

VILLAGES

— AT LONG BAY —

Design Guidelines

Adopted – March 2024

These Design Guidelines are the property of Lennar Homes, LLC (the “Declarant” under the Community Declaration for Villages at Long Bay Townhome Association, Inc.) and are subject to change from time to time at the discretion of the Declarant or the Board as provided in the Declaration (as defined herein). It is not intended for distribution other than to provide information to Villages at Long Bay Townhome homeowners considering additions or modifications to their Lots and/or Homes. The Declarant recorded the Community Declaration for Villages at Long Bay Townhome Association, Inc. in the Official Records as Instrument No. 2023009122 of the Public Records of Clay County, Florida (the “**Declaration**”). Pursuant to Section 19.5 of the Declaration, the Declarant has the authority to adopt, amend and record these Design Guidelines prior to the Community Completion Date (as defined in the Declaration), without the joinder or consent of any person or entity. It is the intent of Declarant that these Design Guidelines operate as “Community Standards” as such term is defined in the Declaration. All references to “Community Standards” in the Declaration shall mean and refer to these Design Guidelines.

TABLE OF CONTENTS

<p>SECTION I - INTRODUCTION 1</p> <p style="padding-left: 20px;">A. Welcome to Villages at Long Bay. 1</p> <p style="padding-left: 20px;">B. Governmental Requirements. 1</p> <p style="padding-left: 20px;">C. Required Approvals for Modification Activity. 1</p> <p style="padding-left: 20px;">D. Variance Requests. 2</p> <p style="padding-left: 20px;">E. Fees. 2</p> <p style="padding-left: 20px;">F. Inspections. 3</p> <p style="padding-left: 20px;">G. Conditions for Commencement of Work. 3</p> <p style="padding-left: 20px;">H. Applying for Approvals from Government Agencies. 3</p> <p>SECTION II - APPLICATION REQUIREMENTS 4</p> <p style="padding-left: 20px;">A. Applications. 4</p> <p style="padding-left: 40px;">1. Owner Information. 4</p> <p style="padding-left: 40px;">2. Lot Information. 4</p> <p style="padding-left: 40px;">3. Modification Activity Information. 4</p> <p style="padding-left: 40px;">4. Contractor Information. 4</p> <p style="padding-left: 20px;">B. Property Management Review of Selected Modifications. 4</p> <p style="padding-left: 40px;">1. Flag Mounting Brackets and Locations. 4</p> <p style="padding-left: 40px;">2. Garden Hose Storage. 4</p> <p style="padding-left: 40px;">3. Carriage/Coach Light Replacement. 4</p> <p style="padding-left: 20px;">C. Review Procedure and Notice of Pending Application. 4</p> <p style="padding-left: 20px;">D. Notice of ACC Decision. 5</p> <p style="padding-left: 40px;">1. "Approved." 5</p> <p style="padding-left: 40px;">2. "Approved as Noted." 5</p> <p style="padding-left: 40px;">3. "Not Approved" (Denied). 5</p> <p style="padding-left: 20px;">E. Effect on Building Permit or Other Government Approval. 5</p> <p style="padding-left: 20px;">F. Effect of Modifications on Home Warranties. 5</p> <p style="padding-left: 20px;">G. Owner Responsibilities. 5</p> <p>SECTION III - RESIDENTIAL ARCHITECTURAL CRITERIA 6</p> <p style="padding-left: 20px;">A. Architectural Character. 6</p> <p style="padding-left: 20px;">B. Architectural Impact on Nearby Property. 6</p> <p style="padding-left: 20px;">C. Standards May Vary. 6</p> <p style="padding-left: 20px;">D. Waiver of Standards. 6</p> <p style="padding-left: 20px;">E. Home and Lot Modifications. 6</p> <p style="padding-left: 40px;">1. Approved Materials. 6</p> <p style="padding-left: 40px;">2. Covered Patios. 6</p> <p style="padding-left: 40px;">3. Decorations. 7</p> <p style="padding-left: 40px;">4. Decorative Outdoor Furniture. 7</p> <p style="padding-left: 40px;">5. Barbeque Grills, Smokers, and Fire Pits. 7</p> <p style="padding-left: 40px;">6. Flags and Flagpoles. 7</p> <p style="padding-left: 40px;">7. Front Area and Courtyard. 8</p> <p style="padding-left: 40px;">8. Front Door. 8</p> <p style="padding-left: 40px;">9. Front Entryway and Porch. 8</p> <p style="padding-left: 40px;">10. Hurricane Protective Systems (Hurricane Shutters). 8</p> <p style="padding-left: 40px;">11. Lot Drainage/Roof Drainage. 8</p> <p style="padding-left: 40px;">12. Playground Structures & Equipment. 8</p> <p style="padding-left: 40px;">13. Surveillance and Security Systems. 8</p>	<p>SECTION IV - LANDSCAPE AND HARDSCAPE GUIDELINES9</p> <p style="padding-left: 20px;">A. Landscaping.9</p> <p style="padding-left: 20px;">C. General Landscaping Criteria.9</p> <p style="padding-left: 40px;">1. Approvals.9</p> <p style="padding-left: 40px;">3. Permitted Ground Cover.9</p> <p style="padding-left: 40px;">4. Grading.9</p> <p style="padding-left: 40px;">5. Living Tree Removal/Relocation.10</p> <p style="padding-left: 40px;">6. Dead or Diseased Plantings.10</p> <p style="padding-left: 40px;">7. Natural Vegetation.10</p> <p style="padding-left: 40px;">8. Restrictions on Paved Cover.10</p> <p style="padding-left: 20px;">D. Landscape Accessories.10</p> <p style="padding-left: 40px;">1. Bird Houses/Feeders.10</p> <p style="padding-left: 40px;">2. Ground Mounted Landscape Accessories.10</p> <p style="padding-left: 40px;">3. Holiday Decorative Accessories.10</p> <p style="padding-left: 40px;">4. Pavers and Steppingstones.11</p> <p style="padding-left: 20px;">E. Fencing.11</p> <p style="padding-left: 40px;">1. Fences/Gates.11</p> <p style="padding-left: 20px;">F. Ancillary Equipment.11</p> <p style="padding-left: 40px;">1. Antennas, Aerials, and Satellite Dishes.11</p> <p style="padding-left: 40px;">2. Barbeque Grills, Smokers, and Fire Pits.11</p> <p style="padding-left: 40px;">3. Exterior Appliances.11</p> <p style="padding-left: 40px;">4. Exterior Sound Emitting Devices.11</p> <p style="padding-left: 40px;">5. Interior Water Treatment.12</p> <p style="padding-left: 40px;">6. Mechanical Equipment.12</p> <p style="padding-left: 40px;">7. Roof Top Decorations.12</p> <p style="padding-left: 40px;">8. Storage.12</p> <p style="padding-left: 40px;">9. Window and Roof Mounted Equipment.12</p> <p style="padding-left: 20px;">G. Waste & Recycling Containers.12</p> <p style="padding-left: 20px;">H. Sheds.12</p> <p style="padding-left: 40px;">1. General Limitations.12</p> <p style="padding-left: 20px;">I. Signage.12</p> <p style="padding-left: 40px;">1. General Limitations.12</p> <p style="padding-left: 40px;">2. No Soliciting Signs.13</p> <p style="padding-left: 40px;">3. Security System Signs.13</p> <p style="padding-left: 40px;">4. Exemption.13</p> <p style="padding-left: 20px;">J. Other Prohibited Exterior Features.13</p> <p style="padding-left: 20px;">K. Lighting.13</p> <p style="padding-left: 40px;">1. Building Mounted.13</p> <p style="padding-left: 40px;">2. Holiday Lighting.14</p> <p style="padding-left: 40px;">3. Lampposts.14</p> <p style="padding-left: 40px;">4. Landscape Requirements.14</p> <p style="padding-left: 40px;">5. Landscape/Walkways.14</p> <p style="padding-left: 40px;">6. Large Bushes/Trees.14</p> <p style="padding-left: 40px;">7. Spotlights/Floodlights.14</p> <p style="padding-left: 20px;">L. Mailboxes.14</p> <p style="padding-left: 20px;">M. Pools, Spas, and Water Features.14</p> <p>SECTION V - ENFORCEMENT OF GUIDELINES AND ACC ACTIONS15</p> <p>SECTION VI - AMENDMENTS TO ARCHITECTURAL CRITERIA15</p> <p>SECTION VII - DECLARANT IMPROVEMENTS...15</p>
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SECTION I - INTRODUCTION

A. Welcome to Villages at Long Bay.

Villages at Long Bay (the “**Community**”) is a community designed to respect the visual character of its site and strives to minimize its environmental impact while maximizing water and energy conservation principles, all to the extent feasible and as determined by Declarant in its sole discretion. In order to preserve and enhance these principles, these design guidelines (the “**Design Guidelines**”) were established to maintain certain standards by which the Community may grow and develop.

These Design Guidelines have been prepared by Lennar Homes, LLC, a Florida limited liability company, as the “**Declarant**” pursuant to the Community Declaration for Villages at Long Bay Townhome Association, Inc., as amended and supplemented from time-to-time, (the “**Declaration**”) recorded with the Clerk of Court in Clay County, Florida. These Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines. It is the intent of Declarant that these Design Guidelines operate as “Community Standards” as such term is defined in the Declaration. All references to “Community Standards” in the Declaration shall mean and refer to these Design Guidelines. ALL CAPITALIZED TERMS USED AND NOT OTHERWISE DEFINED HEREIN SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION.

These Design Guidelines provide an overall framework to allow the Community to develop and progress in an orderly manner by implementing planning concepts, philosophy, and requirements of regulatory agencies. These Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping, and relevant criteria for the construction and modification of improvements of any type. They also establish a process for judicious review of proposed new developments and changes within the Community.

B. Governmental Requirements.

All Owners have 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 (“**Governmental Agency(ies)**”) before beginning ACC-approved work on a project or enhancement. (For example, Clay County may require certain permits, depending on the proposed change, alteration, or addition. The Owner shall provide copies of any such required permits or approvals to the ACC 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.

C. Required Approvals for Modification Activity.

Each Owner is required to submit an application to the ACC and request the review of plans for any modification, addition, or improvement to the exterior of his/her Home or upon his/her Lot (“**Modification Activity**”) prior to beginning the Modification Activity. Modification Activity, shall include, but is not limited to:

- The removal of any tree.
- Constructing improvements on a Lot.
- Modifying or adding to existing improvements (other than repainting an improvement in its original color.).
- Installing a fountain, pool, spa, or other water feature.
- Constructing or installing fences, walls, decks, fireplaces, permanent outdoor barbecues, or other hardscape, such as walks, driveways, paving, brick, masonry, railroad ties, wood trim, concrete, rocks, flagstone, or any inert material.
- Landscaping, irrigation, alteration of grades, or drainage.
- Placing any object, ornament, monument, statue, sign, or similar accessory on a Lot that is visible from the street or by neighbors, including, but not limited to, lighting, flags, or lawn ornaments.

These Design Guidelines and the Declaration may identify permitted exceptions.

All applications shall be submitted to the ACC for approval prior to commencing work on the Modification Activity. The fact that similar Modification Activity may exist or has been approved for another site does not automatically set a precedent for similar Modification Activity. Beginning or completing the Modification Activity prior to approval by the ACC does not mean that the approval requirement is waived. An Owner may be required to remove or correct any Modification Activity if not approved.

Notwithstanding anything to the contrary contained in the Declaration or these Design Guidelines, any improvements of any nature made or to be made by the Declarant, its contractors, agents, and/or assigns, including, without limitation, improvements made or to be made to the Common Areas or any Lot or Home, shall not be subject to the Design Guidelines and/or review and approval by the ACC or the Association.

D. Variance Requests.

Owners may request a variance to these Design Guidelines by submitting an ACC variance request form. Any variance request must include supporting documentation as to why an Owner believes that a variance should be granted on their specific Lot. Any variance granted by the ACC shall be considered unique to that specific application and property and shall not set a precedent for future ACC decisions.

E. Fees.

All applications shall be subject to the following application review fee (“**Application Review Fee**”) and completion deposit (“**Completion Deposit**”) schedule:

Total Price of Project(s)	Application Review Fee	Completion Deposit
\$0.00 – \$500.99	\$35.00	\$0.00
\$501.00 - \$2,999.99	\$35.00	\$250.00
\$3,000.00 – \$9,999.99	\$35.00	\$500.00
\$10,000 & up	\$35.00	\$1,000.00

The Application Review Fee and Completion Deposit (if applicable) shall be submitted with the application as two (2) separate checks and shall be made payable to **Villages at Long Bay Townhome Association, Inc.**

The Application Review Fee may be waived at the discretion of the ACC. The Completion Deposit will be returned within thirty (30) days of such Owner notifying the ACC of completion of the project, as long as neighboring property and Common Area were not damaged during the project and as long as the Owner's Modification Activity is completed per the ACC approved plans. Owners or Owners' contractors who damage neighboring property or Common Area or who do not comply with ACC approved plans are subject to the loss of all, or a portion of, the Completion Deposit.

The ACC may require that the Owner pay the submission and review costs associated with submission and review of plans by an architect, landscaper engineer. The ACC may also require that the Owner deposit funds to cover the cost of periodic inspection during the work, to ensure proper cleanup of the work site during and after completion of the work, or to provide reasonable security that a condition of approval will be met. Finally, the ACC may require that Owner submit all quotes and/or proposals including pricing sheets as verification of the total project cost.

If the Owner does not submit an application or alters the plans after application has been approved by the ACC, the Owner may be subject to a fine via the process stated in the Declaration or applicable procedure adopted by the Board of Directors ("**Non-Submittal Fine**") and be required to submit a new application and Application Review Fee. The new application will be subject to approval.

F. Inspections.

The ACC may appoint members or representatives to conduct inspections of any Modification Activity in progress and completed work. These inspections may be conducted during reasonable **daytime hours, after the approval of an application prior to the commencement of work and at completion of work in order to ensure that the work complies with the approved application. However, the ACC** has no obligation to ensure that the work is done in compliance with approved plans or government requirements.

G. Conditions for Commencement of Work.

NO WORK SHALL COMMENCE ON ANY MODIFICATION ACTIVITY UNTIL AN APPLICATION FOR THE WORK HAS BEEN SUBMITTED TO, **AND APPROVED** BY, THE ACC.

H. Applying for Approvals from Government Agencies.

Unless otherwise expressly approved in writing by the ACC, **prior** to submittal of a request for a permit or approval from any Government Agency, the Owner must obtain the approval of the ACC for the Modification Activity for which the permit or approval will be requested. If the permit or approval from the Government Agency differs from the approval of the ACC, the Owner must re-submit the proposed change to the ACC. Unless required by applicable law, approval by a Government Agency shall not bind the ACC with respect to a permit or approval from the Government Agency which differs from the approval by the ACC.

SECTION II - APPLICATION REQUIREMENTS

A. Applications.

All applications shall include the following:

1. Owner Information.
Name of Owner(s) and Owner(s) contact information.
2. Lot Information.
Lot number, phase number, and street address.
3. Modification Activity Information.
Appropriate information for the particular type of Modification Activity, as summarized below.
4. Contractor Information.
Name, street address, and contact information of contractor doing the proposed work.

B. Property Management Review of Selected Modifications.

The ACC may delegate authority to the property manager to review and approve specific routine modifications for the convenience of Owners. If the modification is not clear-cut, the property manager will request an application to submit to the ACC for a decision. The following modifications may be completed without an application, provided they comply with the community Design Guidelines.

1. Flag Mounting Brackets and Locations-
See **Exhibit D**
2. Garden Hose Storage.
Garden hose hangers or hose reels are prohibited from being affixed to the Townhome building. Approved Garden Hose Storage includes one that can stake or stand freely in a Landscape Bed. (See **Exhibit E** for examples) Hose Boxes, and Pots are not permitted. Portable Hose Reels are permitted if stored in the garage when not in use, mounted Hose Reels are not permitted.
3. Carriage/Coach Light Replacement-
Approved Carriage/Coach Lights are made of black metal, with a lantern style silhouette. They may be rectangular or a similar shape, but must include glass, either clear, frosted, or textured. The lights should be to scale with the home. (See **Exhibit F** for examples) Barn Lights, Bulkhead Lights, and Cylinder Lights are not permitted.

C. Review Procedure and Notice of Pending Application.

Unless otherwise expressly approved by the ACC, the ACC shall review each application based solely on the information contained within the application. If the Modification Activity is, in the opinion of the ACC, likely to be controversial or a matter of substantial community interest, the ACC may require that a notice or sign, in a form approved by the ACC, be placed on the property for a reasonable time to give notice of the pending application.

Reasonable efforts shall be made by the ACC to respond to an application within ten (10) business days of receipt of all required information. However, the ACC shall have up to thirty (30) days upon receipt of all required information to render a decision. Any requests shall be deemed disapproved if the ACC fails to issue a written approval or disapproval with thirty (30) days of the proper submission of all required documentation. Disapproval by the ACC may be appealed to the Board of Directors, and the determinations of the Board of Directors shall be dispositive.

D. Notice of ACC Decision.

Upon completion of review by the ACC, one set of plans or a digital PDF packet shall be returned to the Owner accompanied by a letter or cover page indicating the ACC's decision. The action of the ACC shall be stated in one of the following ways:

1. “Approved.”
The entire application submitted is approved in total.
2. “Approved as Noted.”
The application submitted is partially approved or approved with conditions. An Owner may only proceed with the work to be performed if it complies with all conditions set forth in the letter from the ACC, or on or in any document enclosed with the approved packet.
3. “Not Approved” (Denied).
The entire application submitted is not approved and no work shall commence.

E. Effect on Building Permit or Other Government Approval.

If the application for a Modification Activity submitted by an Owner requires a building permit or other governmental requirement, approval by the ACC is not a guarantee that such permit or other government requirement will be approved by the appropriate Governmental Agency. If the appropriate Governmental Agency requires modification to the plans approved by the ACC, such modifications must also be approved by the ACC in order for the Owner to proceed with the Modification Activity.

F. Effect of Modifications on Home Warranties.

Owners are responsible for verifying the effect of any proposed modifications against any existing warranties for nullification concerns.

G. Owner Responsibilities.

It is the responsibility of each Owner to comply with all requirements of these Design Guidelines in addition to the Declaration and any applicable supplemental Rules and Regulations.

SECTION III - RESIDENTIAL ARCHITECTURAL CRITERIA

A. Architectural Character.

Original Home styles are to be maintained except as approved by the ACC.

B. Architectural Impact on Nearby Property.

Applications for additions to a structure shall be reviewed for proximity to setback lines, impact on drainage and significant buffering foliage, and access for drainage and utilities. Where the ACC determines that there is a significant adverse impact, the application will be “not approved” or “approved as noted”.

C. Standards May Vary.

Design or exterior changes appropriate for property in one area may not be applicable to another area. There may be significant variations in approved modifications between homesites.

D. Waiver of Standards.

The ACC shall have the right, in its sole discretion, to waive, in writing, specific standards as they apply to a particular application if the ACC determines, in its sole discretion, that such waiver is warranted as a result of special conditions or factors not commonly encountered and such waiver will not have a material adverse impact on these Design Guidelines and the Community. Any waiver shall be limited to the maximum extent feasible while responding to the special conditions or factors. Such variances may only be granted when unique circumstances dictate and no variance shall (i) be effective unless in writing, (ii) be contrary to the restrictions set forth in the Declaration, or (iii) stop the ACC from denying a variance in other circumstances. The approval of an application shall not be construed as creating any obligation on the part of the ACC to approve applications involving similar designs for different Lots. The ACC may authorize variances from compliance with any of the Design Guidelines.

E. Home and Lot Modifications.

1. Approved Materials.

Unless expressly approved by the ACC, all materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the Home as to color, composition, type, and method of attachment. When house, storm or hurricane windows are added or replaced with new materials, the description, trim color and glazing specifications on those materials shall be included with the application for addition or replacement to ensure that the long-term appearance will be compatible and will not degrade with long term exposure to the elements. The ACC may allow substitute materials.

2. Covered Patios.

Homes with a covered patio may later enclose the patio with screening or a combination of windows, doors, and screening approved by the ACC. All screened structures must be constructed using dark bronze aluminum framing and black or charcoal screening. Any renovation of a covered patio to a screened patio (or a window/screen combination) or patio addition, extension, etc. shall be made only after application to, and written approval by, the ACC. Conversion to a conditioned living space may void warranties the Owner has from the Declarant or any applicable third party.

3. Decorations.

Exterior decorations may consist of one (1) welcome mat, and one (1) door decoration, be it a wreath or other hanging décor. Other items, such as potted plants, statues, fountains, and similar décor, are limited to one (1) item in total and must be placed on the front porch area of the entrance. Decorative items are not permitted to be stored in the landscaping beds. Decorations attached to walls, on pedestals, or suspended from a covered structure are acceptable if the decorative features are in harmony with the property's frontal view, in the sole discretion of the ACC. All decorations are subject to approval by the ACC.

4. Decorative Outdoor Furniture.

Outdoor furniture such as chairs, tables, settees or loungers, suited for use on a patio, such that will not be damaged by exposure to rain, sun or other outdoor elements) are permitted. Indoor furniture, appliances, or storage containers of any type may not be placed in front porch areas, patios, or yards. Lawn Furniture is not permitted. All decorative furniture must be designated as outdoor furniture and shall be subject to approval by the ACC.

5. Barbeque Grills, Smokers, and Fire Pits.

Barbeque grills, smokers, and fire pits must be covered and stored in the garage or screen enclosed patio. They may be pulled away from the building during use but must be returned within twenty-four (24) hours of use.

6. Flags and Flagpoles.

No flag or banner shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Community that is visible from the outside without prior written approval from the ARB (other than those exceptions listed within the Declaration). Homeowners may display up to two (2) of the following flags in a respectful manner:

- (i) The United States flag.
- (ii) The official flag of the State of Florida
- (iii) A flag that represents the U.S. Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
- (iv) A POW-MIA flag.
- (v) A first responder flag.

Each Owner may display one (1) official United States flag, not larger than four and one-half feet (4 ½') by six feet (6') and may additionally display one (1) flag from the list above. Such additional flag must be equal in size to or smaller than the United States flag. Each owner may erect one (1) freestanding flagpole that is no more than twenty feet (20') high on any portion of such Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flagpole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. Flags shall be maintained in good condition and should not be displayed on days when the weather is inclement. Proper lighting is required for nighttime display of the American Flag. Notwithstanding the foregoing, decorative flags for sports teams may be displayed during said team's regular season and through the end of its regular season (including playoffs, if applicable), but such decorative sports flags must be immediately removed after the end of such team's regular season. Flags and signs for sports teams cannot exceed six (6) square feet.

7. Front Area and Courtyard.

Front courtyards with fence structures are not permitted. No part of the front entry/porch/courtyard/garage shall be enclosed by screen or full walled (floor to ceiling) structure.

8. Front Door.

Front doors shall be painted a solid color that shall be compatible to the color of the Home. Materials used shall be suitable for front door installations. Storm doors and screens shall be of manmade material (e.g. no wood storm doors).

9. Front Entryway and Porch.

Modifications to the front entryway and porch which are visible from the street must be in compliance with these Design Guidelines and aesthetically in harmony with the individual and neighboring properties and shall be made only after application to, and written approval by, the ACC.

10. Hurricane Protective Systems (Hurricane Shutters).

Hurricane Shutters shall be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate from the aesthetic look of the Homes. If approved, mounting brackets but no tracks or other similar fixtures, may be permanently installed on the Home. The system may not be implemented earlier than forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed and stored no later than seventy-two (72) hours after the end of a storm. Manufacturers' catalog(s) and the selected design, as applicable, shall be attached when applying through the ACC.

11. Lot Drainage/Roof Drainage.

As provided for in the Declaration, no person shall alter the drainage flow of the Stormwater Management System, including buffer areas or swales, without prior written approval of the St. Johns River Water Management District and the ACC. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property. Roof gutter downspouts shall be directed to splash blocks or other impervious surfaces, plastic flexible drain tubes, or to undersurface drainage lines within landscaping.

12. Playground Structures & Equipment.

Except as may be permitted by the ACC, all bicycles, tricycles, scooters, skateboards and other play equipment, wading pools, baby strollers and similar items shall be stored so that such items are not visible from any portion of the Common Area or any other Lot. Except as approved by the ACC (which approval may be withheld in the ACC's sole and absolute discretion), no basketball hoops, playhouses, jungle gyms, or other play sets may be installed on any Lot.

13. Surveillance and Security Systems.

Except for video monitoring doorbells, no Owner shall install any security and/or surveillance systems or related equipment on the exterior portion of a Home or Lot without first obtaining prior written approval of the ACC. All conduits and wiring on the exterior portion of a Home shall be encased and painted to match the adjacent exterior surface of the Home. Security cameras and other surveillance equipment shall not be directed onto a neighboring Home or installed directly across from the window of an adjacent Home.

SECTION IV - LANDSCAPE AND HARDSCAPE GUIDELINES

A. Landscaping.

The Association shall be responsible for maintaining the landscaped areas within each Lot only. The Association's landscape maintenance responsibilities include edging the lawn, mowing, fertilization of grass, trimming of trees and shrubs, mulching (on such frequency as determined by the Association in its sole discretion), and landscape-related exterior pest control.

B. Plantings.

Plantings may be suspended or placed on pedestals or placed in decorative containers with applicable irrigation devices only after application to, and written approval by, the ACC. When decorative and plant items that were previously approved are to be changed to similar items and are in compliance with the Design Guidelines, re-application is not required.

C. General Landscaping Criteria.

Basic planting requirements should, at a minimum, address the following areas:

1. Approvals.

The ACC may reject any proposed plant it considers inappropriate.

2. Artificial Vegetation.

Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ACC.

3. Permitted Ground Cover.

The ground surfaces of all Lots, except those occupied by hardscape or structures, shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and approved mulch materials as listed in **Exhibit B**. The percentage of sodded grass lawn area installed in the original landscape plan for each Lot shall remain the same unless otherwise approved by the ACC. If a living ground cover is proposed in place of the sodded lawn, approval shall be secured from the ACC prior to the commencement of work. For the purpose of these Design Guidelines, topsoil or decomposed granite shall not be considered inert material. No artificially colored or painted rock shall be permitted. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, or any other communication.

4. Grading.

In order to prevent soil erosion and to maintain positive drainage, the original grades of the Lot shall be maintained during landscape and sod installation. For this reason, a minimum sod buffer equal to that of the original sod installation on the front curb and rear property line must be maintained as a drainage area. Retention/Detention Area Slopes and banks are included in the sod buffer. The Lot Owner shall hold harmless the Declarant, the Association, and the Association's management company for any property damage, including damage to the Home, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner's landscaping done by Owner or hired landscape contractor.

5. Living Tree Removal/Relocation.

Living trees may not be removed or relocated without the prior approval of the ACC. Exceptions to this are trees that pose an imminent hazard to persons or property. Hazardous trees are those that are uprooted and leaning or have large limbs or branches that splintered or are otherwise damaged resulting in debris that may fall without warning. Owners removing hazardous trees without approval shall have written documentation and/or photographs of the hazard before removal. Trees approved for removal shall be cut at or ground down to grade level. Any trees removed with or without approval from the ACC will be required to be replaced with a like kind and size tree.

6. Dead or Diseased Plantings.

Dead or terminally diseased plantings shall be reported to the Association.

7. Natural Vegetation.

Natural vegetation shall be maintained to its appearance at the time Owner takes possession of the Home.

8. Restrictions on Paved Cover.

Walkways may not be expanded. Other changes to walkways/driveways are limited to approved colors, patterns, texture, coatings, and materials.

D. Landscape Accessories.

Landscape accessories are considered any items placed in the Lot that have not otherwise been discussed in these Design Guidelines, including, but not limited to, décor, garden flags, gnomes, and landscaping rocks. All landscape accessories require approval from the ACC. Placement and style of all landscape accessories shall be subject to approval on an individual basis consistent with the overall aesthetic scheme of the Community. No more than three (3) landscape accessories shall be approved on any Lot. No landscape accessory mounted on entryway columns or walls shall be in excess of eighteen (18) inches in height.

1. Bird Houses/Feeders.

Bat houses, butterfly houses, bird houses, and bird feeders shall be subject to review and approval by the ACC, shall be designed and placed to be in harmony with the surrounding environment, and shall only be placed in the rear yard. All bird and wildlife feeders must be hung at least ten (10) feet high and must be removed if there is evidence of disturbance or damage by animals such as bears or raccoons. Houses and feeders other than Martin houses shall not exceed six (6) feet above ground level. Martin houses shall not exceed two (2) levels and shall not exceed twenty (20) feet above ground level. No house or feeder shall constitute a hazard to neighboring properties or be a haven for pest animals.

2. Ground Mounted Landscape Accessories.

Ground mounted landscape accessories may not be in excess of three (3) feet in height. Examples include, but are not limited to, low ground flags, statues, sculptures, bird baths, plant stands, potted plants, lawn ornaments, lighthouses, and other miniature structures.

3. Holiday Decorative Accessories.

Holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and the Lot commencing the week before Thanksgiving and shall be removed no later than January 15th of the following year. Holiday decorations and lighting shall be permitted to be placed on the front of the townhome Any brackets or clips used for holiday lights should be temporary and

must be removed at the time the lights are removed. Lighting on landscape shrubbery is prohibited. No more than one (1) inflatable display is permitted for any holiday and must be removed from the lawn on maintenance days.

4. Pavers and Steppingstones.

The use of pavers or steppingstones to create a path or additional hardscape area is not permitted.

E. Fencing.

1. Fences/Gates.

No fence, gate, wall, or other similar structure shall be erected other than those installed by the Declarant. The fences separating the yards are considered to be common area property, and therefore may not be used to display or hang any items.

F. Ancillary Equipment.

1. Antennas, Aerials, and Satellite Dishes.

No antenna, aerial, satellite dish, or other device for the transmission or reception of television or radio (including amateur or ham radios) signals of any kind will be allowed outside the Home, except those antennas whose installation and use is protected under Federal Law or regulations (generally, certain antennas under one meter in diameter) provided that an application for such an antenna or other device shall be submitted to the ACC and such application will only be approved if:

- a. The antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street and preserves the community-wide standard); and
- b. The antenna or other device complies to the maximum extent feasible with these Design Guidelines within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal or unreasonably increasing the cost of the antenna or device. The applicant shall provide reception readings taken by the installer or self for potential locations, which make the antennae least visible.
- c. Antenna, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall NOT be affixed to any exterior portion of the Townhome Building. All such equipment shall be ground mounted in the rear of the building. The ACC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas.

2. Barbeque Grills, Smokers, and Fire Pits.

Barbeque grills, smokers, and fire pits must be covered and stored in the garage or screen enclosed patio. They may be pulled away from the building during use but must be returned within twenty-four (24) hours of use.

3. Exterior Appliances.

Installation of exterior water softeners, AC units, generators, fuel tanks, water filters, etc. are prohibited. Water softeners may be installed inside the garage with exterior drainage.

4. Exterior Sound Emitting Devices.

Any exterior sound emitting devices (speakers, sound players, insect/animal repellent/chasers, chimes, etc.) shall not create an audible nuisance to the Owners/occupants of adjacent Lots.

5. Interior Water Treatment.

All interior water treatment systems shall be connected to the sewage system.

6. Mechanical Equipment.

Mechanical equipment or other service areas such as utility boxes shall be screened and allow for access to equipment for servicing.

7. Roof Top Decorations.

Roof top decorations, cupolas and application of non-functional articles other than lighting, ventilating, solar panels, and antennas mentioned above are prohibited. Any changes to the rooftop design must be submitted in detail with the application to the ACC.

8. Storage.

Temporary storage facilities shall be permitted for no more than one (1) week from the time of an Owner's or Lessee's initial occupancy of a home. Any such temporary storage facilities may not be kept in the roadway and shall be kept wholly within the applicable Owner's Lot.

9. Window and Roof Mounted Equipment.

Window and roof mounted equipment (including mechanical equipment or air conditioning units) shall not be allowed. Supplemental heating and cooling equipment may be installed in walls, and attic ventilation devices and solar panels may be installed on the roof with approval of the ACC. A sound barrier may be required for added equipment.

G. Waste & Recycling Containers.

All trash, garbage, and recyclables shall be stored in covered containers, which shall be kept in the garage or screen enclosed patio. No containers may be placed on the side or rear common areas of the building. All trash, garbage, recycling, and refuse shall be placed for pickup not earlier than 7:00 p.m. the evening preceding pickup, and all containers for garbage, yard waste, and recycling shall be returned no later than the evening of pickup to their normal, hidden location. No outside burning of trash or garbage shall be permitted. No weeds, garbage, refuse, recycling or debris of any kind shall be placed or permitted to accumulate upon any portion of a Lot other than normal construction debris during the course of construction of a Home.

H. Sheds.

1. General Limitations.

No temporary or permanent utility or storage shed, storage building, tent, or other structure shall be approved on any Lot or anywhere in the Community from the date of adoption of these Design Guidelines moving forward.

I. Signage.

1. General Limitations.

Posting of signs of any kind shall not be displayed on a Lot, Home (if visible from the exterior of the Home), vehicle, or Common Area except for those required by law. However, upon written approval from the ACC, an Owner may display one (1) "For Sale" or "For Rent" sign in the front yard, either to the left or right side of the driveway, that adheres to the style and dimensions set forth in **Exhibit G**. Any such sign shall be removed within five (5) days from the date a binding agreement is entered into for the sale of the property or immediately upon the removal of the property from the market, whichever occurs first.

2. No Soliciting Signs.

Owners shall be permitted to post “no soliciting” signs near or on the front door. Such “no soliciting” signs shall be professionally prepared (no hand lettering) and shall not exceed one (1) foot in height above grade if placed in the ground. Any such sign shall not exceed a size of thirty-six (36) square inches (e.g., three (3) inches by twelve (12) inches) whether placed in the ground, on the front door or in a window near the front door.

3. Security System Signs.

Owners shall be permitted to post a sign from a security/alarm company providing services to such Owner or the Home. One single-sided small security/alarm sign may be placed in the front yard where it is visible to persons approaching the Home, and a sign may also be placed in the windows of the Home. The sign shall be professionally prepared (no hand lettering) and shall not exceed two (2) feet in overall height from finished grade and/or seventy-two (72) square inches in size (e.g., eight (8) inches by nine (9) inches) if placed in the ground; or exceed sixteen (16) square inches in size (e.g., four (4) inches by four (4) inches) if placed in a window.

4. Exemption.

Notwithstanding the above, the Declarant and its authorized designees shall be allowed to install any sign(s) necessary for purposes connected with the development of the Community and/or as may be described in the Declaration.

J. Other Prohibited Exterior Features.

The following features shall be prohibited from use in the Community:

- Permanent clothes lines or clothes poles on the front yard of the Lot. Only retractable clothes lines located on the rear of the Home may be permitted and all clotheslines must be able to be retracted and stored when not in use.
- Outdoor electronic pest control devices (bug zappers).
- Window A/C units.
- Above ground swimming pools.
- Dog houses and other animal dwellings.
- In-ground basketball hoops. (Free standing portable basketball hoops are permitted but must be used only on driveways and not on the street and they must be stored in the garage when not in use. Owners are also required to maintain the basketball hoop in a neat, attractive, and working order. The Association may ask an Owner to remove rusted or broken basketball hoops).

Notwithstanding the above, the Declarant shall be allowed to install, or authorize its designees to install, any structure(s) necessary for purposes connected with the development of the Community.

K. Lighting.

The Owner is required to submit an application to the ACC for review for all exterior lighting modifications. No exterior lighting shall be permitted that constitutes a nuisance or hazard to any other Owner or as otherwise deemed a nuisance or hazard in the reasonable discretion of the ACC.

1. Building Mounted.

Exterior building mounted light fixtures, including motion detector, spotlights and floodlights shall conform to the architecture of the Home and shall be subject to approval of the ACC. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward.

2. Holiday Lighting.

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, unless otherwise authorized pursuant to the Declaration.

3. Lampposts.

No lampposts shall be permitted on any Lot.

4. Landscape Requirements.

Junction boxes shall be placed below grade to minimize day-time visibility of the hardware.

5. Landscape/Walkways.

Decorative low voltage or solar light fixtures may only be installed in landscaping beds, not along driveways or sidewalks.

6. Large Bushes/Trees.

Illumination of large bushes and trees is subject to the ACC's approval and shall be accomplished with standard or low voltage (flood or spot) light fixtures, ground mounted and aimed vertically upward. Tree mounted lights are not permitted.

7. Spotlights/Floodlights.

Exterior spotlight and floodlight fixtures shall be either non-motion or motion detector fixtures. Exterior spotlight and floodlight fixture locations, other than the original construction of the Home location(s), require approval of the ACC.

L. Mailboxes.

The Declarant shall provide cluster mailboxes in a predetermined location. The color, size, appearance, and location of the mailboxes installed by Declarant shall be preserved and shall not be altered, except that lettering with the name of the Owner may be affixed to the inside of the mailbox without obtaining approval from the ACC. Costs for replacement and/or maintenance of mailbox clusters shall be shared by the Owners. All mailbox replacements are subject to approval from the ACC.

M. Pools, Spas, and Water Features.

Above-ground pools are prohibited. Spas and hot tubs are permitted upon written approval by the ACC only if surrounded by a screen enclosure or sunroom.

SECTION V - ENFORCEMENT OF GUIDELINES AND ACC ACTIONS

In the event of a violation of these Design Guidelines or any decision of the ACC, the Declarant or the Board may take any enforcement action authorized by the Bylaws or the Declaration. Any changes or amendments to these Design Guidelines shall only apply to construction and modifications commenced after the date of such amendment. Changes shall not require modification or removal of structures previously approved once the approved construction has commenced. However, changes to, or replacement of, previously approved projects SHALL comply with the architectural criteria in effect at the time of the new modification application.

SECTION VI - AMENDMENTS TO ARCHITECTURAL CRITERIA

The Declarant may amend, modify, or supplement these Design Guidelines at any time as long as it owns any portion of the Community or has the right to annex additional property in accordance with the Declaration. Thereafter, the ACC, or if the ACC is not established, the Board of Directors shall have the authority to amend or change these Design Guidelines. Any amendments, modification or supplements shall apply to construction and modification commenced after the date of such amendment only and shall not require modification or removal of Modification Activity previously approved once the approved construction or modification has commenced.

SECTION VII - DECLARANT IMPROVEMENTS

Any improvements of any nature made or to be made by the Declarant, its Contractors, agents, and assigns, including, without limitation, improvements made or to be made to the Common Areas, as applicable, or any Lot or Home owned by Declarant, shall not be subject to these Design Standards and/or review and approval by the ACC or the Association.

EXHIBIT A: BUILDING SETBACKS

The building setbacks described below are applicable to the Community and recognized by the ACC. Notwithstanding any other provision of law, all building setbacks shall meet these requirements, except for such buildings which are built by Declarant pursuant to approvals obtained from Clay County, as applicable.

Front Yard:	20 feet minimum
Side Yard:	5 feet minimum
Rear Yard:	10 feet minimum

EXHIBIT B: APPROVED INERT & DRIVEWAY MATERIALS

INERT MATERIALS: Approved inert landscape materials shall include: bark, hardwood mulch, rock and/or stone of naturally pigmented or dark color (i.e., as found in native form), and other materials as may be approved by the ACC from time to time. Pine straw may be approved for reasonable use in bedding, around shrubs and trees, and along the exterior walls of the dwelling. Pine straw is not acceptable as a sod substitute. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the ACC and shall be in writing.

DRIVEWAY MATERIALS: Driveways and sidewalks shall be poured concrete or concrete pavers. No asphalt shall be permitted. Painting of driveways and sidewalks shall not be permitted.

EXHIBIT C: "FOR SALE" SIGN STYLE AND DIMENSIONS

**Black Iron Sign Holder and White
Sign with Black Lettering**

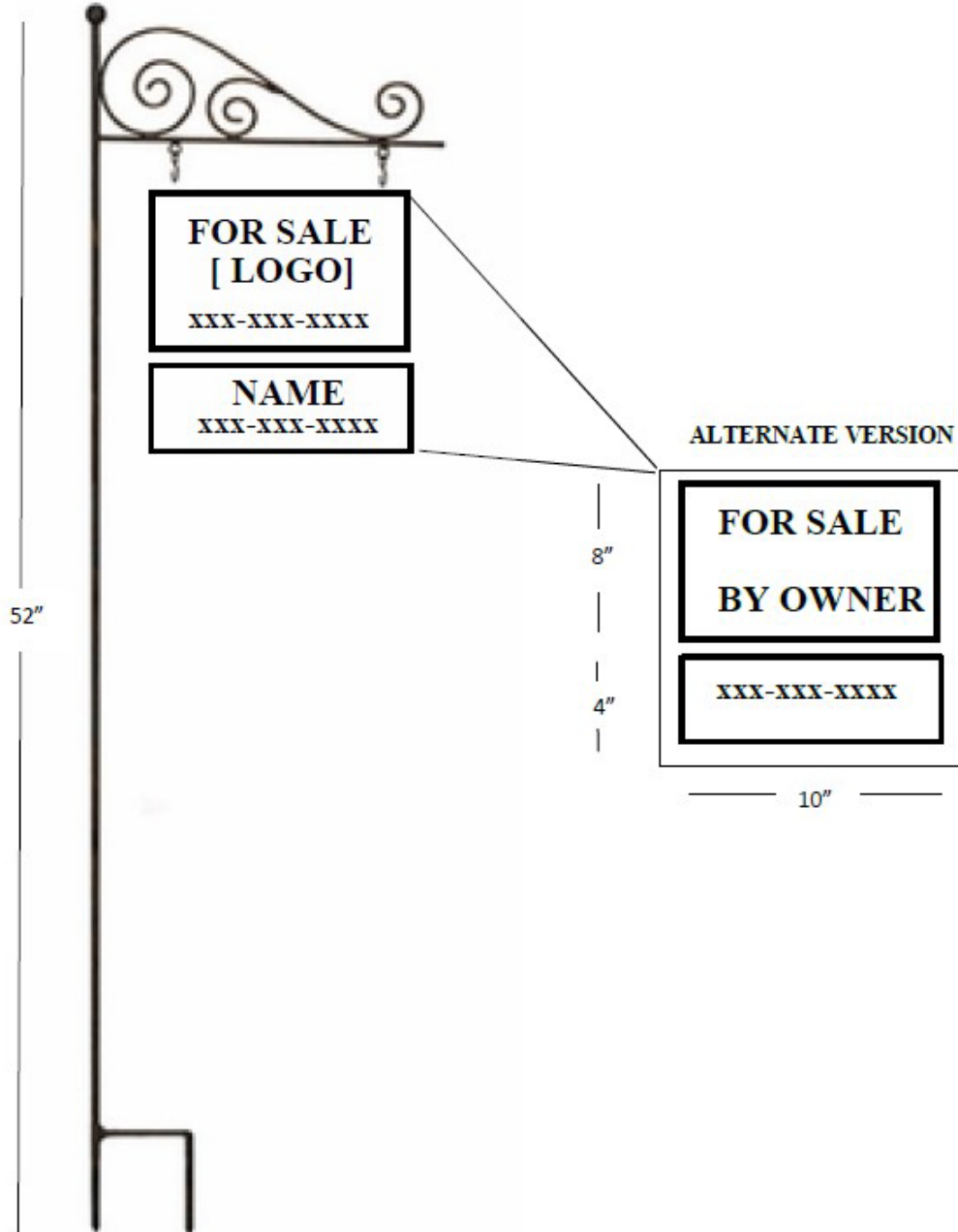


EXHIBIT D: APPROVED FLAG MOUNT STYLE AND LOCATION OPTIONS



Townhome Locations



EXHIBIT E: APPROVED GARDEN HOSE STORAGE

Examples:



EXHIBIT F: APPROVED CARRIAGE/COACH LIGHT EXAMPLES



APPROVED on this 19th day of March, 2024, by unanimous written approval of the Board of Directors per Section 617.0821 of the Florida Statutes (2021), as evidenced by the signature of each Director on this instrument below.

Villages at Long Bay Townhome Association, Inc.

DocuSigned by:

Zenzi Rogers

035A71EC3371457...

Zenzi Rogers, President

DocuSigned by:

Tiffany Csalovszki

615AGFCEFA6A49B...

Tiffany Csalovszki, Vice President

DocuSigned by:

Chris Mayo

364C3732DB81447...

Chris Mayo, Treasurer


Certificate Of Completion

Envelope Id: 620F0F39A5224E989AB08FA418AD7015	Status: Completed
Subject: Complete with DocuSign: VILLAGES AT LONG BAY Design Guidelines Adopted March 2024.pdf	
Source Envelope:	
Document Pages: 24	Signatures: 3
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Tiffany Csalovszki
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	5505 Blue Lagoon Drive, Suite 502
	Miami, FL 33126
	Tiffany.Csalovszki@lennar.com
	IP Address: 23.124.56.5

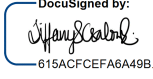
Record Tracking

Status: Original	Holder: Tiffany Csalovszki	Location: DocuSign
3/18/2024 2:39:37 PM	Tiffany.Csalovszki@lennar.com	

Signer Events

Signer Events	Signature	Timestamp
Chris Mayo chris.mayo@lennar.com VP of Customer Care Lennar Security Level: Email, Account Authentication (Optional)	<p>DocuSigned by:</p>  <p>364C3732DB81447...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 204.109.18.254</p>	<p>Sent: 3/18/2024 2:42:46 PM Viewed: 3/18/2024 5:03:02 PM Signed: 3/18/2024 5:03:12 PM</p>

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Tiffany Csalovszki tiffany.csalovszki@lennar.com HOA Manager Lennar Corporation Security Level: Email, Account Authentication (Optional)	<p>DocuSigned by:</p>  <p>615ACFCEFA6A49B...</p> <p>Signature Adoption: Uploaded Signature Image Using IP Address: 204.109.20.254</p>	<p>Sent: 3/18/2024 2:42:46 PM Viewed: 3/18/2024 2:44:16 PM Signed: 3/18/2024 2:44:21 PM</p>
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Zenzi Rogers Zenzi.Rogers@Lennar.com President Lennar Corporation Security Level: Email, Account Authentication (Optional)	<p>DocuSigned by:</p>  <p>635A71EC3371457...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 23.124.56.5</p>	<p>Sent: 3/18/2024 2:42:46 PM Viewed: 3/19/2024 8:09:24 AM Signed: 3/19/2024 8:09:28 AM</p>
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Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	3/18/2024 2:42:47 PM
Certified Delivered	Security Checked	3/19/2024 8:09:24 AM
Signing Complete	Security Checked	3/19/2024 8:09:28 AM
Completed	Security Checked	3/19/2024 8:09:28 AM

Payment Events	Status	Timestamps
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