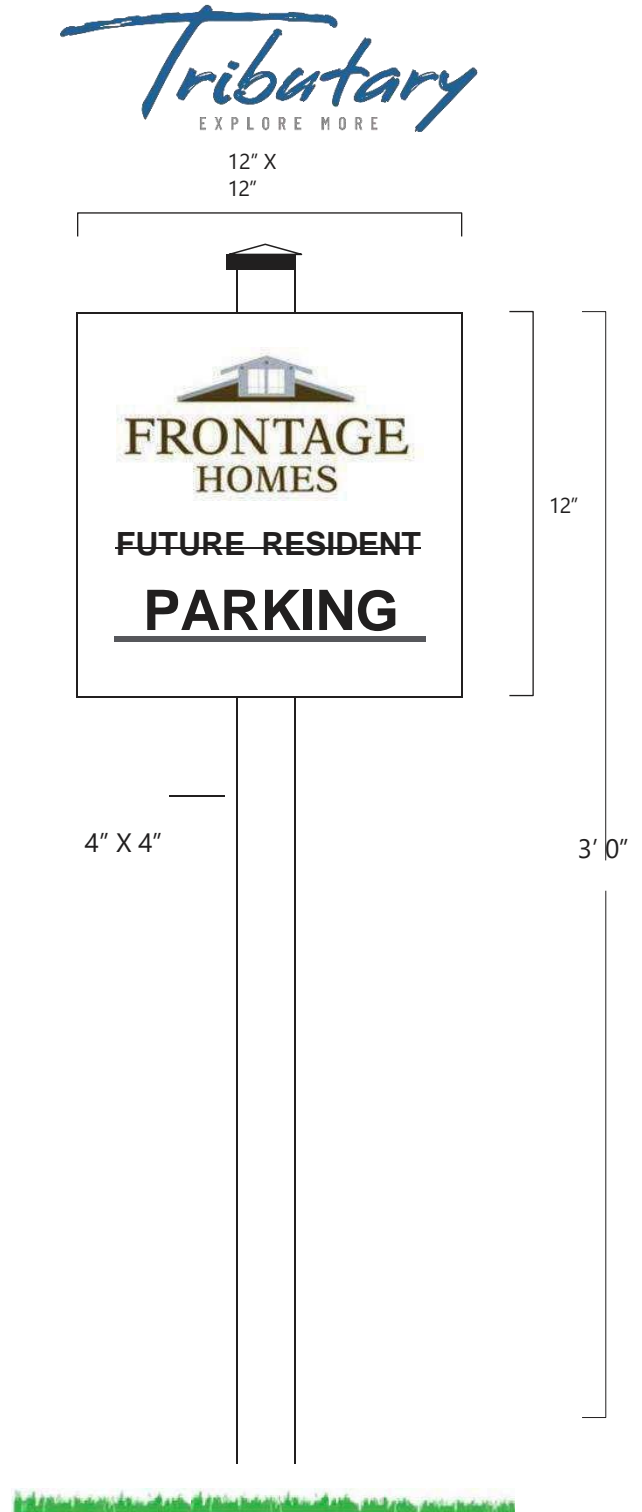
Builder brochure boxes are permitted and should be installed along the walkway from driveway to model home. Brochure boxes are not allowed along the roadway.

PARKING SIGNS*

12"x12" Future Resident Parking signs are permitted where builder provides parking spaces in front of sales center. Sign to be a solid white background with builder's logo within top portion of sign. Future Resident Parking text to be black Helvetica Font. Sign to be mounted on white 4" x 4" PVC or aluminum post with white pyramid finial. Top of sign to be 3'h from ground level.

A-FRAME MODEL OPEN SIGN*:

One (1) 24"w x 36"h A-frame Welcome Home/Sales Center sign is permitted at builder's sales center. A-frame sign to be white and may include builder's logo, model open, sales center or the like and contact information. *Please note:* A-Frame shall only be displayed on sales center property and displayed only during active business hours and when sales associate(s) is on property.





* DISCLAIMERS

Where and as required by law, the builder is to include contractor license number and Equal Housing Logo in lower left and right corners of sign(s).

Builders are required to submit all signage/flag/awning designs to Gaynelle James at gjames@greenpointellc.com for DRC approval.

Any signage produced outside the stated guidelines contained herein is subject to removal without notice.

Any limited use changes or additions to the above require Developer approval.

All above referenced signs must be mounted on white PVC or aluminum posts ONLY. NO bandit/snipe-style signs on wire posts or in holders are allowed.

Developer will provide Tributary branded wayfinding signs within the community to direct traffic to builder's models/sales centers and community amenities. Builder produced wayfinding signs are prohibited.

Signage guidelines are subject to change at Developer's discretion.



TributaryLiving.com



4x8 Concrete Paver as manufactured by Tremron.



4X8 BRICK PAVERS

PRODUCT CODE: PV21040

THICKNESS: 2-3/4" (60MM)

DIMENSIONS: 4"X8"

SF PER CUBE:

CUBE WEIGHT: 3120 LBS

FINISH: STANDARD

SURFACE TEXTURE: FLAT TOP

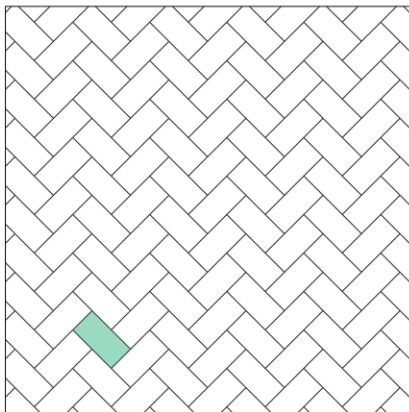
* Sold in full cubes and in bands of 20 square feet

Heritage color blend:



HERITAGE
Blend: Grey

Pattern is herring Bone 45 degree with a soldier course band adjacent to the curbs.



Herringbone 45° Brick 4x8

