

BLACK CREEK at



ARC GUIDELINES

Revised 7/11/12

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I. ARCHITECTURAL REVIEW COMMITTEE POLICIES

I.1 INTRODUCTION

Eagle Harbor offers a planned community including premium single family home sites. These home sites are planned in a natural setting in a pine and oak landscape environment with many lots oriented to lakes, golf course, fairways and natural landscape preserves.

I.2 STATEMENT OF PRINCIPLE AND PURPOSES

It is the purpose of Eagle Harbor's design standards to promote and maintain high quality residential design, streetscape and community character and appearance. It is intended that this quality will enhance residential design compatibility and the overall beauty of the community. These standards will provide the guidelines for use by the property owners, surveyors, contractors, builders, architects, landscape architects, engineers and realtors.

I.3 ARCHITECTURAL REVIEW COMMITTEE

Architectural guideline implementation and control shall be the responsibility of the Eagle Harbor's Architectural Control Committee as established in Article IV of the Eagle Harbor Declaration of Covenants, Conditions, Restrictions, Limitations and Easements.

The enclosed information is intended to provide an overall design approach and not intended to be detailed working drawings. The developer and the ARC may, at any time, modify the enclosed criteria as required to meet Eagle Harbor's principles and purpose.

I.4 GUIDELINE USAGE AND MODIFICATION

Prior to the beginning of preliminary residential design, property owners, builders and designers should review these design standards to obtain an understanding of the special requirements of building in Eagle Harbor. No property clearing or construction may commence prior to an owner obtaining all written approvals of the final drawings from the ARC.

Any subsequent building additions, alterations, landscape modifications conducted after the initial building construction and landscape installation has been approved and completed, shall be subject to the requirements of these design standards and to the review and approval of the ARC.

I.5 DISCLAIMER

If there is any conflict between this criteria and any applicable laws, The Crossings at Fleming Island Development Order or administrative regulations, the more restrictive interpretation shall apply. These design standards shall be enforceable to the extent that they do not violate applicable laws and regulations.

I.6 DESIGN STANDARDS

- A. The architectural design standards have been established to assist architects, builders and property owners in their planning and design of single family homes within Eagle Harbor. It is the responsibility of the ARC to use these standards to evaluate proposed architectural design for its appropriateness and compatibility with Eagle Harbor.
- B. Design Approach:
 - 1. Each home's character creates an individual design that contributes to the overall character of the community. These design standards are applied to allow a range of design, concepts and treatments that result in a streetscape and visual environment for a quality residential community within Eagle Harbor.
- C. Streetscape:
 - 1. It is the intent of these guidelines to discourage similar residential appearance on adjacent lots. It is the intent of the ARC to control color and architectural differences between adjacent homes.

II. PLAN SUBMISSION, REVIEW AND APPROVAL PROCEDURES

- II.1 The Architectural Review Committee has the responsibility to review all proposed construction within Eagle Harbor. The ARC shall perform such review in accordance with the requirements of the covenants and restrictions and pursuant to the procedures outlined in these design standards.

The ARC is also responsible for reviewing all remodeling, alterations and any exterior color changes, and additions which property owners may initiate after they have completed construction of residences, hardscape and landscaping. All alterations and additions to structures, landscaping and all other elements shall be in compliance with these design standards and ARC review and approval.

The ARC may determine a nominal fee associated with review. Residents and Builders beginning a project prior to receiving written ARC approval shall be assessed a PENALTY of three times (3x's) the existing application fee. Any non-compliant items, as determined by the ARC shall be brought into compliance within 30 days of notification.

It is the function of Eagle Harbor's ARC to review applications, working drawings, specifications, color materials and samples submitted to determine if the proposed construction, site plan, hardscape and landscape design, etc., conforms in character, appearance and construction with the design standards. The developer and the ARC do not assume responsibility for soil quality and compactibility, apparent and unforeseen subsurface soil conditions, soil erosion, soil structural adequacy, building structural adequacy, capacity of safety features of the proposed improvements or structure, compliance with any or all building codes, zoning codes, safety requirements, governmental laws, regulations or ordinances, or the performance or quality of work of any contractor or subcontractor.

Variances or deviations from the design criteria may be granted in hardship or unique situations **at the sole discretion of the ARC**. These variances or deviations will not set any precedent for future decisions and all variance requests will be reviewed on an individual lot-by-lot basis.

II.2 Property Owners, Builders, Contractors, Architects, Designers, Realtors and Consultants: All contractors and professionals shall be licensed and certified within their field of work. All design and construction activities shall be in compliance with the recorded covenants and restrictions for Eagle Harbor, these design standards and the current local and state building codes.

II.3 All plans to be reviewed shall be received by 4:00 p.m. **on Friday prior to the meeting of the Architectural Review Committee on Tuesday**. The two steps in the plan submittal and approval process are as follows:

Step 1 - Review Process

Step 2 - Submission of plans to the Clay County Building Department. Each contractor is responsible for contacting and meeting the requirements of the Building Department.

A. Step One ARC Review Application (Attached)

All individual property owners or builders must submit the Design Review Application form. All builders must submit two sets of blue-line prints of plans consisting of the following:

1. Design Review Application Form Completed with appropriate fee amount attached.
2. Site Plan and tree survey (if required)
3. Exterior Elevations of house showing windows, doors, exterior materials, specific paint colors and locations, driveways, walkways, balconies, decks, patios, porches, screen enclosures, pools, etc.
4. Foundation Detail including existing and proposed grade relationship and materials.
5. Floor Plan(s) with dimensions.
6. Roof Plan showing design, pitch, material, color, etc.
7. Fascia and Trim including sections, details and wall sections.
8. Locations for Mechanical Equipment and Trash Receptacle as well as Wall screening Details and Landscape.
9. Landscape Plan including plant list, specifications, sizes and spacing.
10. County percentage form must accompany landscape plan.
11. Drainage Plan, elevations and drainage patterns.
12. Exterior Lighting Details including specifications and location.
13. Fence wall design
14. The ARC may require an existing tree survey showing the location and sizes of all trees with a diameter greater than 8" DBH in an effort to study house and driveway placement to minimize tree loss.

The ARC will review the application and design documents within 45 days of the application date and return one set of plans to the participating builder with appropriate comments.

The ARC MAY require field inspection of the builder's rough stakeout of building corners and related construction prior to granting final approval. It will be the builder's responsibility to contact the ARC to perform this inspection. A footprint of the home shall be marked with orange flagging tape and all trees to be removed shall be marked with white flagging tape.

B. Step Two Building Department Review

Following the final review, builders may submit their ARC approved plans to the Building Department, or other such agencies having jurisdiction for all required permits.

II.4 REQUIREMENTS FOR ALL BUILDING DRAWINGS

In order to provide systematic review of the proposed construction, specific design documents are required.

A. Plans: General Information on all Plans:

1. Recommended sheet size 24" x 36"
2. Title Blocks: Lot number, community and street address
Date and drawing scale
Firm responsible for drawings
Name of Owner and Builder

B. Site Plan:

1. Scale: 1" = 10', north arrow
2. Lake high water line and surface drainage plans
3. Property line, setbacks, easements

C. Architectural Drawings and Samples:

1. Foundation and floor plan, exterior elevations
 - a. Scale: 1/4" = 1'- 0"
 - b. Show finish grade fill
 - c. Indicate finished elevations and delineate materials
 - d. Complete dimension
2. Exterior materials, colors, finishes
 - a. Specifications (SEE ARC APPLICATION)
 - b. Give samples of materials and/or product photos
 - c. Submit samples of all paint colors and their location on house.

3. Building sections, wall sections and details
 - a. Roof section details, pitch and type
 - b. Foundation detail, grade and materials
 - c. Complete dimensions and material
 4. Show design and detail of doors, windows and chimneys, etc.
- D. Landscape Design and Drawings
1. Planting plan
 - a. Scale: 1" = 10", north arrow
 - b. Property lines, easements and rights-of-way
 - c. Lake high water line
 - d. Existing trees with a diameter of 8" DBH and greater and tree protection details.
 - e. Existing palmettos, shrubs and/or other understory should be tailored and preserved to the extent possible.
 - f. Proposed grades and drainage patterns.
 - g. Foundation outline, driveways, walkways and planters
 - h. Decks, patios, service areas, screen walls, fences, pools and spas should be outlined.
 - i. Surface material, bed outline.
 - j. New and existing plant material should be listed separately into trees, shrubs, ground cover and sod with schedule and quantity, botanical/common names, sizes and spacing and remarks.
 - k. An irrigation plan may be requested from time to time by the ARC.
 - l. Exterior lighting
 2. The following notes shall appear on the landscape plans and will be part of the requirements for approval:
 - a. All plant material shall be Florida Fancy or better.
 - b. All planting beds shall be mulched with a minimum 3" thick, "Grade A" mulch or pine bark.
 - c. Positive surface drainage shall be maintained throughout the site after sodding.
 - d. A 100% lot coverage and fully automatic irrigation system shall be provided.

II.5 FINAL SURVEY

Within 14 days after completion of construction, the builder shall provide the ARC with a survey of "as-built" conditions completed showing the following items:

- A. Lot corners
- B. Easements and rights-of-way

- C. Dwelling corners with roof overhang dashed in
- D. Other items such as driveways, pools, walls, enclosures, etc.
- E. Finished floor elevations of all structures.

III. SITE DEVELOPMENT AND CONSTRUCTION PROCEDURES

III.1 POLICY

It is the intent of these standards to insure that homes are developed with a high level of quality related to existing and new vegetation, construction practices, building coverage, building height, setbacks, walkways and driveways, grading and drainage.

III.2 EXISTING VEGETATION

A. Preservation

1. Each property owner will be required to site the home in a practical manner that preserves the largest trees on the lot within the setbacks. All trees with a diameter greater than 8" must appear on the Existing Tree Survey and preserved wherever possible. Approval is required prior to the removal of such trees.
2. No site clearing shall take place before a site plan, accompanied by an existing tree survey has been prepared, submitted, reviewed and approved by the ARC. Further, a site inspection is to be performed by the ARC in order to obtain a clearance approval.
3. Care should be taken to protect the root system of all existing trees to be preserved during construction. The existing grade should be maintained from the trunk to the drip line of the tree when possible.
4. No construction vehicles nor materials should be driven, parked, stored or stock-piled within the drip line of existing trees to be preserved.
5. Any variance or deviation from these guidelines shall be reviewed and approved by the ARC prior to commencing any construction or site clearing activities.
6. In the event that a site must be cleared and filled, a minimum of one 2" caliper shade tree must be located on the side(s) of the house with windows facing sun. Shade tree is defined as any tree with mature canopy spread of 30' or more.

III.3 RESIDENTIAL ARCHITECTURE

- A. It is the responsibility of the designer to effectively incorporate balance, rhythm, texture and massing of forms into a well-designed residence. The ARC emphasizes design continuity on all exterior elevations. Emphasizing the front elevation only (such as brick fronts and concrete block or wood siding three sides). Avoid "stage front" designs and long unbroken exterior walls and roof lines. Provide offsets in exterior walls where possible.

Rear elevations which are viewed from streets or across lakes and golf courses shall have visual interest equal to the front elevation in terms of colors and materials, design continuity and integration of patio structures and privacy walls.

The following standards are design requirements:

1. Garages Doors: See neighborhood addendum.
2. Roof Pitch: See neighborhood addendum.
3. Exterior materials shall be distributed on all exterior elevations as described in the neighborhood addendum.
4. All residential construction will provide a minimum of R-11 insulation in the walls and R-30 in the ceilings.
5. All windows must be insulated. Any window walls or glass above 8' facing west, without any overhang greater than 5' shall be insulated or tinted with a minimum shade coefficient of 0.6.
6. Air-conditioning systems must bear the high efficiency qualification and exceed the S.E.E.R. requirements of the Florida Energy Code.
7. Water conservation: No improvements shall be constructed which (a) employs a tank-type water closet having a tank capacity in excess of 3-1/2 gallons of water; or (b) employs a shower head or faucet that allows a flow of more than an average of 3 gallons of water per minute at 60 pounds of pressure per square inch.
8. All residential construction must meet the current Florida Energy Code at the time when the permit is filed.
9. Exterior windows shall be trimmed and similar on all sides.
10. All houses must be painted with a color theme that compliments the character of the home. Earth tone colors are encouraged with accent focal colors. Bright primary colors will not be permitted.
11. Vent pipes and roof vents must be painted to match roof color. Gutters must match the fascia.

B. Accessory Structures and Exterior Lighting:

1. **Vertical accessory structures including trellises, privacy walls, screen enclosures, pools, fences, play structures, play houses, dog houses, storage sheds and greenhouses, etc., require ARC approval.** The color of play equipment shall be natural wood, wood tone, dark green, brown or black, if visible from the golf course or fairway.
2. Satellite dishes under 1 meter in diameter and any exterior antenna or similar structure will be allowed and shall comply with the following installation, maintenance, and placement guidelines:
 - a. Satellite dish size and color may be submitted to the ARC for approval prior to installation or the homeowner can request a representative of the ARC perform the review onsite at the time of installation.
 - b. Where possible, satellite dish shall be located so as not to be visible from the public right of way. Satellite dishes may be located at the front of the building only if it is determined that no other dish location will provide acceptable signal quality. Dish locations will be reviewed by the ARC to ensure the satellite dish is installed in a location, which provides acceptable signal quality yet does not compromise Eagle Harbor's community aesthetics.
 - c. Additional landscaping and/or painting of the satellite dish may become necessary depending on final dish location.
 - d. Should the satellite dish not be submitted for ARC review and approval prior to installation, the ARC may require relocation of the dish if it does not comply with these requirements
 - e. Satellite dish masts will be allowed if necessary to provide acceptable signal quality.
3. Exterior lighting shall be well planned and properly sized and placed to relate to entry locations. Excessive lighting on to adjacent lots is not allowed.

C. Exterior Accessory Furnishings:

1. Exterior furnishings include, but are not limited to, mailboxes, mechanical equipment, accessory structures, sculptures, decorative items, athletic/play structures, decks, patios, pools, spas, planters, fencing, privacy walls, retaining walls and house identification numbers and nameplates.
2. All mailboxes must conform to the standard mailbox design and located with the proper height in accordance with U.S. Postal regulations and coordinated with the developer. See attached detail.
3. Nameplates, applied art work and house identification numbers on residences must be approved by the ARC. It is recommended that nameplates and house numbers occur on the ARC approved mailbox.

4. Noise generating equipment (HVAC, pool equipment, etc.) shall be located away from the bedrooms of adjacent property owners when possible and shall be screened by a wall or landscaping.
5. Proposed solar equipment shall be submitted to the ARC for approval. The ARC discourages the visibility of solar equipment from streets, adjacent property and across lakes or golf courses.
6. Basketball boards and flag poles shall be located so as not to be visibly obtrusive from the streets.
7. Flags shall be mounted on wall brackets as opposed to free standing poles in yards.

D. Fencing:

1. Any structure designed to define or enclose land area, or screen view to an area of land, shall be defined as a fence for purposes of review and approval. Construction of any fence must be approved by the Architectural Review Committee. SEE FENCE APPLICATION AND APPROVED DESIGNS.
2. Fencing is discouraged in order to preserve and promote the open, natural environment of the community.
3. All fencing requires ARC approval prior to construction. All design materials and colors must be submitted for approval to ARC. See neighborhood addendum for fence setback requirements.
4. It is the intent of the ARC to limit the extent of fencing to only those conditions required by law and to achieve specific privacy and control requirements. All fencing occurring in rear yards of property adjoining golf course and lakes or visible from parkway shall be prefinished aluminum fencing 4'-0" high with a simple open design or a wood picket fence as APPROVED BY THE ARC. White fencing may be used to coordinate to home colors. Dark fencing is required when blending with landscaping. Fencing along property lines is discouraged. All fences must be painted or stained to match house color theme.
5. Chainlink, barbed wire, or stockade type fencing is prohibited. Maximum height limit is 6'-0" except on lots backing up to golf course, lakes or if visible from parkway shall be a maximum of 4'-0".
6. Clearing is permitted only as required to establish a line for construction of the fence. Fences should be located to avoid mature trees. Solid fences or walls shall not be constructed in a manner that traps water on adjoining properties.

7. Solid board fences and walls are permitted only in limited areas of yards, as patio walls in patio home neighborhoods, or for enclosing decks, pools, hot tubs, or the like. **(In some instances, the ARC may grant the right for a fence to be placed in a drainage easement. This is done with the understanding the fence may be removed at the owner's expense any time access to the easement is deemed necessary.)**
8. Requests for approval of any other type of fence, wall or hedge shall be reviewed on a case-by-case basis. The ARC reserves the right to reject any fence that does not conform to these guidelines.

III.4 LOT COVERAGE, BUILDING HEIGHT AND FINISHED FLOOR ELEVATIONS

- A. Building height is limited to 35 feet, to the average height of the roof above the highest point, at back of curb, at front of property.
- B. Finished floor elevations shall comply with the recommendations of neighborhood drainage plan on file with the developer.

III.5 BUILDING RESTRICTION LINES (SETBACKS)

- A. Building restriction lines (setbacks) have been established to provide adequate space between homes and adjacent streets, homes or amenities.

Homes sited on corner lots shall be sited diagonally, where possible, so that this home does not face one street exclusively. Corner lot setbacks are considered front yard setbacks on all street sides. No building or portion of a building shall encroach upon an easement.

- B. See neighborhood addendum for the following:
 1. Building restriction lines.
 2. Patios, decks, pools, spas setbacks.
 3. Screen, privacy walls and mechanical equipment setbacks.
 4. Fence setbacks.
- C. Play Structures:
 1. Play structures may occur only in the rear yard between the imaginary lines extending from the sides of the home to the rear property line and no closer than **ten** feet from the rear property line.

III.6 DRIVEWAYS AND WALKWAYS

- A. Driveways and walkways are subject to ARC approval and should be integrated into each lot to emphasize design continuity and safety. There shall be **NO MORE** than **TWO** curb cuts per lot.

III.7 SITE GRADING

- A. Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be "lumpy" and "abrupt" resulting in an artificial look.
- B. Where existing vegetation will be saved, the existing grades shall be maintained with positive drainage from the trunk to the drip line of the vegetation.
- C. Drainage:
 - 1. Run off should be directed away from building pads at a minimum slope of two (2%) percent cross slope.
 - 2. Landscape swales shall achieve positive drainage. Swales shall not retain standing water for extended periods of time.
- D. Mounding and swales:
 - 1. Mounds and swales shall be designed so as to be an integral part of the grading, and shall have smooth transitions between changes in slope. They shall not interrupt swales drainage or be placed between the trunk and drip line of existing vegetation.
 - 2. Mound slopes shall not be greater than a ratio of 3:1 and swale side slopes should be between the ratio of 6:1 to 7:1.
- E. Retaining walls:
 - 1. If space limitations result due to existing conditions of grade or plant materials, retaining walls may be employed to facilitate grade changes or to protect existing trees, etc.
 - 2. Retaining walls should be constructed of materials which are compatible or match those of the primary building. Walls exceeding 24 inches in grade change will require the special approval of the ARC.

III.8 BUILDING CONSTRUCTION

A. Intent

The following requirements have been developed to minimize the adverse impact of housing construction on each particular neighborhood:

- 1. All home sites will be kept in a neat and orderly condition throughout the entire construction phase. A trash dumpster shall be placed on each lot after

the frame package is delivered, UNLESS other arrangements are made with an individual builder. Placement shall be within the lot lines and not in the right-of-ways easements.

2. All construction activity shall be confined within the boundaries of the lot lines.
3. Any on-site Port-a-Johns shall be approved by the ARC for color. The John should be located 20 feet back from the right-of-way line with the access door facing the opposite direction of the street.
4. All required driveway subsurface material shall be placed prior to construction. All construction and delivery vehicles shall enter and exit the lot using the subsurface driveway area and shall not enter nor drive through the lot or Eagle Harbor in random locations which could adversely affect existing vegetation and pavement.
5. Any construction activity or related parking shall not block traffic flow along the street. Locations for parking areas shall be approved by the ARC in advance of construction activities. All construction vehicles must not be parked on existing roadways.
6. Any spillage of concrete, paint, dirt or any other material onto the paved community streets shall be removed from the surface immediately. Any damage occurring to community streets, curbs or common areas which is the result of construction activities on a lot, shall be paid for by the owner/builder.
7. Sand or dirt shall be placed over the curb during the construction phase to prevent damage to the curb.

B. Erosion control:

1. Every attempt should be made by the builder to preserve existing trees, shrubs and ground cover during construction activities to minimize site disturbance resulting in bare conditions. Remove no more vegetation than necessary. (See above Section III.2 Existing Vegetation for limitations on removal of vegetation.)
2. Temporary swales and other sediment control methods shall be installed by the builder to reduce runoff during construction. The use of hay bales is required to be installed at erosion problem areas as directed by the ARC.

C. Existing utilities:

The builder and individual property owner is responsible for knowing the locations and types of all utilities and must protect existing utilities during construction.

D. Inspections by ARC

Periodic inspections will be made by the ARC while construction is in progress to determine compliance with ARC approved plans. One set of current construction plans must be kept on each job site during working hours.

E. Signage

Only one (1) sign shall be allowed per individual lot and the sign shall meet the standard sign size, color and text (see pre-approved format). All other signs, billboards and advertising structures are prohibited unless approved in writing by the ARC. No sign shall be placed on a tree trunk at any time.

III.9 LANDSCAPING DESIGN STANDARDS

A. Introduction

The purpose of these requirements is to assure that the individual property and community values are maintained and enhanced. Every property owner in the community has a vested interest in making sure that the community as a whole maintains a degree of aesthetic integrity. Landscaping plays a major role in accomplishing this goal. The design should be a logical extension of the house with emphasis on preservation of the natural environment. Preservation of existing natural systems provides an economical design from both the standpoint of capitol cost and long term maintenance.

B. Minimum Plan Requirements

1. Authorized Designers: In order for the plan to comply with the requirements outlined, the plan shall be prepared by persons with competent knowledge of planting design, plant materials and the use of those materials. The Architectural Review Committee reserves the right to reject any designer it deems not competent to prepare acceptable landscape plans.
2. Plan Information: In addition to all information required in Section 11.4, include the following. Existing conditions on the adjacent lots shall be indicated. Plan shall show proximity of adjacent house and existing plant material. Existing plant material on adjacent lots shall be considered in the overall review for minimum requirements.
3. Existing Natural Systems: The plan shall show all existing trees 12" DBH (diameter at breast height) or larger, to be removed and/or preserved. Each tree shall be labeled as to its size and species. Existing viable natural understory to be preserved shall also be indicated on the plan. Every effort should be made to preserve palmettos and other natural understory vegetation. Preservation of natural systems counts as credit towards the required landscaping.

Existing wetlands defined with a surveyed jurisdictional line may be counted as landscaped area as part of the entire surveyed lot. The ARC must approve

the removal of any existing trees. If existing trees are removed without approval or if existing trees die during construction, the Board may require the contractor or owner to mitigate the loss.

4. Notes and Specifications: The plan shall include planting details for shrubs and trees including guying and staking procedures. The plan shall include a plant list showing the identification symbol for the particular plant, the botanical and common name of the plant, the size, plant spacing and any particular notes with regards to that particular plant. All tree sizes shall be specified by height, spread and caliper size for single trunk trees. All shrubs shall be specified by height or spread and gallon size. Specifications shall include a performance spec for irrigation, drainage notes, plant quality and any other necessary information to impart design intent. All plans shall include the following specification:

ALL PLANS SHALL INCLUDE THE FOLLOWING NOTE: "ONCE THE PLAN HAS BEEN APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE, ANY SUBSEQUENT CHANGES SHALL BE RESUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL."

C. Plant Material Quality and Size:

1. All plant material shall be Florida #1 or better as determined by Grades and Standards for Nursery Stock. Front yard canopy trees shall be 14'-16' ht., 4" cal. Rear and side yard canopy trees shall be 12'-14' ht., 3" cal. Multi-trunk ornamental trees shall be 8'-10' ht., and have minimum 3 - 1" trunks with appropriate spread for the particular species. Cabbage Palms shall have 8'-12' clear trunk height, and shall be grouped in clusters of 3 minimum. Pine Trees shall be 10'-12' ht., 2" cal. min. and shall be grouped in clusters of 3 minimum. All shrubs shall be 18"-24" ht., 3 gal. min. and ground covers shall be full 1 gal. min. All sod shall be the St. Augustine variety OR may be in Zoysia variety so long as a Landscape Design Change Application has been completed, reviewed and approved by the Architectural Review Committee (ARC) prior to installation. Plant beds will be mulched with shredded cypress or pine straw. Earth tone stream pebbles or crushed brick maybe installed in place of mulch if a Landscape Design Change Application has been submitted, reviewed and approved by the ARC prior to installation. Sand, white rock, large wood chips, plastic sheeting and similar materials shall not be considered an acceptable alternative to grass, ground cover or mulch unless otherwise approved by the ARC.
2. The design should be creative in its choice of plant material. The emphasis should be placed on minimizing the number of different plants and maximizing the quantity of each plant type. The plant pallet should be simple. Special emphasis should be placed on native and drought tolerant material that will reduce maintenance cost and conserve natural resources. Sod shall comprise no more than the amount listed below of the total open space area of the lot, including paved areas.

<u>Lot Designation/Size</u>	<u>Maximum Sod Coverage</u>
"A" Lots 90' x 100' (minimum)	60%
"B" Lots 80' x 100' (minimum)	65%
"C" Lots 70' x 100' (minimum)	75%
"P" Lots 45' x 70' (minimum)	75%

3. In order to conform to St. Johns River Water Management District's (SJRWMD) guidelines for water conserving landscapes ("xeriscaping"), a minimum 30% of the total number of new plants installed shall be of a native or drought tolerant species. A list of these plants is included (Exhibit C).

D. Planting Requirements:

1. Average planting shall be continuous along the front and rear of the structure. The average depth of the plant bed shall be three quarters the height of the single story wall from foundation to the eave of the roof. Planting along the sides of the structure shall be clustered and used to break up blank walls. Each lot shall be provided with at least a 50% tree canopy, of the total open space, through the preservation of existing trees and the planting of new canopy trees. No more than 20% of the total proposed trees can be ornamental trees.

The total landscape and natural areas required (excluding sod) should equal 25% minimum on "C" AND "P" Lots, 35% minimum on "B" Lots and 40% minimum on "A" lots, of the open space on the lot, including paved areas. Groundcovers should not exceed 20% of the required landscape area. (See neighborhood addendums.)

2. Motor courts and circular drives shall be broken up with plant material. All privacy and screen walls, patios, playground equipment, pools and pool enclosures shall be broken up and/or screened with shrub massing and trees. Planting along property lines shall be informal and meandering. Straight hedge rows along property lines shall not be permitted. Berms should be utilized to break up large expanses of open area. Berms shall blend in with the natural grades with a maximum slope of 6:1. Underbrushed natural areas be mulched with pine straw.

E. Tree Protection:

1. Prior to any clearing on a lot, a site plan shall be submitted to the

Architectural Review Committee and Clay County for review and approval. The plan shall identify all trees over 12" DBH and locate the proposed improvements on the site. **No clearing may occur on the site prior to approval of the site plan.** For approval, each site must obtain 15 points based on the following scale per the County percentage form:

- Retention of trees greater than 12" DBH 5 points each
- Provision of hardwood shade tree, 4" caliper 5 points each
(Minimum new tree in all "C" neighborhoods may be 2.5" caliper)
- Retention of existing vegetation 5 points for each
10% of site retained

2. Each lot must plant or retain at least one tree as part of the 15 points obtained. Planted trees should be placed so as to shade the south and/or west building face. The builder shall submit a site plan with all these computations denoted.

F. Irrigation:

1. **ALL SODDED AND PLANTED AREAS MUST BE IRRIGATED.** The system shall be fully automatic with pop up heads in sodded and low growing groundcover areas. Micro-irrigation devices such as emitters, bubblers, "leaky pipe", etc. should be used wherever possible. There shall be no overspray onto adjacent lots or roadways. In accordance with State law, a rain sensor device, which shuts the system off during wet periods, will be installed in accordance with manufacturer's specifications. *A double check backflow preventer, equal to a DCA-100, shall be mounted in a rectangular valve box (12" x 10") on the service side of the meter and immediately adjacent to the water meter.* No well shall be permitted. All systems shall be connected to the "irrigation only" water system provided by the developer.