

**Adopted Architectural Control**

**Guidelines**

**For**

**TRACELAND**

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## INTRODUCTION

The developed standards and criteria within this document are intended to serve as architectural guidelines for Traceland, a master planned residential community in Clay County, Florida. It contains the necessary information to guide homebuilders and homeowners through the design criteria and requirements of said development and the pertinent governing authorities.

### 1. TITLE AND SCOPE

#### 1-1 TITLE

The standards and criteria set forth shall be known as the Architectural Control Guidelines, hereinafter referred to as the “Guidelines” for Traceland, which will be referred to hereinafter as the “Community”.

#### 1-2 INTENT

The intent in requiring the approval of all submittals is to promote the general pattern of development of the Community envisioned by the Declarant. These Guidelines, as they are amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction. The Architectural Review Board (“ARBARB”) shall not be bound by the specific criteria and guidelines adopted from time to time, but shall be free to add to, or amend, the Guidelines. Nothing contained in these Guidelines, 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 the Owner at the Owner’s sole cost and expense. No approval by the ARB shall be under any obligation to meet with respect to future approvals of any construction anywhere within the Community. These Guidelines are compatible and consistent with the Declaration of Covenants and Restrictions for Traceland (the “Declaration”) Defined Terms as used herein shall have the same meaning as set forth in the Declaration unless specifically defined in these Guidelines.

#### 1-3 SCOPE

No Single Family Lots, buildings, fences, walls, structures, yard ornaments, sheds or other improvements of any nature including all signage and landscaping plans (collectively referred to herein as “Intended Improvements”) shall be commenced, erected, placed, altered or maintained; no change, addition or alteration to the exterior of any of the existing improvements including, without limitation, colors, signage or landscaping as initially improved and installed shall be made, until the construction plans, elevations, site plans, floor plans, building specifications, colors, plans showing the location of the Intended Improvements, have been approved in writing by the ARB. The items or matters to be submitted to the ARB for its approval shall hereinafter collectively or individually, as the context may require or permit, be referred to as the “Plans”. Items

to be reviewed by the ARB will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting scheme, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels, satellite dishes, or other devices, construction of fountains, yard ornaments, sheds, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves, statues, playground equipment, trampolines, and basketball goals. Any Intended Improvements shall be erected, placed, or altered upon the Community, only in substantial accordance with the Plans as approved. Refusal to approve plans, or any portion thereof, by the ARB may be based solely upon aesthetic considerations.

## 2. PROCESSING

### 2-1 PLANS SUBMITTAL REQUIREMENTS

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 shall include but not be limited to the items 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. heated and cooled living area
    - ii. garage (minimum two car)
    - iii. patios or enclosures
    - iv. total overall square footage
  - c. Dimensioned floor plans at 1/4" scale:
    - i. mechanical equipment
  - d. Dimensioned elevations at 1/4" scale:
    - i. roof pitch, minimum 5/12
    - ii. height of structure (not to exceed 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. stucco or siding body colors
  - ii. trim colors
  - iii. accent colors for doors and shutters
  
- b. Roof color samples (blues and greens are not to be offered):
  - 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

2-2 REVIEW PROCEDURE FOR SINGLE FAMILY PLANS

All Lot Owners within the Community shall prepare and submit a Plan package in accordance with the aforementioned requirements to the ARB for review. A blanket approval may be obtained for prototype models. An individual submittal will be required for each custom home plan or modifications to prototype plans.

The ARB will release the Plans back to the Owner after full plan review and approval by the ARB. The owner is responsible for submitting the Plans to the appropriate governmental authority for review and approval.

Note: The ARB's approval of the 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 at Owner's sole cost and expense.

If the ARB disapproves any plans submitted by Owner, ARB shall so notify the owner in writing stating the specific reason or reasons for denying approval, whereupon Owner shall revise the Plans accordingly and resubmit same. The resubmission will be treated as an original submission. If deviations from approved final plans become apparent during or after construction, then the Owner must remove the deviation at Owner's sole cost and expense at the discretion of the ARB. Construction may commence upon Owner receiving written approval of the construction plans by the ARB and upon receipt of all required permits from municipal or other jurisdictional authorities over the project.

### 3. SITE

#### 3-1 ZONING

Existing zoning requirements will be considered as per Clay County Zoning Ordinances governing the Community as well as approved PUD for Traceland.

#### 3-2 SITE CONDITIONS

All Lots in the Community have curb and gutter at the front or side of the Lots. This paving and drainage design shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information about these areas. Preservation of existing trees shall be pursued for trees with a trunk caliper of 4” or greater at a point 3’ above ground level, unless they interfere with the house pad, driveway or drainage. No tree shall be removed from any Lot without the consent of the Developer until the Owner shall be ready to commence construction.

#### 3-3 PARKING

No parking will be permitted in areas where the subdivision’s drainage flow may be interrupted. Additional driveway for parking purposes is subject to review and approval.

#### 3-4 SETBACK REQUIREMENTS

##### Single Family Lot setback requirements:

- Front - 20 feet
- Side - 5 feet measured from farthest projection of structure that is above 30” off grade to property line
- Rear - 10 feet

Corner Lots shall permit one vehicular access only. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks. The other frontage shall be considered a side yard with a minimum 10 feet setback, and the other two yards shall be considered side yards for purposes of the required minimum setbacks. All setbacks are measured from the farthest projection of structure above 30” off grade. Fences may be allowed in setback areas in compliance with Clay County Land Development Codes and ARB approval.

##### Pools and Pool/Patio Enclosures:

- Front - 20 feet
- Side - 5 feet
- Rear - 5 feet

Pool Decks:

Front - 20 feet  
Side - 5 feet  
Rear - 5 feet

The foregoing setback requirements may be waived by a written instrument executed by the Developer or the ARB in the event that the Developer or ARB determine in their sole discretion that such waiver is necessary or convenient.

3-5 OTHER DEVELOPMENT CRITERIA

Maximum height of structures, maximum Lot coverage, and maximum impervious ratio on each lot will be as established in the PUD, as subsequently modified or amended.

4. LANDSCAPING

4-1 LANDSCAPE INTENT

The Developer of the Community considers landscaping to be a critical design element to the Community and to the individual homes within the Community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

4-2 LANDSCAPE REQUIREMENTS

All landscaping will be in accordance with the requirements of the Clay County landscape and tree ordinances. Nothing outlined herein shall be construed to be less than or reduce the requirements of the County. Driveways and walks shall be constructed to meet County requirements. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted. Front and side elevations and rear elevations on Lots which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Any plant material which dies or becomes unsightly after installation will be replaced using approved plants by the builder or homeowner.

4-3 PLANT MATERIAL

Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Florata sod including rights of way abutting paved roads and lake banks adjacent to the lake banks. Lake Lots must be completely sodded and irrigated to

the water's edge. Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty-four inches immediately after planting provided the screen hedge grows so that it closes all gaps within the first year.

Synthetic plants, plastic mulch, or colored mulch are not permitted. Trees shall be forty-five gallon material with a minimum height of eight feet when planted. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, shall not be used within fifteen feet of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

#### 4-4 IRRIGATION

The entire yard for all Single Family Lots shall be 100% irrigated including rights of ways abutting paved roads and lake banks adjacent to the homesite. The irrigation system shall be automatically controlled by a time clock.

#### 4-5 LANDSCAPE LIGHTING

Lighting is to be low key and should be used on accent entrances and special features. Overall high levels of light are not desired. 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.

#### 4-6 RECOMMENDED LANDSCAPE MATERIAL

Trees, plants and shrubs shall be planted to achieve at least the minimum amount required by Clay County.

These shrubs and plants may be planted in clusters or in a hedge-like fashion. AC units and pool equipment must be screened with three gallon material at a minimum. The following criteria should be considered when selecting plants for use within the Community:

1. Native species and evergreens.
2. Relatively resistant to insects and diseases.
3. Cold hardy material.
4. Adaptability to existing soil conditions.
5. Long life expectancy.

The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables; accordingly, all plans must be reviewed and approved by the ARB to ensure that satisfactory plants have been selected for each location.

#### 4-7 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

#### Botanical Name

#### Common Name

#### GROUND COVERS

Juniperusspp	Juniperushorizontalis – Creeping Juniper, Horizontal Juniper,
Juniperusconferta -	Shore Juniperus
Cytomiunfalcatum	Holly Fern
Liriopemuscari	Monkey Grass, Lily Turf, Border Grass
Trachelospermumasiaticum	Asiatic Jasmine
Zamia floridana	Coontie - Native

#### GRASSES

Muhlenbergiacapillaris	MuhlyGrass - Native
Paspalumquadrifolia	Paspalum Crown Grass - Native
Spartina spp.	Cordgrass - Native
Tripsacumdactylaides	Dwarf FakahatcheeGrass - Native
Tripsacumfloridana	Florida Gama Grass - Native

#### PALMS AND PALM LIKE

Serenoarepens	Saw Palmetto - Native
Sabal palmetto	Cabbage Palm - Native
Washingtoniarobusta	Washingtonia Palm

#### PERENNIALS

Dianella spp.	Flax Lily
Moraeairidioides	African Iris
Pentaslanceolata	Pentas
Plumbagoauriculata	Plumbago

#### VINES

Gelsemiumsempervirens	Carolina Jasmine - Native
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#### SMALL SHRUBS

Rosa spp.	Knockout Rose
Rhaphiolepisindica	Indian Hawthorn

Ilex vomitoria  
Loropetalum chinense  
Juniperus chinensis  
Duranta erecta

Schillings Holly  
Dwarf Loropetalum  
Parsonii Juniper  
Duranta Golden

### LARGE SHRUBS

Ligustrum japonica  
Ilex vomitoria  
Viburnum odoratissimum  
Illicium floridanum  
Viburnum odoratissimum  
Podocarpus macrophyllus  
Ilex burfordii  
Ilex vomitoria  
Myrica cerifera  
Pittosporum spp.

Ligustrum  
Yaupon Holly Upright  
Walters Viburnum  
Florida Anise  
Sweet Viburnum  
Japanese Yew  
Burford Holly  
Yaupon Holly  
Wax Myrtle  
Pittosporum

### SHADE TREES

Quercus virginiana  
Quercus laurifolia  
Acer rubrum  
Taxodium distichum  
Ulmus alata  
Ulmus parvifolia  
Magnolia grandiflora  
Pinuselliotti  
Pinus palustris  
Juniperus silicicola  
Ulmus americana  
Liquidambar styraciflua  
Betula nigra

Live Oak  
Laurel Oak  
Red Maple  
Bald Cypress  
Winged Elm  
Drake Elm  
Magnolia  
Slash Pine  
Long Leaf Pine  
Southern Red Cedar  
American Elm  
Sweet Gum  
River Birch

### SMALL TREES

Ilex x attenuate  
Lagerströmia indica  
Cercis canadensis  
Ligustrum japonica  
Ilex x

East Palatka Holly  
Crape Myrtle  
Redbud  
Tree Form Ligustrum  
Nellie Steven Holly

## 5. STRUCTURES

### 5-1 INTRODUCTION

The following design guidelines pertain to specific structural items which add individual character to the overall impression of the house and provide constant design continuity for all the buildings within the Community. All homes in the Community shall be erected of frame construction, concrete block (CBS), or other approved construction methods. All block and framing must be covered. The minimum square footage of heated and air conditioned space within the dwellings shall be as follows:

All Lots : 1,600 Square Feet

The maximum square footage of heated and air conditioned space within the dwellings shall be as follows:

53' Wide Lots: 2,675 Square Feet

63' Wide Lots: no maximum so long as height and applicable lot coverage ratios are met

### 5-2 ROOF, ROOFING, GUTTERS AND DOWNSPOUTS

Criteria: Roofs are one of the most important elements in the design of a structure. In the Community roof forms must be designed to provide the same character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

- **STRUCTURE:** Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.
- **STYLE:** The roof styles envisioned in the Community are gabled, hip and flat with parapets on limited applications. Mansard and Gambrel roof styles are not allowed. Conical type of roof may be considered, depending on its application, by the ARB.
- **MATERIALS:** Finish materials for pitched roofs must be consistent throughout the different housing products in the Community. These can be flat or barrel cement tile, standing seam galvanized aluminum, cedar shake, or architectural fungus resistance shingles with a 25 year warranty. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. 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 ARB. Light colored, green or blue colored composition shingles shall not be used in the Community. **All patio and lanai roofing must match the roofing material of the main structure.** After market patio enclosures with pan type roofing will not be allowed.
- **PITCH:** The minimum roof pitch in the Community shall be 5/12.

### 5-3 FEATURES

- **CUPOLAS:** Cupolas with fixed panes or louvers may be used in houses in the Community. This cupola shall be hip, square or hexagonal. Sizes will vary according to the size of roof and shall be reviewed by the ARB.
- **DORMERS:** Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARB.
- **CHIMNEYS:** All chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stucco, stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal or clay.

### 5-4 ACCESSORIES

- **VENTS AND PIPES:** These types of roof accessories extending through the roof shall be painted to match the color of the roof.
- **VALLEYS AND FLASHINGS:** These types of roof accessories attached to the roof shall be painted to match the color of the roof.
- **DOWNSPOUTS AND GUTTERS:** These types of accessories attached to eaves and walls shall be painted to match the color of the surface that they are attached to or the color of the trim of the house.
- **EQUIPMENT:** Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk or adjacent property.
- **LOCATION:** A.C. equipment, irrigation or pool pumps located at ground level shall be shielded by landscape.

### 5-5 EXTERIOR WALLS

**Structural Wall:** All exterior structural walls shall be constructed of concrete masonry units (“CMU”), wood or steel framing systems pursuant to Clay County Building Code. The following requirements apply to all exterior walls and all kinds of façade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must be in compliance with the Standard Building Code. 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 ARB. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes will be allowed.

The finishes are the following:

- A. Brick
- B. Stone
- C. Stucco
- D. Horizontal lapsiding (wood, vinyl or smooth hardy board material only)
- E. Vertical board siding (wood, vinyl or smooth hardy board material only)

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The houses in the Community shall either have all-brick or brick and siding, all stucco or stucco and siding, all stone or stone and siding, or brick, stone and stucco on their exterior walls THIS WOULD PRECLUDE STUCCO FRONT WITH STONE ACCENT AND VINYL SIDING. However, the finish materials in each elevation will be limited to two (2). If siding is to be incorporated in the rear elevation of a house, then the side elevations must incorporate the same siding.

When using siding on the front of the home in combination with brick, stone or stucco, the siding should be an appropriate complement to the architectural style of the home. The architectural submittal should indicate the type of siding to be used with each elevation. Vertical siding may not be used on the front elevation of the home.

When using combinations of brick and siding, or brick and stucco on the front elevation, the brick shall wrap around 24" minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24" minimum to the side elevations. When using stone, the stone shall wrap around 24" minimum to the side elevations.

#### 5-6 EXTERIOR WALL COLORS

Homebuilders may offer color schemes previously approved by the ARB. Color selection for exterior finishes that require painting shall be based on 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 ARB for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals. NO BRIGHT OR PRIMARY COLORS ALLOWED

#### 5-7 WINDOWS AND WINDOW TREATMENTS

All windows shall be insulated glass with standard colors consisting of white, sand or bronze in anodized aluminum, vinyl clad, or painted wood. Painted wood or fiberglass shutters may be used provided that the width of the shutters is no more the ½ 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, unlined fabrics, sheets

or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARB approval.

#### 5-8 GARAGES

All Single Family Lots shall have at a minimum a two (2) car garage. Metal or fiberglass covered carports are not allowed.

#### 5-9 DOORS

Entrance doors shall be compatible with the design and color of the home and made of either solid wood, fiberglass or insulated metal. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes.

#### 5-10 SCREENED ENCLOSURES

Screened enclosures shall be permitted on the rear patio and/or pool, subject to review and approval by the ARB. No screened enclosures shall be permitted on the front of the house. The roof of the enclosure may be a screen roof or must be a permanent roof whose shingles match the main structure in color and style. After market patio enclosures with pan type roofing are not allowed. Screened roofing may also be used with pool screen enclosures. Only bronze colored enclosures are allowed.

#### 5- 11 AWNINGS

Awnings shall be permitted subject to the discretion of the ARB.

#### 5-12 DETACHED STRUCTURES

Any free standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information to the ARB. Approval will be granted only upon the merit of the structure and desirability for the neighborhood.

#### 5-13 FENCING AND GARDEN WALLS

Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house. Use of these elements to enclose space and provide for variety in the scale of the interior space is encouraged. All proposed fencing and garden walls shall be shown on the design documents.

#### FENCING

Design:

**Please always obtain architectural approval prior to the installation of any fencing. If there is a question in determining the type of fencing on a particular Lot, please contact the board for pre-approval and a letter stating the type of fence to be used will be provided to you.**

- Site Locations: Fencing shall not extend beyond eight (8) feet before the front wall plane of the residence; excluding the garage area on an “L” shaped residence, into the front yard. Fencing sections with gates may be installed. Pool enclosures related to children’s safety or other reasons shall be subject to consideration by the ARB on an individual basis.
- Corner Lots: Fencing along the street side property line of corner Lots shall be set back five (5) feet. This strip of land shall be planted with a hedge of 3-gallon shrubs, 24” minimum height at planting time and spaced at 24” o.c. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback shall apply to all models, including courtyard homes.

#### 5-14 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner Lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the Lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent Lots or the use thereof. Any such structure must have prior approval of the ARB and without limiting any other criteria for approval, the ARB shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be installed adjacent to the street or on any cul-de-sac.

#### 5-15 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. All exterior air conditioner compressors shall be surrounded on all exposed sides by 3-gallon hedge type plants, AT A MINIMUM. A minimum of three to four per exposed side is required. The service opening shall not face the street.

#### 5-16 FIREPLACES AND CHIMNEYS

It is preferred that the chimney tops be designed so that the flue will be covered from the elements. A detail of the chimney top should be shown. If the flue is exposed, then the chimney design and covering must be of a size and material that is architecturally acceptable. Exposed spark arrestors will not be permitted.

#### 5-17 SWIMMING POOLS AND TENNIS COURTS

Any swimming pool or tennis court to be constructed on any Lot shall be subject to review and approval by the ARB. Above ground pools are prohibited in the Community.

Pool equipment located adjacent to the house shall be enclosed on two sides by 3-gallon hedge type plants. The service opening shall not face the street. On lake Lots, the service opening shall be landscaped pursuant to the landscape requirements.

#### 5-18 SATELLITE DISHES

Satellite dishes up to 24 inches in diameter may be permitted subject to ARB approval.

#### 5-19 CABLE T.V. AND TELEPHONE COMMUNICATION

The ARB recommends each new Single Family Dwelling be pre-wired for cable-TV, telephone and alarm systems. All exposed wiring will be enclosed in a 6" x 8" x 3" box.

- Telephone & Cable TV: For each new house that is constructed in the Community, it is required that it be pre-wired for cable-TV and telephone service. This shall be the homebuilder's responsibility. The company to provide these services shall be selected by the Developer, its successors and assignees, at its own discretion.
- Antennas & Dishes: Only small satellite dishes, not exceeding 24" in diameter, are allowed in the Community. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible. The type of dish and location will be reviewed by the ARB. Television antennas may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location. Other types of antennas are not allowed without the written approval of the ARB.

#### 5-20 SIGNAGE

All signage in the Community to be installed by the homebuilders or homeowners, shall be consistent with the approve PUD and submitted to Clay County for compliance with its sign ordinance. Signage in the Community will be classified as:

- Identification Signs (Homebuilder Signs)
- Directional Signs
- Informational Signs
- Real Estate Signs
- Other Signs

Signs or features related to the Community shall be designed and installed by the Developer. Per the PUD zoning, these include signs at the main entrance feature, directional signs, informational signs at the amenity center and other informational signs.

- Identification Signs (Homebuilder Signs): These are the type of signs homebuilders will use to display the name of their company and the availability of the Lot. One (1) sign is allowed in each Lot and it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders shall be responsible for the cost and installation of the same.
- Directional Signs: Non-advertising vehicular and/or pedestrian directional signage will be designed and initially installed by the Developer. These shall be designed of a specific size of sign area and a maximum height above grade.
- Informational Signs: This type of signage, as required throughout the site, must conform to all details and specifications for standard D.O.T. sign faces. In order to enhance the overall site, the following details must be followed.
  - The backs of all single faced signs are to be painted with the appropriate type of paint in the same color paint as the support post.
- Real Estate Signs: “For Sale” or “For Rent” and “Yard Sale” signs of typical market size are allowed in the Community. One (1) sign will be allowed on a Single-Family Lot front yard which is available for re-sale or rent.
- Other: Except for the types of signs explained in this chapter or otherwise approved by the ARB, no other signs, flags (other than one American flag per Lot), banners or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining Lots, located within road right-of-ways or common areas, or placed on or about any of the properties within the Community.

#### 5-21 MAILBOXES & HOUSE NUMBERS

Centralized mail kiosks using cluster mail boxes will be located within the Community.

House numbers are specified to be rectangular shape with a black background, brass numbers and frame.

#### 5-22 WAIVERS

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner within the Community; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

## 6. MAINTENANCE

### 6-1 MAINTENANCE DURING CONSTRUCTION:

During construction, all debris shall be placed in a single location on the Lot of the construction site only. The debris shall be contained by some type of container to assist in keeping the debris from being scattered. Construction dumpsters are preferred.

After construction no debris or trash of any kind shall remain on any Lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a Lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARB. Failure to comply with the request will cause removal of the debris by action of the ARB and all related costs will be charged to the homebuilder or the homeowner.

## 7. MISCELLANEOUS

### 7-1 MAINTENANCE:

No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any Lot within the Community and no refuse pile or unsightly object shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the exterior of his Single Family Lot, building and improvements on his Lot in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. In the event that any Owner fails or refuses to keep his Single Family Lot free of weeds, over grown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Single Family Unit, building or improvements on his Lot in a good and workmanlike manner or in a neat and clean appearance, the ARB 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.

During the construction of a Single Family Lot or other improvement, each Owner will be required to maintain his Lot in clean condition, providing for trash and rubbish receptacles and disposal. Construction debris will not be permitted to remain on any Lot and must be kept out of the lakes and right of ways.

### 7-2 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 Single Family dwellings and to construct improvements thereto and to the Community.

7-3 CLOTHES DRYING AREA:

No portion of any Lot shall be used as a drying or hanging area for laundry of any kind, unless fully screened from the view of the neighboring Owners and from the street.

7-4 ARTIFICIAL VEGETATION:

No artificial grass, plants or other artificial vegetation or sculptural landscape décor shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARB.