

## ARCHITECTURAL GUIDELINES

### OLD KINGS TRAIL TOWNHOME OWNERS ASSOCIATION, INC.

Nothing herein shall be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by each owner of a Lot, improved or unimproved, within the Community (each, an “*Owner*”), at the Owner’s sole cost and expense.

#### 1. PROCESSING

A. PLANS SUBMITTAL REQUIREMENTS. Unless otherwise exempt pursuant to the applicable covenants, conditions and restrictions of record, the homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans must include the items and information listed below:

(1) Architectural Construction Plans:

a. Plot plan: Indicate the location of the house on the Lot. Indicate all easements, setbacks building restriction lines, drives, walks, patios, mechanical equipment, also walls, pools and fences when applicable. Indicate the percentage of total Lot coverage.

b. Square footage:

- i. Total heated and cooled living area
- ii. garage (minimum two (2) car)
- iii. patios or enclosures
- iv. total overall square footage

c. Dimensioned floor plans at 1/4” scale:

- Include location/depiction of all mechanical equipment

d. Dimensioned elevations at 1/4” scale:

- i. roof pitch (minimum 5/12)
- ii. height of structure (maximum 35 feet)
- iii. pattern of window mullions

e. Typical wall section

f. Window and exterior door schedule

(2) Specification and Color Package Submittal

a. Master color book

- i. Body colors
- ii. trim colors
- iii. accent colors for doors and shutters

- b. Roof color samples (no blues and greens)
  - i. manufacturer and warranty specifications.
  - ii. Material (asphalt shingle, tile etc.)
- c. Building material list of specifications and manufacturers
  - i. windows (style and color)
  - ii. exterior doors styles
  - iii. list of brick colors and manufacturer
  - iv. list of stone colors and manufacturer

B. REVIEW PROCEDURE FOR PLANS. *Any ARC'S approval of the submitted plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner at Owner's sole cost and expense.*

## 2. SITE

A. ZONING. Existing zoning requirements will be considered as per County Zoning Ordinance as well as approved PUD, if any.

B. SITE CONDITIONS. Existing paving and drainage may not be altered in any way. Owners shall refer to site development drawings for any information about these areas. Prior to construction, no tree shall be removed from any Lot without the consent of the Developer.

C. PARKING AND VEHICULAR RESTRICTIONS. Except as otherwise permitted by applicable law, parking upon the property shall be restricted to the garage located upon each lot, the driveways located upon each Lot directly in front of the Homes (and reserved for the exclusive use of the Owner served thereby) and designated parking areas within the Common Property, if any. No overnight parking on the roadway is permitted. No parking on the swales is permitted. Guest parking shall be on a first come-first served basis; provided however, use of the guest parking spaces by Owners shall be prohibited and no vehicle may remain in a guest parking space for more than twenty-four (24) consecutive hours without prior written approval of the Association. No Owner shall keep any vehicle on any Lot which is deemed to be a nuisance by the Board.

No person, firm or corporation shall park or cause to be parked any vehicle on any portion of the Property other than in designated parking spaces. The foregoing, however, shall not: (i) prohibit routine deliveries by tradesman, or the use of trucks or commercial vans in making service calls and short term visits; (ii) apply to a situation where a vehicle becomes disabled and, as a result of an emergency, is required to be parked within Old Kings Trail until it can be towed away; and (iii) apply to vehicles used in connection with construction, development or sales activities permitted under the Declaration. Parking on streets that are owned and maintained by the applicable governing jurisdiction shall be subject to the local ordinances, regulations or guidelines in effect.

D. SETBACK REQUIREMENTS. Lot setback requirements are measured in accordance with the County Land Development Code.

## 3. LANDSCAPING

A. All landscaping will be in accordance with the requirements of the County Land Development Code. No landscaping shall be removed from Old Kings Trail. Installation of additional landscaping must be approved by the ARB and the Owner will be responsible for the additional costs of maintaining the additional landscaping. No installation in landscaping and no change in the condition of the soil or the level of the land of any of the Old Kings Trail area shall be made which would result in any permanent change in the flow or drainage of surface water within Old Kings Trail.

B. LANDSCAPE LIGHTING. Lighting is to be low-key and should be used on accent entrances and special features. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

#### 4. STRUCTURES

A. ROOF, ROOFING, GUTTERS AND DOWNSPOUTS. Roof forms must be designed to provide similar character on all elevations.

(1) STRUCTURE: Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.

(2) STYLE: Suggested roof styles are gabled and hip. Mansard, Gambrel and Dutch Hip roof styles are not allowed.

(3) MATERIALS: Finish materials for pitched roofs must be consistent throughout the Community. Architectural fungus resistance shingles with a 25-year warranty or better, or other materials approved by the ARC may be used. Neither Flat shingles nor gravel roofs shall be used within the Community. Other materials not specifically mentioned are subject to review and approval by the ARC. Light green or blue colored composition shingles shall not be used in the Community.

(4) PITCH: The minimum roof pitch in the Community shall be 5/12.

#### B. FEATURES

(1) CUPOLAS: Cupolas with fixed panes or louvers may be used. Shapes and sizes will vary according to the size of roof and shall be reviewed by the ARC.

(2) DORMERS: Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARC.

#### C. ACCESSORIES

(1) VENTS AND PIPES; VALLEYS AND FLASHINGS: Accessories extending through the roof shall be painted to match the color of the roof.

(2) DOWNSPOUTS AND GUTTERS: Accessories attached to eaves and walls shall be painted to match the color of the surface to which they are attached or to the color of house trim.

(3) EQUIPMENT: Roof top mechanical equipment is not allowed. Solar Panel location is subject to reasonable ARC approval prior to installation. HVAC equipment will be located at the rear of unit and shall be shielded from view.

D. EXTERIOR WALLS

(1) Structural Wall: All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems pursuant to, and using materials in compliance with, applicable building codes. All exterior finishes will be consistent in color schemes, texture, compositions and character throughout the Community. All exterior finishes will be subject to review and approval by the ARC. Exposed concrete block walls or exposed modular concrete units are not permitted. No metal finishes are allowed.

(2) Approved finishes are as follows:

- a. Brick
- b. Stone
- c. Lap, Shake Board & Batten, Vertical Hardie Board

(3) All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements. Any combination of siding with brick, stone or stucco, should complement the architectural style of the home. The architectural submittal should indicate the type of siding to be used with each elevation.

E. EXTERIOR COLORS. Color selection changes for exterior finishes will only be reviewed for the entire building, and the request must be of compatible colors throughout the Community. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. All color samples and schemes shall be submitted to the ARC for review and approval. All ARC requests for change in paint color of the exterior of the building, must be coordinated with all unit owners of the building. Color changes to any exterior component of the house must be selected from the Builder's pre-selected color schemes (packages) while Declarant is in control of the Board. Pre-selected color schemes for prototype models may receive blanket approvals.

F. WINDOWS AND WINDOW TREATMENTS. All windows shall be insulated glass with standard colors consisting of white, sand or bronze in anodized aluminum or vinyl clad. Exterior painted wood or fiberglass shutters may be used if the width of the shutters is no more than 1/2 the width of the window. All exterior windows shall be double pane. Blinds and/or shutters must be white, off-white or stained in color. Fabric window coverings must be lined with white or off-white lining. No flags, signs, display, poster, advertisement, notice, lettering or other advertising, unlined fabrics, sheets or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARC approval and cannot be visible from the frontage, an adjacent parcel, or an adjacent common area.

- WINDOW DÉCOR. No newspaper, aluminum foil sheets or other temporary window treatments shall be permitted, except for periods not exceeding two (2) weeks after an Owner or a lessee first moves into a Home or when permanent window treatments are being cleaned or repaired. Window tinting is permitted provided that the type and method of tinting is first approved by the ARB. Clear UV coating, grey or black, may be applied to windows. Mirror "effect" tinting is not permitted.

G. FLAGS AND FLAGPOLES. Except for flags permitted by applicable law, any other flags are prohibited except as may be approved in writing by the ARB.

H. GARAGES. Covered carports are not allowed. Garage screens are allowed with the condition that they are put up after use and not left out.

I. DOORS. Entrance doors shall be compatible with the house design and color and made of

solid wood, fiberglass or insulated metal. Glass inserts may be included. ARC approval is needed to install screen/storm doors. A door must be compatible with the general architectural design of the units and must be consistent with the general appearance of the community. Only white full glass storm doors are allowed for building aesthetics. Garage doors shall be compatible with entrance doors and may include glass panes.

J. SCREENED ENCLOSURES. Screened enclosures shall be bronze framed with charcoal screen and shall be permitted on the rear patio, subject to review and approval by the ARC. There shall be no screen enclosures located on the front of the home.

K. DETACHED STRUCTURES. No free-standing structures (pavilion, gazebo, platform, doghouse, storage room, cabana, shed, tent, trailer, shack, etc.) or other temporary buildings or structures shall be constructed or otherwise placed within Old Kings Trail.

L. FENCING AND WALLS. No fences or walls shall exceed four feet (4') in height and no chain link or similar style fence shall be allowed on any Lot. Only fences four feet (4') in height are permitted while Declarant is in control of the Board. All fences shall be black flat top aluminum open picket with at least one four foot (4') wide gate, except for the vinyl fencing that has been installed on the perimeter of the subdivision as required by the PUD. Fences cannot encroach any type of drainage easements on any lot.

- For the end townhome units in each building, no fence or wall shall extend forward of the rear corner of the Home.
- Fencing, in all instances, shall be installed no closer than five (5') feet from the rear lot boundary line to allow access of lawn maintenance and other equipment to adjacent lots.
- The Owner of each Lot shall maintain, repair and replace as needed any fencing installed by Owner on their Lot.
- The Owner of each Lot shall maintain and care for all landscaping and grassed area that is encompassed within the "Backyard Area of Lot".
- No fencing allowed in any JEA Easement on any Lot.
- No fencing allowed in any Fire Lane Easement on any Lot.
- Fences installed by Developer may not be removed per PUD.

M. RECREATION STRUCTURES. No recreation structures are to be located in the rear yard or on the inside portion of a corner Lot within the setback lines and located behind a fence. No basketball hoops, playhouse or structure of a similar kind or nature shall be constructed on any part of the Lot. No permanent basketball backboards may be installed.

N. AIR CONDITIONERS. No window air conditioning units are permitted. Any exterior HVAC systems must be shielded from view by fencing or landscaping.

O. EV CHARGING STATIONS. The owner's request for ARB approval of a charging station must include licensed electrical contractor for installation. Equipment must be installed inside the garage. No exterior mounted chargers.

P. SWIMMING POOLS. Above-ground and in-ground pools are prohibited.

Q. SHEDS. No sheds are permitted on any lot.

R. TRASH BIN ENCLOSURE. All homes are required to have fencing or landscaping features that block the view from public streets and neighboring lots, as approved by the ARC.

S. SATELLITE DISHES. All ARB requests for satellite dishes shall be submitted with a copy of the site plan showing the exact location of the proposed satellite. FCC regulations allow individuals to have satellite dishes one meter in diameter or less in communities. The rule allows homeowner's associations to enforce restrictions that do not impair reception, unreasonable delay or prevent installation or unreasonably increase the cost of installation. Satellite dishes will be permitted as long as they are located in the rear of the property and not visible from the street or neighboring properties and integrated with the property and surrounding landscape. Any permissible satellite dishes shall be in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations. Further, any Owner desiring to install permissible satellite dishes may, but is not obligated to, submit plans and specifications for same to the ARC to ensure compliance with the Association's Rules and Regulations governing the types of permissible satellite dishes and restrictions relating to safety, location and maintenance of satellite dishes.

T. SECURITY CAMERAS/DOORBELLS. Cameras and doorbells installed on the exterior of the home after closing require ARC approval prior to installation. Devices installed by the Builder prior to closing are considered approved. Devices must be mounted to the home only and may not be installed on fences, poles, shared structures, or common areas. Wiring must be concealed within the wall or trim and no exposed conduit is permitted. Cameras may not be directed into neighboring windows, doors, patios, or private living areas. Lights may not shine onto neighboring units. The Association reserves the right to require relocation or adjustment if the device creates a nuisance, private concern, or safety issue.

U. SIGNAGE. No sign, display, poster, advertisement, notice, lettering or other advertising device of any kind whatsoever (including, without limitation, "For Sale," "For Rent," or "By Owner," or any other signs for the sale or renting of homes) may be exhibited, displayed, inscribed, painted, or affixed in public view of any portion of any building or other improvement in the Property (including without a Home), or on or in a vehicle, without the prior written consent of the ARB and the Board, which consent may be given, withheld or conditioned in the sole and absolute discretion of the ARB and the Board. Neither the ARB, nor the Board, shall consent to any "For Sales," "For Rent," "By Owner," or similar sign for the renting or sale of a Home so long as Declarant or a Participating Builder owns a Lot in Old Kings Trail or so long as Declarant or any of Declarant's affiliates (or any of their respective successors or assigns) or a Participating Builder are conducting sales and marketing of Homes in Old Kings Trail or other communities developed or marketed by Declarant or its affiliates, or a Participating Builder, whichever is later. Signs, regardless of size, used by Declarant or any of Declarant's affiliates, or any of their respective successors or assigns, or a Participating Builder, for advertising or marketing during the construction and sale period of Old Kings Trail or other communities developed and/or marketed by Declarant shall be exempt from this Section. Such sign or signs as Declarant and/or a Participating Builder may be required to erect under the terms of an Institutional Mortgage shall be exempt from this Section. An Owner may display a security sign provided by a contractor for security services as permitted by the HOA Act. This provision may not be amended without the prior written consent of Declarant and Participating Builders.

V. HURRICANE PROTECTION. Improvements intended to provide hurricane protection

must be approved by the ARC in advance as to color, style, function, and compatibility. Such improvements include, but are not limited to, roof systems, storm shutters, windows and doors, exterior fixed generators, and fuel storage tanks.

- **HURRICANE SHUTTERS.** No hurricane shutters may be installed without prior written consent of the ARB, which consent may be not reasonably withheld. If the installation of hurricane shutters is made, which does not conform with the ARB's consent, then the hurricane shutters will be made to conform by the ARB at the Owner's expense, or they shall be removed. Approved hurricane shutters shall not be installed or closed, as applicable, before the issuance of a hurricane watch by the National Hurricane Center encompassing the Old Kings Trail location, and shall be removed no later than ten (10) days after the cessation of a hurricane watch or warning for same ("Hurricane Shutter Time Period"), however, if the hurricane shutters are clear in color they shall be allowed to remain installed or closed, as applicable, if the Owners are absent during hurricane season.

**W. DRIVEWAYS, WALKWAYS AND PATIOS.** Driveway extensions ARE NOT permitted on any townhome lot. Patios may be constructed out of concrete, pavers or a combination of the two. Concrete must be gray in color. Pavers must be natural colors – gray, tan, brown or black. Any changes to a home's flatwork must be approved by the ARC. Walkways ARE NOT allowed along the sides of a home.

**X. PAVERS.** All pavers shall be of the same color and of a neutral color as to compliment the exteriors of the community. All paver requests shall be submitted to ARC prior to any installation thereof. ARC requests shall include a site plan showing location of requested paver installation, shape and dimension of pavers, paver color and styles.

**Y. CLOTHES DRYING AREA:** No portion of any Lot shall be used as a drying or hanging area for laundry of any kind which is visible from the frontage, an adjacent parcel, or an adjacent common area.

**Z. ANCILLARY EQUIPMENT.** Roof-mounted equipment will not be allowed except as mandated by Florida Statutes or otherwise approved by the Architectural Review Board.

**AA. WAIVERS.** The foregoing criteria are guidelines to which adherence is required. The ARC may waive any requirement set forth herein if it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property and the Community.

**5. MAINTENANCE DURING CONSTRUCTION.** During construction, all debris shall be placed in a single location on the construction site only. All debris must be contained; construction dumpsters are preferred. After construction, no debris, excess building material, storage material or trash of any kind shall remain on any Lot or on sidewalks or streets or lakes contiguous thereto. It is the duty of the homebuilder and/or the homeowner to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARC. Failure to comply with the request may result removal of the debris by the ARC, with all related costs charged to the homebuilder or the homeowner, as applicable.

## **6. MISCELLANEOUS**

**A. MAINTENANCE:** No refuse piles or other unsightly object(s) shall be placed or remain anywhere on any Lots, and each Lot shall present a neat and clean appearance. If any Owner fails or refuses to keep the Lot free of refuse piles, debris or other unsightly objects or to keep the Lot in a neat and clean appearance, the ARC or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

B. SALES AND CONSTRUCTION ACTIVITIES: Notwithstanding any other provisions hereof, the Developer, its agents, successors, assigns and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots or dwellings and to construct improvements thereon within the Community.

C. All Owners and other occupants of the Property shall at all times comply with the terms of the Subdivision Documents and Zoning Codes, and all environmental, land use, marketing, and consumer protection ordinances, statutes and regulations applicable to the Property or to any Improvements and Lot Improvements constructed thereon, as well as all governmental rules, regulations, statutes, and ordinances applicable to each Owner in connection with the Property.

D. FEES. A Security Deposit shall be payable at the time of the ARB request, for any patio extensions, paver additions or any other alteration that changes the footprint of the home.

Each Owner shall be liable to the Association for any damage to or changes required to any common areas including the common irrigation system that may be necessary due to requested ARB requests and each Owner will be required to pay all costs associated for repairs or changes up front. The association will require a security deposit sufficient to pay for any such costs at the time of the ARB request. Any monies not spent from the security deposit will be returned to the applicant at the completion and inspection of the finished construction. The Owner is required to contact the property manager at the completion of requested installation to arrange for inspection. If additional monies are due for the repair or change necessary over and above the security deposit, the Owner will pay all additional costs associated with the necessary repairs/changes required to any common area, including irrigation relocation or damage.

***These Architectural Guidelines may be revised from time to time, in accordance with the subdivision documents, as necessary upon approval by the Board of Directors of the Association.***

***\*\*Document amended on 2/25/26\*\****