

# *Southern Hills*

## PLANTATION CLUB



# DESIGN REVIEW GUIDELINES

Revised 5/5/25

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

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## **Revisions**

Section VI – Page 50 – Streetscape Zone tree requirement 5/5/25

### **Statement of Purpose and Objectives of Design Review Guidelines**

The master developer (the “**Developer**”) of the **Southern Hills Plantation** Community (the “**Community**”), is desirous of establishing an aesthetically pleasing and functionally convenient community and for that purpose has declared and recorded a Declaration of Covenants, Conditions and Restrictions for **Southern Hills Plantation** recorded in Official Records Book 1914, Page 989 of the public records of Hernando County, Florida (as may be amended and supplemented from time to time, being referred to as the “**Declaration**”) applicable to all improvements within the Community. The Declaration establishes **Southern Hills Plantation** Homeowners Association, Inc. (the “**Association**”) and the Design Review Committee (“**DRC**”) and sets forth its jurisdiction, powers, obligations and rules and regulations under which the DRC will conduct its review of proposed site plans. Statements in this document (hereinafter, these “**Design Guidelines**”) are intended to condense, amplify, or clarify provisions of the Declaration. All capitalized terms used herein shall have the meanings set forth in the Declaration unless otherwise defined herein. In the event of a conflict between the Design Guidelines and the Declaration, the provisions of the Declaration will prevail.

The purpose of the Design Review Manual is to help Designated Builders, Participating Builders and Lot Owners to understand the criteria used to review and approve proposed plans for Residential Units within Southern Hills Plantation. For those who have already become a part of the community, it also establishes the standards used to evaluate exterior modifications to completed homes.

In conjunction with the Declaration of Covenants and Restrictions (CC & R’s) for Southern Hills Plantation, the Design Guidelines is intended to fulfill these objectives:

- ☐ To preserve and maintain the inherent qualities of the community and individual neighborhoods while allowing for the design and construction of individual homes.
- ☐ To advocate the protection and promotion of property values through the establishment of written standards.
- ☐ To establish a viable framework for the planning, design, approval and construction of new homes.
- ☐ To accommodate exterior modifications for existing homes as may be requested in the future by residents.
- ☐ To assist home purchasers, builders and architects from the preliminary design phase of a new home through its completion.

The development philosophy for the Community is rooted in a commitment to design quality and ensuring that materials are best used to enhance the natural beauty. In all instances, the Developer has a determination and desire to create a superior living environment for generations to come through the preservation of the natural character of the Community. While individual creativity is encouraged, standards have been established in this Design Guideline to maintain a measure of consistency or compatibility within individual neighborhoods throughout the course of community development. Adherence to the standards contained in this manual will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place

to live.

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

## Section II

### Design Review Committee: Organization & Policies

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**Overview** - The DRC and design review process are to establish, govern and maintain aesthetic standards for construction within the Community, including examining, and approving or disapproving any and all proposed or modified improvements for building sites.

**Objectives** - Architectural and design review shall focus on, but not be limited to, the following objectives:

- ☐ To ensure that the location and configuration of the proposed improvements are visually harmonious within the context;
- ☐ To ensure that the architectural design of proposed improvements and their materials and colors visually enhance and coalesce the overall appearance of the Community;
- ☐ To ensure that plans for landscaping provide visually pleasing settings for structures on the same Lot and on adjoining or nearby Lots, and blend harmoniously with the natural landscape;
- ☐ To ensure that any proposed improvements comply with the provisions of these Design Guidelines and the Declaration; and
- ☐ To promote building design and construction techniques that improve energy consumption and environmental consideration such as heat loss, air emissions, usage of resources and run-off water quality.

**Enforcement Powers** - The DRC reserves the right during construction of the proposed improvements, as a part of its approval process, to enter the Lot to inspect the proposed improvements to assure their compliance with the approved plans and specifications.

- ☐ If any proposed improvements shall be made without the approval of the DRC, or are not in compliance with the approved plans and specifications, the Lot Owner shall, upon written demand, commence to cause the proposed improvements to be removed or restored to their original conditions within **fourteen (14) days** from the date of the written demand to their original conditions, and such Lot Owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable DRC attorney's fees.
- ☐ If the property owner has not removed or restored or commenced to remove or restore the unapproved proposed improvements within the fourteen (14) day period, the DRC shall notify the Board of Directors of the Association, who shall then determine whether there is a noncompliance. If a noncompliance is deemed by the Board of Directors to exist, the Lot Owner shall remedy or remove same within ten (10) days of announcement of the Board's determination. If the Lot Owner does not comply within such time, the Board shall have the right to (1) have removed or otherwise remedy the noncomplying improvement and be reimbursed by the Lot Owner for the costs of removal and/or remedy; (2) levy a fine against the Lot Owner; or (3) institute an action to recover sums due for damages or to seek injunctive relief to require the Lot Owner to cease, remove or restore the unapproved improvements.

All the remedies set forth herein are cumulative. No delay, failure or omission on the part of the DRC or Board of Directors in exercising any right, power, or remedy herein provided shall be



## Section II

### Design Review Committee: Organization & Policies

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construed as an acquiescence thereto or a waiver of the right to enforce its rights, powers or remedies.

No right of action shall accrue, nor shall any action be brought or maintained by anyone whatsoever against the DRC, the Board of Directors, the Association, the Developer, or any Lot Owner on account of any failure to bring any action on account of any violation or breach of the provisions of these Design Guidelines.

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

**Authority of the DRC** - The Developer shall have exclusive jurisdiction through the DRC over all new construction and modifications to completed homes within the community until such responsibilities are turned over or assigned to the Association as provided in the Declaration. The authority of the DRC includes, but is not limited to, the following:

- ☐ To approve or deny Applications and Design Documents for compliance with the provisions contained in the Design Review Manual or on purely aesthetic grounds where, in its sole judgment, such action is required to maintain the desired character of the overall community or individual neighborhoods.
- ☐ To establish architectural motifs and exterior design themes for neighborhoods within the community.
- ☐ To assure compatible architectural designs, materials and colors as well as harmonious relationships among homes on neighboring Lots.
- ☐ To prepare design, environmental and construction site standards for the protection of property values.
- ☐ To establish fees for the processing of Applications and the administration of the design review process.
- ☐ To prepare and amend standards and other provisions in the Design Review Manual as may be required from time to time.
- ☐ To inspect work in progress or completed improvements at the option, but not the obligation, of the DRC.
- ☐ To prohibit or require the removal [*when constructed or modified without approval*] of improvements inconsistent with the provisions of the Design Review Manual or Applications and Design Documents on file with the DRC.
- ☐ To issue stop work orders for Designated Builders, Participating Builders and Lot Owners in violation of standards in the Design Review Manual, in conflict with approved Applications and Design Documents, or for undertaking new construction or modifications not previously approved by the DRC. The DRC shall not be responsible for any costs or expenses incurred by Designated Builders, Participating Builders and Lot Owners, as a result of issuing a stop work order.

**Decisions and Basis for Decisions** - Upon receipt of an Application or Change Request and required design documents, the DRC will begin an Applicant's request and render one of three (3) decisions:

- ☐ Approved as submitted
- ☐ Approved with stipulations
- ☐ Disapproved.



The approval of Applications or Change Requests for new construction on a certain Lot shall not obligate the DRC to make similar approval on other Lots with similar Application or Change Requests.

The DRC is not obligated to review incomplete Applications or Change Requests that do not conform to the requirements set forth in this Design Guideline.

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

- ☐ Compliance with the provisions of these Design Guidelines;
- ☐ The harmony of external design with the surroundings;
- ☐ The effect of the construction on the appearance from surrounding property; and

Such other factors, including purely aesthetic considerations, which in the sole opinion of the DRC shall affect the desirability or suitability of the construction.

**Limitations of Responsibility** - The primary goal of the DRC is to review the Design Review Applications to ensure compliance with these Design Guidelines but does not assume responsibility for the following:

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

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

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

- ☐ Explanation and interpretation of Design Guidelines;

## Section II

### Design Review Committee: Organization & Policies

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- ☐ Providing pre-design conferences to consider existing data relating to a particular home site, adjacent, or planned homes, easements, setbacks, etc.;
- ☐ Scheduling of all meetings and member notification; and
- ☐ Review job progress

**Notifications** - Plans and specifications will be retained by the DRC as part of the record. Any individual or entity ("**Applicant**") who submits Design Review Applications or Change Requests will be notified by Manager or Developer within **twenty (20) days** of submittal receipt of all DRC decisions.

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

**Submittal of Design Review Application, Change Requests, or Inquiries** - All Builder submittals shall be made via e-mail to the DRC. Submittal reviews and responses may take up to **twenty (20) days** to complete. After one year, applications expire and become invalid.

Submittals and supporting documentation, or inquiries, are to be addressed to:

**E-Mail:**            **Ejohnson@GreenPointllc.com** – Administrator

**Mail:**             **19850 Southern Hills Blvd**  
                         **Brooksville, FL 34601**

**Phone:**          **352-397-2922**

#### **ADDITIONAL REQUIREMENTS**

These Design Guidelines have been adopted to assist the Lot Owners within the Community and the DRC in connection with the design approval process. These are merely guidelines, and the DRC will have the right to waive any of the requirements or will have the right to require additional or more stringent requirements.

## Section III

### Design Review Overview for Custom Home Approval

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The following is an outline of the procedures for plan submissions for single-family detached homes (**custom home**). All plans are to be submitted to the DRC for review. Once approved, applications are valid for one (1) year from date of approval. If Applicant wishes to proceed with the project after the application expiry date, Applicant must apply for a new approval

An individual Lot Owner who purchases a Lot in a neighborhood must use a **Participating or Designated Builder** for the construction of a custom home.

A **Designated Builder** is a builder (a) selected by an individual Lot Owner for the construction of a custom home and (b) accepted by the Developer for such limited purpose.

A **Participating Builder** is a builder who purchases Lots within the community for the purpose of constructing custom homes thereon for sale to third party purchasers as part of the participating builder program organized and operated by the Developer.

The following is a summary of the **Design Review Process** for custom home approvals:

<b>STEP 1:</b>	Submit Preliminary Design Review Application	Allow up to 20 calendar days for comments from the DRC.
<b>STEP 2:</b>	Obtain Builder Approval	Participating Builder(s) are pre-approved to build custom homes on all home sites
<b>STEP 3:</b>	Submit Final Design Review Application	Allow up to 20 calendar days for a decision by the DRC
<b>STEP 4:</b>	Obtain Building Permit	As per schedule of requisite building department
<b>STEP 5:</b>	Submit Landscape Review Application	Allow up to 20 calendar days for a decision by the DRC
<b>STEP 6:</b>	Arrange for Final Inspection and Submittals	Provide certificate of occupancy, final lot grading as built, and final survey.

The following provides details of the **Design Review Process** steps for custom home approval:

**Step 1: Submit Preliminary Design Review Application** - To determine the appropriateness of the proposed plans prior to undertaking the preparation of final architectural drawings, an individual Lot Owner is required to submit a **Preliminary Design Review Application**, including applicable **Items and Design Documents** as identified on the application form. Design Documents required for Preliminary Design Review may be conceptual in nature, utilizing sketches and illustrations. See sample Preliminary Design Review Application in Section 08, Exhibit A.

The DRC may take up to 20 calendar days to review and provide comments on Preliminary Design Review Applications. The DRC will render an opinion as to whether the Preliminary Plan will be acceptable. The opinion will be strictly non-binding and will be offered in an effort to save the Applicant time and expense.

If a Participating Builder is being used for construction of the custom home and the home is part of an approved Master Plan Step 1 is optional.

## Section III

### Design Review Overview for Custom Home Approval

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**Step 2: Builder Approval** - Builders other than Participating Builders must be approved in advance for the construction of a custom home by the Developer. Once approved, the Applicant's builder will become a **Designated Builder** for the limited purpose of constructing a custom home on the Owner's Lot. Builders seeking acceptance to construct a custom home shall submit the following items to the DRC Administrator:

Item	Designated Builder Candidate
Builder Application	Required
Builder Application Fee: \$500	Required
Builder Agreement	Required
Construction Deposit: \$3,000	Required

***For sample Builder Application and Builder Agreement, see Section 08, Exhibits B and C.***

The Builder Application will be reviewed by the Developer within 20 calendar days of receipt of the above items, and a decision will be rendered **approving** or **disapproving** the builder for construction of a custom home on the Owner's Lot. The Developer may, but shall not be obligated to, specify the reasons for denial of a builder for construction of a custom home.

The scope of any review and acceptance of a builder shall be for the sole benefit of the Developer. Lot Owners selecting a builder for the construction of a custom home shall be responsible for determining the experience, business practices, reputation and creditworthiness of any such builder as may be prudent and necessary.

If a builder has been previously accepted for construction of a custom home, the Developer may not require another updated Builder Application to be submitted in the event another individual Lot Owner selects the same builder. However, if an updated Builder Application is required by the Developer, an additional administrative fee will be required from the builder. Regardless of whether or not an updated Builder Application is required, a Builder Agreement must be submitted by the builder and accepted by the Developer as to each custom home to be built by a Designated Builder.

**Step 3: Submit Final Design Review Application** - The individual Lot Owner or Designated/Participating Builder [*as applicable*] is required to submit a **Final Design Review Application** including applicable **Items and Design Documents** as identified on the application form. Additionally, the Final Design Review Application includes (a) **exterior material and finish schedule**, (b) a **color chip sheet** and (c) **product photos and manufacturer literature**.

The DRC may take up to 20 calendar days to review and provide comments on the Final Design Review Application.

See sample Final Design Review Application in Section 08, Exhibit D.

The submitted documents shall include the following as a minimum:

**Site Plans.** The drawing scale will be, at minimum, 1" = 10' and include:

- ☐ All adjacent streets and walkways, easements, structure footprint, fences, pools, decks, and driveways.
- ☐ Property lines and maximum building lines.
- ☐ Setback dimensions from structure to property lines (all sides).

**Lot Grading and Drainage Plan**

- ☐ Grading directions and slope
- ☐ Runoff directions marked by arrows

**Tree Survey**

- ☐ Trees to be removed and trees to remain shall be clearly marked.
- ☐ To the extent reasonably practical, the clearing of mature trees [with a caliper of 6" at breast height] shall be limited to areas required for structures, open yard areas and areas required to permit service utilities.

**Floor Plans and Electrical Plans**

- ☐ Floor plans for each floor shall show room dimensions, exterior window/door dimensions, and ceiling heights.
- ☐ Floor plans shall show air conditions space dimensions and roof covered area dimensions.
- ☐ Electrical plan shall, in additions to interior receptacle, switch and lighting wiring, show all exterior lighting fixture locations including any spot light locations (limited to rear elevation of the structure).

**Roof Plans**

- ☐ At a scale corresponding with the floor plan.

**Building Elevation Plans**

- ☐ Depict all four sides of the building including hidden views and the existing and finished grade.
- ☐ Finished floor elevation(s)
- ☐ Plate heights
- ☐ The total building height
- ☐ Exterior building materials and treatments, including trim bands, roofing materials, etc.
- ☐ Roof pitches and overhang dimensions

**Miscellaneous Plans**

Patios, Lanais, Decks, Pools, Balconies, Verandas, Porches, Fire Pits, etc., depicting:

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### Design Review Overview for Custom Home Approval

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- ☐ Shape and dimensions;
- ☐ Screen/Framing color;
- ☐ Decking materials and color;

**Step 4: Obtain Building Permit** - Upon approval of the Final Design Review Application, the builder may apply for a building permit from the requisite building department. A refundable construction deposit (see Fee Summary below) shall be paid to SHP Developers LLC prior to any Lot clearing on construction on site.

**NOTE: NO PERMITS WILL BE ISSUED UNTIL AFTER SH VENTURE GROUP LLC RECEIVES THE WATER, SEWER, AND ROAD IMPACT FEES AS INVOICED BY THIS OFFICE**

**Step 5: Submit Landscape Review Application** - Landscape Review requires the submittal of a Landscape Review Application for Custom Approval including the required Design Documents by an individual Lot Owner or Participating Builder [*as applicable*]. A Landscape Review Application may be submitted as part of a Final Design Review Application [*Step 3*] or anytime thereafter but prior to commencement of landscaping.

The Landscape Review Application includes a landscape material schedule and landscape lighting schedule. Design Documents shall be professionally prepared for landscape and irrigation plans. The Landscape Plan drawing scale will be, at minimum, 1" = 10' and include:

- ☐ The Boundary Survey - Indicating all perimeter property lines, setbacks, dedicated easements and north arrow;
- ☐ Structures - Position of all structures on the property;
- ☐ Hardscape - Indicate all proposed driveways, sidewalks and swimming pools;
- ☐ Utility Elements - Show all air conditioner equipment locations, exposed utility meters, garage areas, LP gas tanks, pool equipment and any service or utility elements which may require landscape treatment or buffer screening;
- ☐ Existing Vegetation - Show any existing vegetation that will remain, and proposed protection for such vegetation during the home's construction;
- ☐ Proposed Vegetation - Provide a landscape layout for all trees, palms, shrubs, ground covers, vines and sod which are proposed throughout the site;
- ☐ Plant List - Identify all proposed vegetation with a plant list that reflects the scientific and/or accepted common name and size at time of installation. This is to include all tree and plant material with quantities of the plant material listed as well as size of the plant materials or trees;
- ☐ Fencing - All proposed fencing to include fence location, type (pool boundary, screening, etc.) and the location and description of any gates;
- ☐ Screen Enclosures - Configuration of screened enclosures, including appropriate description of proposed structure; and
- ☐ Irrigation Plan - At the same scale as the landscape plan, an irrigation plan showing the layout of the automatic sprinkler system shall be submitted together with the landscape plan (All builders shall be exempt from this provision, but must ensure irrigation is designed to provide proper coverage for selected landscape plan on each Lot).

See Landscape Review Application for Custom Approval in Section 8.0, Exhibit G.

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### Design Review Overview for Custom Home Approval

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Refer to Section 6.0 Landscaping, Irrigation and Wells for landscape requirements and details.

The DRC may take up to 20 calendar days to review a Landscape Review Application.

**Step 6: Final Inspection and Submittals** - Upon completion of construction, the Builder shall submit the following items to the DRC Administrator.

- ☐ Certificate of Occupancy:
- ☐ Final Lot Grading As Built:
- ☐ Final Survey:

#### **DESIGN REVIEW APPLICATION FOR MASTER PLAN APPROVAL CONSTRUCTION**

Participating Builders, anticipating multiple use of a plan for which minor exterior changes will occur, may submit in advance a **Design Review Application for Master Plan Approval** for each floor plan. Submittals must include the following items:

- ☐ Utilizing the Design Review Application for Master Plan Approval form [**Section 8.0, Exhibit E**] for each proposed floor plan the process should follow all steps as outlined in the **Design Review Process for Custom Home Approval**.
- ☐ Following full approval of the Master Plan submittal only a **Design Review Application for Lot Approval** form [**Section 8.0, Exhibit F**], along with all supporting documents, are required to be submitted for DRC review and approval.

If different than the Master plan submittal, samples, Literature and/or design plans of exterior materials and finishes, pools and enclosures, fencing, and home color palettes shall be included with the Lot Approval submittal.

The DRC may take up to 20 calendar days to review and provide comments on Design Review Application for Lot Approval.

**Modifications During Construction** - All new construction and modifications must be substantially completed in accordance with Applications and Design Documents as approved by the DRC Committee. Changes to Applications or Design Documents must receive prior written approval of the DRC Committee, whether such changes are desired by the Applicant or required by the requisite building department, utility companies or governmental authorities with jurisdiction over such improvements.

Applicants are required to contact the DRC Administrator and submit a Change Request Application and revised Design Documents for approval. Changes include, but are not limited to, exterior color changes and revisions to the site plans, landscape plans, and exterior elevations, materials and finishes. Upon receiving approval, the Applicant may proceed with construction or modifications.

See sample Change Request Application in Section 8.0, Exhibit H.

**Failure to Submit Design Change Request** - If a Builder or Lot Owner completes an exterior modification to a home or Lot without submitting a Change Request and receiving DRC approval or if the Builder or Lot Owner alters the Change Request details after the Change Request has been approved by the DRC, the Builder or Lot Owner may be assessed a One Hundred Dollar



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### Design Review Overview for Custom Home Approval

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(\$100.00) non-submittal fine and the Builder or Lot Owner may be required to submit a new Change Request form for review and approval by the DRC.

#### **PROJECT FEE SUMMARY**

As applicable, all Applications submitted to the DRC must have the appropriate fee attached as shown in the following schedule:

FEE TYPE	PAID BY	FEE	PAYABLE TO
Step 1: Preliminary Design Application	Lot Owner/Builder	\$250.00	SHP Developers LLC
Step 2: Builder Application	Builder	\$500.00 <i>[per plan]</i>	SHP Developers LLC
Step 3: Final Design Approval	Lot Owner/Builder	\$500.00	SHP Developers LLC
Construction Deposit	Builder	\$3000.00 [see Note 1]	Southern Hills Plantation HOA
Marketing Fee at Slab	Builder	1% Fee - (Based on contract price of the home)	SHP Developers LLC
<ul style="list-style-type: none"><li>Sewer, Water and Road Impact Fees are paid to SH Venture Group, LLC at permitting.</li></ul>			

**Note 1:** This Deposit is refundable by submitting a **Construction Deposit Refund Form [Section 8.0, Exhibit I]** but may be drawn upon by the HOA for such funds as necessary to cover the cost of damage to improvements per Builder Agreement.

**CONTRACTOR STANDARDS** - The following shall apply to any and all construction, improvement, alteration or maintenance of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family site within the Community. In the event of a violation of these criteria and guidelines, the construction or work being performed shall cease until conformance. Infractions of the construction rules may be cause for a One Hundred Dollar (\$100.00) fine per day or infraction and/or suspension of a contractor or subcontractor from the Community.

The Developer reserves the right to issue a stop work order (Refer to Section 8.0, Exhibit J) for Lot Owners conducting site work prior to approval.

- ☐ **Erosion and Environmental Control.** Prior to commencing site work, Applicants shall install and maintain silt fences, mesh fences, straw bales and sediment control devices as required by the DRC on portions of Lots adjacent to jurisdictional wetlands, upland buffers, restricted habitats, conservation areas, lakes, ponds, Common Areas or Golf Course Property. In addition, Applicants are required to comply with applicable governmental regulations and code requirements regarding run-off. Any mud or silt run-off onto roadways shall be removed promptly by Applicants.

Permanent measures for erosion control include the use of appropriate plant materials and the proper grading of the site. The design of drainage shall use natural systems whenever possible. Pervious surfaces are encouraged to promote ground percolation

- ☐ **Start of Construction.** No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the DRC has been granted.
- ☐ **Portable Toilets.** Prior to commencing work, a portable toilet must be placed on the job site at least 5' from the road and in a manner so as to least disturb other residences and other construction.
- ☐ **Construction Traffic.** All construction traffic is expected to strictly adhere to all posted speed limits in Community.
- ☐ **Construction Hours.** The construction working hours are from 7:00 a.m. to 6:30 p.m., Monday through Saturday. These hours are subject to change by the DRC or Developer. No work operations shall take place on a Sunday or United States holiday without prior permission of the Developer.
- ☐ **Site Clean-Up.** At the completion of site clearing, and before construction begins, one (1) dumpster must be located on site. Construction sites must be maintained in a neat and orderly fashion. All contractors are required to thoroughly clean and organize their site at least weekly. Dumpsters must be emptied on a regular basis. The Builder is responsible for trash and debris that blows off the site including that which ends up in ponds and lakes and contractor shall retrieve such debris immediately or pay for day labors or lake cleanup to remove debris from the Community. No trash shall be stockpiled on the Lot. There will be no stockpiling or dumping on adjacent Lots or on streets. Contractors will use only the utilities provided on the site on which they are working. Infractions of the construction rules may be cause for a One Hundred Dollar (\$100.00) fine per day or infraction and/or suspension of a contractor or

subcontractor from the Community.

- ☐ **Clearing.** Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the Community as soon as is practical but not later than five (5) working days after the material is removed from the ground or cut.
- ☐ **Jurisdictional Wetlands, Upland Buffer, Restricted Habitats and Conservation Areas.** Lot owners shall not alter, fill, dredge, place sod, excavate or perform similar activities on any portion of a Lot or adjacent areas containing any of these jurisdictional areas without first obtaining approval of the DRC and subsequently securing authorization or exemption from the requirements of requisite governmental authorities.
- ☐ **Lake / Littoral Areas.** Low owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting a Lot. Removal includes dredging, the application of herbicide, cutting and introduction of grass carp.
- ☐ **Construction Damage.** Any damage to streets and curbs, drainage inlets, sidewalks, streetlights, street markers, mailboxes, walls, etc., will be repaired by the Developer or the Association and paid from the construction deposit prior to refund.
- ☐ **Construction Spillage.** Operators of vehicles are required to see that they do not spill any damaging materials while in the Community. If spillage of a load occurs, operators are responsible for cleaning it up. Clean-ups done by the Association or Developer will be billed to the responsible party. Please report any spills to the Manager or Developer as soon as possible.
- ☐ **Severed Lines.** If any electrical, water, telephone, cable television or other utility line is cut; it is the contractor's responsibility to report the accident to the Manager or Developer within thirty (30) minutes.
- ☐ **Dress.** All construction workers will be required to wear clothing compatible with their specific job requirements. Shirts must be worn at all times.
- ☐ **Construction Site Appearance.** All personnel working in the Community are to keep all of their areas free of discarded materials such as lunch bags, food scraps, plastic bottles and odd materials. Objects should not be thrown out of cars and trucks. Infractions of the construction rules may be cause for a One Hundred Dollar (\$100.00) fine per infraction and/or suspension of a contractor or subcontractor from the Community.
- ☐ **Noise Levels.** Loud radios or noise will not be allowed within the Community. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.
- ☐ **Vehicles and Equipment.** No vehicles (trucks, vans, cars, etc.) may be left in the Community overnight. Construction equipment may be left on the site while needed but must not be kept on the street or parked on the Community's common area parks or greenspaces, unless prior permission has been granted. All vehicles should be parked in such a manner so as not to interfere with traffic flow and passage of emergency vehicles. At no time shall any street be completely blocked. Infractions of the construction rules may be cause for a One Hundred

Dollar (**\$100.00**) fine per infraction and/or suspension of a contractor or subcontractor from the Community.

- ☐ **Personnel.** Only bona fide workers are allowed on the property and are required to exit the Community upon completion of their work. Spouses may drive workers to and from the site but must not remain in the Community unless they are actual employees of the sub-contractor. For safety reasons, children will not be permitted on the job site. No alcoholic beverages are permitted on or near the job site. Contractor personnel will not be permitted to bring pets on the property.
- ☐ **Fires.** Burning of any materials is strictly prohibited at all times.

**SIGNAGE** - Except as may be required by legal proceedings or applicable law, all signs, billboards or advertisements of any kind must be approved in writing by the Developer or DRC.

☐ **Lot Markers and Sales Signage.** Lot markers and sales center, model and “for sale” signs for Participating Builders are permitted with the approval of size, design and location by the Developer or DRC. In the event the Developer or DRC establishes uniform sales signage graphics and standards, Participating Builder shall be required to comply with such requirements. The cost of fabrication and installation of sales signage is the responsibility of Participating Builder. Participating Builder shall maintain lot markers and sales signage in a good, neat and attractive condition.

☐ **Owner “For Sale” and “For Lease” Signs.** After completion of a home and sale to a third party, no signs will be permitted on any Lot, except for a “for sale” or “for lease” sign, provided it conforms to the standard design criteria contained under exhibits in this section.

For interior Lots only one (1) “for sale” or “for lease” sign shall be placed in the front yard and located at least 10 feet behind the front property line of a Lot.

For golf course Lots one (1) additional “for sale” or “for lease” sign is permitted in the rear yard and may be located up to the rear property line.

**Miscellaneous Signs and Advertising Devices.** Except as provided for in this manual or otherwise approved by the Developer or the DRC, no other signs, flags, banners or advertising devices may be placed on or about any Lot, attached to or part of any Structure, 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 the Property.

**Removal of Non-Conforming or Unapproved Signs.** Any sign, flag, banner or advertising device in violation of the provisions in this section will be removed and discarded by a representative of the DRC without prior notice or obligation to the offending party. Roadside or “bandit” signs are not permitted within any portion of the community or rights-of-way along U.S. Hwy 41 in proximity to the community.

Figure 01

Approved Signs Details and Dimensions

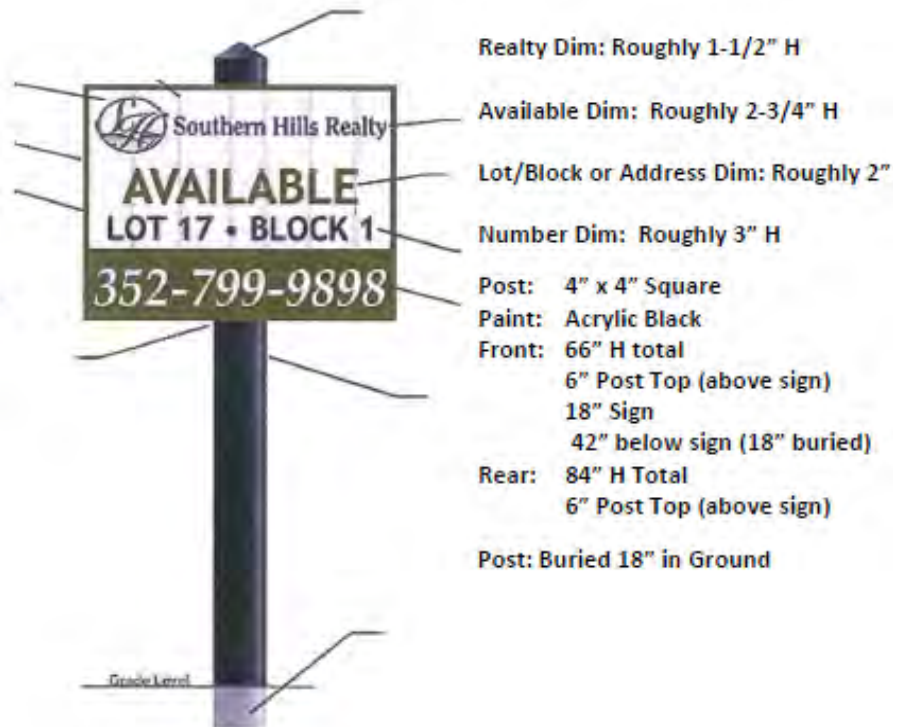
Logo: Gray Scale Color

Border Dim: 1/2" W

Sign: Front: 24" W x 18" H  
Rear: 24" W x 24" H

Medium Density Overlay  
Paint: Acrylic Black  
Vinyl: Indoor / Outdoor  
Digital Vinyl W/  
Enhanced Laminate  
Placed over MDO  
All Dark Green: PMS 582  
White: an Ivory or Off  
White

Post Top: Pressure Treated Wood –  
Post Top Cut to Point



**ARCHITECTURAL THEMES** - The vision for Southern Hills Plantation Club is to create a community that is grounded in the best traditions of the South. The architectural integrity for the community springs from the Southern roots found here in Brooksville and Hernando County. The intent of the architectural guidelines is to embrace these classic designs and bring an authenticity to the street scenes in Southern Hills. Of primary importance is that regardless of the style or the influences, the preservation of an appropriate architectural character be maintained. The following criterion defines the minimum required standards to achieve this goal.

**Approved Architectural Themes** - Due to the rural setting of Southern Hills Plantation and the unique characteristics of the community, specific architectural themes have been selected that interact with and enhance the environment in a positive way. Approved architectural themes, typically in one- or two-story structure types, include the following:

- ☐ Colonial Revival
- ☐ Craftsman ~ Bungalow
- ☐ Georgian
- ☐ Low Country
- ☐ Victorian

NOTE: Reference EXHIBIT 01 in this section for Summary of Key Design Standards for each architectural theme.

**Prohibited Architectural Styles** - While diversity and creativity in residential designs are encouraged, certain architectural styles are not considered compatible with the styles envisioned for Southern Hills Plantation. Inappropriate designs are those that deviate from the established architectural themes in this section.

**Repetitious Designs** - Applicants should select Lots and home plans so as not to construct repetitious exterior designs within less than every third Lot on either side of the street without sufficient variations in architectural details, materials and finishes. The decision as to whether design elevations are sufficiently different will be at the sole discretion of the DRC.

The approval of plans for a specific Lot within a neighborhood or from one neighborhood to another does not automatically imply approval on another Lot by the DRC.

**Golf Course Lots** - For homes to be constructed on Golf Course Lots the rear or other elevations visible from the Golf Course should include architectural elements consistent with front elevation details. If appropriate for the architecture of the home, the following features should be considered for incorporation into the elevation design:

- Shutters where appropriate
- Specialty window design same as the Front Elevation
- French Sliders or French Doors
- Frieze Band Width at Gables per architectural style
- Similar Gable details as the Front Elevation
- Add Base and Capital to Columns where appropriate
- Similar Dormers as the Front Elevation



**Specialty Buffer** - A pine straw buffer is required between the rear property line of the lot and the golf course property. This area shall be reviewed and approved by the Golf Course Manager.

**Mitered glass** windows in Breakfast areas are not permitted without a screen enclosure. Mitered glass windows are only permitted when set back underneath the lanai and screen enclosure is added.

**Sliding glass doors and fixed glass windows** without mullions are not to exceed 20% of the overall surface area for one story. If the glass surface area exceeds 20% of the overall surface area for one story, transom glass windows have to be installed and sliding glass doors have to be modified from a four foot slider to a three foot slider.

**Retreats** - The “Retreat” acre plus sized home sites in Southern Hills Plantation Club are designed to give the owner the ultimate delivery of privacy and luxury. These Homes consist of multiple buildings on the site, all well set back from the roadway and neighboring homes. Each homeowner will be greeted by a personal entry feature that distinguishes his/her home. As these homes are the most prestigious in the community, the standards set for these homes are higher. The following standards apply specifically to the Retreat homes and home sites:

**Site Considerations** - Home sites should be fitted within the existing trees on the site and should be kept surrounded by an undisturbed natural vegetation. Typical setbacks in width: 38’-0” in the front and 50’-0” in the rear, and 20’-0” in width at the side. An architectural pattern should be selected for a home that will fit well within the forest setting. Building mass and architectural design should be specifically adapted to the natural terrain. Careful consideration should be given to the shape, size and location on the site in order to minimize clearing and grading. Existing drainage patterns should be maintained. Structures should be set into slopes but must not be greater than three stories on downhill slope site. Adjust structural shapes, if necessary, in order to preserve trees and create inviting outdoor spaces. Driveways should follow the natural contours and meander to avoid mature trees and tree groups. Minimize the width of driveways.

**Architectural Expression** - Custom designed homes should represent one of the specified architectural styles in the Architectural Design Manual. Home sites will require a minimum of two separate structures. Possible additional site structures may include detached garages, pools with pool houses, in-ground spas, cabanas, barbecue stations, greenhouses, pavilions, single tennis courts, gazebos, trellises, arbors, fountains or statuary. Patios, terraces or decks are considered exterior rooms with varying degrees of enclosure, but without a roof. They can extend directly from and be attached to the home or occur within the landscape to take advantage of shade or views. Like the homes they should work within the slope and existing tree cover on the site.

Driveway monumentations are required to define the entry from the road to a home site. Pier columns which complement the required front yard fence will have to be installed on either side of the entrance in the Right-of-Way. Front yard fences which will define the entrance to the home site will need to be installed behind the utility easements. A minimum of 20’-0” column and fencing design is required at each side of the entrance.

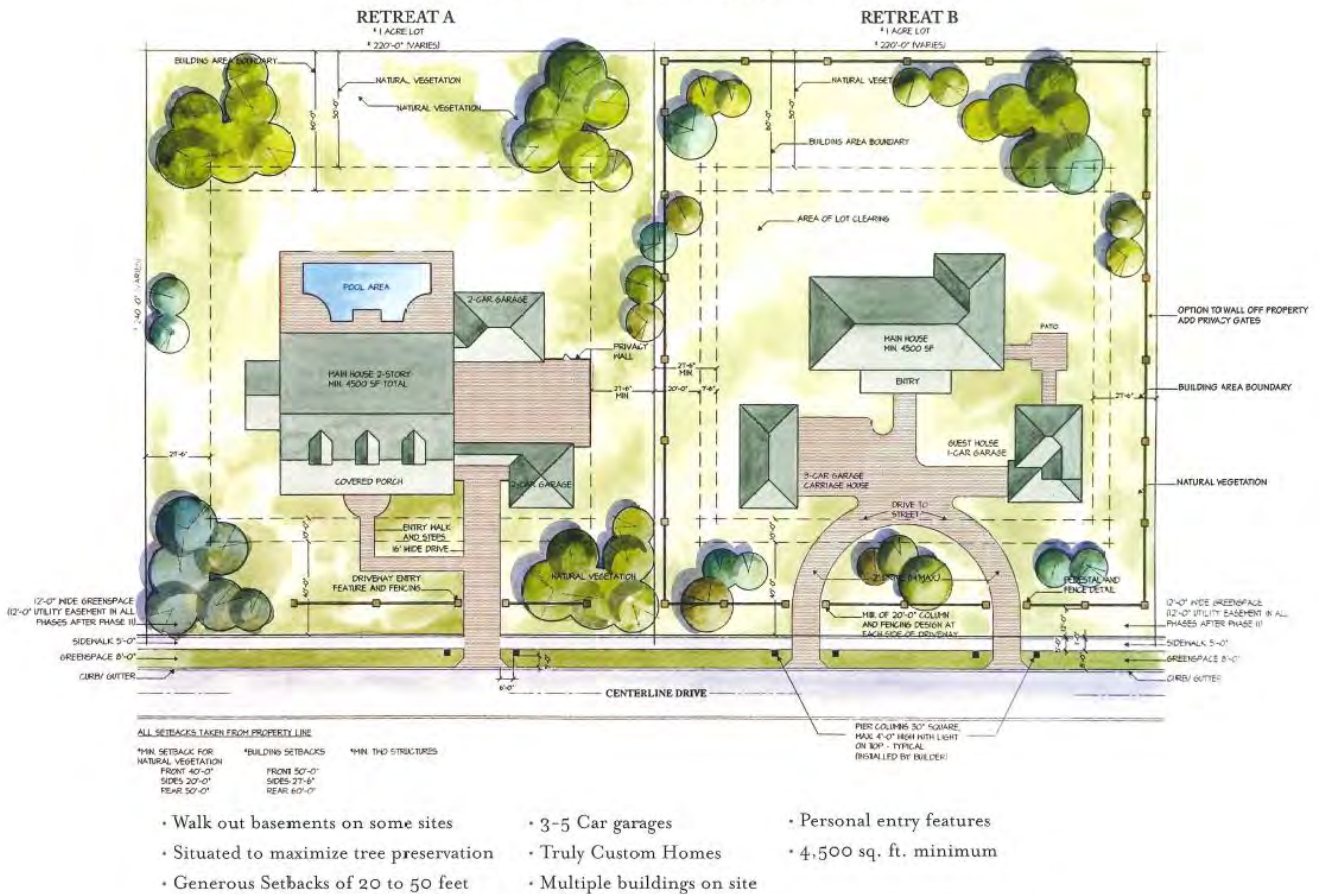
***See typical site layout below***



# Section V

## Architectural Themes, Standards & Requirements

### TYPICAL SITE LAYOUT



This site plan and rendering is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build out this project as proposed are subject to change without notice. This site plan is not intended to indicate any description or use of adjacent land.

## **ARCHITECTURAL STANDARDS**

**Elevations, Materials and Features** - Exterior elevations, related materials, finishes and colors shall be shown on plans submitted for approval to the DRC as part of the Design Review or Change Review process.

NOTE: Reference EXHIBIT 02 in this section for Summary of Key Site and Structure Requirements.

**Exterior Wall Finishes and Materials** - Exterior wall finishes listed below are "permitted" or "not permitted". Other materials will be considered on their own merit by the DRC.

### **Permitted**

- ☐ Stucco [*7/8" or greater cement-based finish*]
- ☐ Cementitious Finish [*cement-based or synthetic finish less than 7/8"*]
- ☐ Brick [*natural*], brick veneer
- ☐ Stone [*natural, manufactured or cast*]
- ☐ Horizontal or vertical wood siding [*limited applications*]
- ☐ Wood shingle siding [*limited applications*]
- ☐ Fiber-cement siding [*Hard plank or equal*]

### **Not Permitted**

- ☐ Aluminum siding
- ☐ Plywood or wood laminate siding
- ☐ Exposed concrete block
- ☐ Decorative concrete block

**Stucco** - Smooth and lightly textured finishes are permitted. Excessive joining marks between coats of stucco, due to scaffolding and construction practices, must be avoided.

For purposes of this manual, "stucco" shall mean and refer to cement-based stucco, cementitious finishes and synthetic coatings, and "stone" shall mean and refer to natural, manufactured and cast products.

**Stucco Trim Bandings** - Raised Stucco Trim Bandings and embellishments should be a smooth stucco exterior finish including the inside returns to the window or door frames. Finished Raised Stucco Bandings around all exterior windows and doors should be a minimum of four (4) inches wide with a minimum depth of one (1) inch.

**Stone** - Natural stone and quality manufactured or cast stone products are permitted for exterior wall applications.

**Brick** - Wood mould and sand faced bricks are permitted for exterior elevations, subject to color approval. Other brick textures will be evaluated on their own merit by the DRC. Modular (7 5/8"W X 2 1/4"H X 3 1/2"D) and standard (8"W X 2 1/4"H X 3 1/2"D) brick sizes are permitted. Other sizes will be evaluated on their own merit by the DRC but are subject to disapproval.

**Fiber-Cement Products** - Fiber-cement siding is permitted for exterior wall finishes, bay or box windows, fascia, dormers, cupolas and gable ends.

**Windows** – Exterior elevations shall take into consideration the need for windows and transoms of greater height to maintain proper scale and massing. Windows shall be typically rectangular in shape. The use of half-round, elliptical transoms, and other specialty windows shall be appropriate for approved architectural themes and required design elements. **Glass block is not permitted on front or side elevations facing the street, all other elevations would be subject to approval by the DRC. Frosted glass windows should be used for privacy instead.**

**Reflective Window Coverings and Film** - All windows which are visible from the street or dwellings on other Lots shall have window coverings which have a white or off-white backing or blend with the exterior color of the dwelling. Reflective window coverings and glass or film with reflective properties are not allowed on any Structure. Light grey and light bronze tinting and film are permitted. All other tint colors must be approved by the DRC but are subject to disapproval.

**Ornamental Metal** - Ornamental metal may be used for pot and flower box shelves, windows grilles, balconies, and balcony railings. Security bars and similar devices are not permitted.

**Wood** - Wood may be used for minor infill areas and other limited applications, such as entry doors, columns, railings, fascia, eave/knee brackets, shingle siding and bay or box windows.

**Balustrades** - Balustrades may be used for balconies, exterior stairs and pony walls. Cast stone or cement, polyvinyl and wood materials are “permitted” for railing caps, balusters and stretchers:

**Railings** - Railings shall be consistent with approved architectural themes and may be constructed of wood, aluminum or polyvinyl materials. Wood railings are only permitted on porches or decks constructed with wood planking.

**Columns** - The scale and style of columns shall be consistent with approved architectural requirements and required design elements. The following materials are “permitted” for columns:

- ☐ Reinforced concrete [*with stucco*]
- ☐ Concrete block [*with stucco*]
- ☐ Formed synthetics
- ☐ Cast stone
- ☐ Wood
- ☐ Polyvinyl
- ☐ Aluminum

**Quoins** - Quoins may be composed of stucco or stone with flat or chamfered faces. Permitted layouts are stacked corners (even leg lengths and tight spacing) or alternating stacked corners (uneven leg lengths and tight spacing).

## **EXTERIOR ELEMENTS**

### **Roofs**

**Structures and Shapes** - Roof Structures may be conventionally framed or constructed of pre-

fabricated trusses. The minimum pitch shall be as required for each architectural style defined in Exhibit 02 in this Section. **All hip roofs are not permitted on any home style.**

- ☐ Gable
- ☐ Gable on Gable
- ☐ Double pitched
- ☐ Shed (used over porch element and as dormers)

**Materials** - The following roof materials are permitted subject to approval of manufacturers, series and colors:

- ☐ Dimensional Fiberglass and Custom Old Style Asphalt shingles are permitted
- ☐ Flat tile and Slate are permitted on Estate and larger Lot types.
- ☐ Metal roofs are permitted on a limited basis for selected design elements only.

**Dormers** - If consistent with approved architectural themes, dormers listed below are permitted.

- ☐ Gable dormer
- ☐ Hip dormer
- ☐ Flat arch dormer
- ☐ Wall dormer
- ☐ Shed dormer

**Fascia** – Fascia shall be a minimum of 6” on all elevations. The materials listed below are permitted. Other types will be considered on their own merit by the DRC:

- ☐ Wood
- ☐ Fiber Cement
- ☐ Painted Aluminum
- ☐ Prime trim

**Plumbing and Vent Stacks** - All plumbing stacks, roof jacks, goose neck vents and gas vents shall be installed on slopes not visible from the street or side yard of Corner Lots. All such stacks must be painted to blend with the roof color, except for copper, which may remain unfinished.

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

- ☐ Solar heaters or skylights must be submitted to DRC for review and approval. Ground mounted panels are prohibited. Solar panels, including those used to heat domestic water as well as those that provide photovoltaic energy, must be submitted to the DRC for review and approval.
- ☐ The orientation to adjacent homes, Common Areas, lakes and streets will be taken into account when approving locations of solar panels and skylights. Solar panels are not allowed on street facing elevations of the house.
- ☐ Solar panels and skylights must blend with the color of the roof as much as practical.
- ☐ Solar shingles must match existing shingles as closely as is practical.
- ☐ Piping to solar water heating panels, if installed during the initial construction, must be

concealed to the extent possible within the walls and attic of the house.

- ☐ Piping to solar water heating panels, if installed following the initial construction, that are fixed to the side walls must be painted the color of the body of the house.

**Soffits** - The materials listed below are permitted for soffits.

- ☐ Painted aluminum
- ☐ Fiber-cement
- ☐ Stucco [*over wire lath*]

**Cupolas** - If consistent with approved architectural themes, cupolas with glass panes or louvered vents are permitted.

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

- ☐ Gutters - All gutters shall be seamless. and constructed of aluminum or copper. The color of all aluminum gutters should match the color of the fascia, the body color of the home or they may be white.
- ☐ Splash Guards - All splash guards shall match the color of the gutters.
- ☐ Gutter Guards - All gutter guards shall match either the color of the shingles or the gutters.
- ☐ Downspouts - All downspouts shall be seamless (*unless a break or angle in the downspout is required*) and constructed of aluminum or copper. The preferred dimension for all downspouts is 3"x 4". The color of all aluminum downspouts shall match the color of the surface to which they are affixed or the surface to which they are adjacent (*color of Residential Unit or exterior trim*) or they may be white. Homes with copper gutters shall have copper downspouts. Owner should make every effort to prevent downspouts from being installed on the front of the Residential Unit. The preferred location for downspouts shall be the sides and / or back of the Residential Unit. However, the DRC understands that this is not always feasible and will approve downspouts on the front of the Residential Units based on the recommendation from the gutter installation company.
- ☐ Splash Blocks - All splash blocks should be placed or screened in such a way as to not be visible from the road and should blend in with the landscaping or color of Residential Unit.

**Fireplace Chimneys** - Chimney designs and/or roof projections are to be compatible with the structure from which they project. All chimney structures along exterior walls are to have masonry finishes. Chimney's that are located within the building footprint are to be consistent with the primary exterior material of the residence (lap siding or stucco).

**Shutters and Awnings** -

- ☐ Decorative Shutters - Shutters are considered "decorative" if they are used primarily for ornamental purposes and not certified as hurricane shutters. Decorative shutters are permitted for all elevations provided such details are consistent with the architectural theme and exterior colors of the Structure. Shutters may be fixed or operable and mounted to one or both sides of a window or from the top of a window as may be appropriate. Permitted designs of decorative shutters include: Louver, Panel or Batten

and permitted materials of Painted aluminum, Polyvinyl or formed synthetics.

- ☐ Hurricane Shutters - Hurricane shutters include temporary and permanent types.

Temporary Hurricane Shutters may be fabricated of removable corrugated steel or aluminum panels and may be used on all elevations of a Structure. Permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall or other surrounds to which such items are attached. Temporary hurricane panels must be stored inside a Structure and only installed when conditions permit.

Permanent Hurricane Shutters may be Roll-down or Colonial and Bahama styles. Roll-down shutters are approved for all elevations and must be concealed from view inside the roof soffit or in other locations not visible from the street, the side yard of Corner Lots or adjoining Lots. Other products, materials and types will be considered on a case-by-case basis.

Verification of hurricane certification for shutters is the responsibility of the Applicant and not the DRC.

Accordion shutters are not permitted.

- ☐ Fabric Awnings - Fabric covered awnings for window openings or door entries may be used on a limited basis for controlling glare and for decorative purposes with the approval of the DRC. Awnings shall be compatible with the architectural theme and exterior colors of the Structure. Only one solid color may be used. Product photographs and fabric swatches must be submitted for Design Review.

Two-tone piping or stripes are not permitted.

Fabric coverings must be maintained in a good, neat and attractive condition. If fabric coverings are removed and not replaced, frames must also be removed.

Retractable awnings are not permitted.

### **PORCHES, PATIOS, POOLS & SPAS**

**Front Yard Porches** - All homes shall include a covered front yard porch which shall be a minimum height of 12" above the grade of the Lot at the front of the Structure to achieve a minimum of 2 steps. The design of front porches shall be consistent with the approved architectural styles. Porches should generally have a minimum depth of 7'. Maximum depth shall not exceed 12' to maintain an appropriate scale.

Raised front yard porches shall be designed with a solid foundation wall on all exposed sides. Steps for raised porches may be constructed of stone, brick or concrete with approved finishes and edging. Wood or composite planks are not permitted for entry steps.

Front yard porches may not be enclosed with permanent screening.



Retractable screens concealed from the view may be approved by the DRC on a case-by-case basis

**Other Porches/Patio Decks** - Subject to easements, setbacks and site drainage requirements, covered porches and open patio decks are permitted in side and rear yards or in the internal open space area of Structures designed with a central courtyard or atrium. Porches with a conventional roof must be located within the Maximum Buildable Area.

Covered porches must be integrated into the roof system of the Structure with approved materials and finishes.

Corrugated fiberglass panels, canvas, vinyl, fabric, aluminum roof panels or similar materials are not permitted for porch cover or roofs.

**Pools** - Application for pools must be submitted during the new construction application process or post construction alteration application process. Pool applications shall include fence and/or screen enclosure details as well as pool design specifications and dimensions (including elevations above grade), pool color, tile colors, paver or decking material and color as well as pool contractor information.

**Location** - In-ground pools and spas may be located in rear yards or in the internal open space area of Structures designed with a central courtyard or atrium. Setbacks for in-ground pools and spas are shown in Exhibit 02 in this section.

**Pool Elevation Grade** - On Lots with steep slopes, steps shall lead from the main living level or walk-out basement level to the pool deck. The elevation grade of pool or spa decks shall not be more than 3'-0" below the finish floor elevation of the main living level or walk-out basement as applicable. In addition, no more than 4'-0" of the pool or spa deck shall be above the finish grade at the outside edges of the deck. Variances may be granted by the DRC on a case-by-case basis for steep Lots.

**Pool Equipment** - All pumps, filtration and other equipment must be buffered from the street, Golf Club Property and adjoining Lots by a service fence, wall or landscaping as provided in this manual. Pool equipment must be set back at least 2'-0" from the side lot line.

Above-ground or portable pools are not permitted, except for small baby play pools which are removed when not in use.

**Spas** - Portable spas are permitted in rear yards if located under a covered porch or in the internal open space area of Structures designed with a central courtyard or atrium.

**Pool and Spa Protection** - Pools and spas must be protected on exposed sides by a screen enclosure or a fence as provided in this manual. As an alternative, spas may be enclosed by a protective cover with a locking device.

Compliance with building and safety codes are the responsibility of the Applicant and not the DRC.

**Screen Enclosures** - Subject to easements, setbacks and site drainage requirements, screen



enclosures may be used to enclose the sides and overhead of an open patio or pool deck.

**Frames** - Only dark bronze screen frames are permitted.

**Screening** - Black or charcoal screening is permitted.

**Roofs** - Screen enclosures shall be attached to and integrated with the Structure. No flat roofs are permitted on screen enclosures, except for the internal open space area of Structures designed with a central courtyard or atrium.

The roof of screen enclosures may not be covered with corrugated fiberglass panels, canvas, vinyl, fabric, aluminum pan roof panels or similar materials.

**Enclosure Height** - Screen enclosures may not be higher than the ridgeline of the roof on any 1-story home. For 2-story homes, the height of screen enclosures may not exceed 75 percent of the combined wall plate heights of the first and second story or approximately 1½ stories. Exceptions will be considered on a case-by-case basis by the DRC but are subject to disapproval.

**Enclosure Width in 65' and Narrower Lot Neighborhoods** - Screen enclosures on Lots in neighborhoods with typical Lot widths of 65' or narrower may be the full width of the Structure but not extend beyond the side walls.

**Enclosure Width in 80' and Wider Lot Neighborhoods / Rectangular Lots** - Screen enclosures on generally rectangular Lots in neighborhoods with typical Lot widths of 80' or wider shall not exceed 75% of the width of the Structure and shall not extend beyond the side walls. Exceptions will be considered on a case-by-case basis by the DRC but are subject to disapproval.

**Enclosure Width in 80' and Wider Lot Neighborhoods / Pie Lots** - Screen enclosures on pie Lots [*with narrow front yards and wide rear yards*] in neighborhoods with typical Lot widths of 80' or wider shall not exceed the lesser of 50% of the rear property line width or 100% of the house width and shall not extend beyond the side walls. For reverse pie Lots [*with wide front yards and narrow rear yards*], screen enclosures shall not exceed 75% of the house width and shall not extend beyond the side walls. Exceptions for the preceding conditions will be considered on a case-by-case basis by the DRC but are subject to disapproval.

## **SITE ELEMENTS**

**Fences** - All fences installed in the Community should be transparent black aluminum ornamental type fencing and meet configuration and specifications as detailed in Figure 02 and Table 01 below.

Puppy fence pickets may be permitted by the DRC and must not exceed 24" in height and must be black so as to match the fence. All black aluminum ornamental fence must be 60" in height.

All fences constructed on residential home sites must be constructed along the property boundary with the exception of corner lots.

Adjoining Lot Owners shall share common side yard fences as parallel fences are not permitted in the Community.

**Cottage and Manor lots** - A perimeter fence for an interior lot shall extend from the rear corners of the structure to the side yard property line on each side and, thereafter, to and across the rear property line. Cottage and Manor lots are required to have a 5' wide minimum access gate installed on either side of the fence facing the front street.

**Estate and larger lots** - A perimeter fence for an interior lot shall extend from a point 10'0" behind the façade of a structure to the side yard property line on each side and, thereafter, to and across the rear property line. Estate and larger lots are required to have a 3' minimum access gate installed on either side of the fence facing the front street.

Lots with greater than 20' side yard setback may install fences at a point less than to the side yard property lines subject to DRC approval.

**Corner lots** - Side street perimeter fencing shall extend from the structure as defined above to the side yard property line, but no closer than 10' from the sidewalk, and, thereafter, to and across the rear property line.

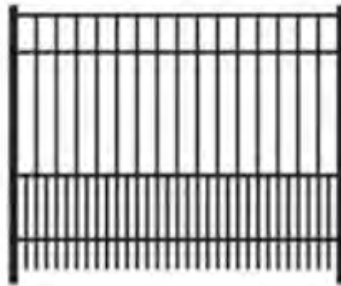
**Electronic Underground Dog Fencing** - The installation of invisible underground dog fences are permitted provided dog(s) obey the fencing. The installation shall not encroach into the front yard zone easement areas (typically 10' from the front sidewalks).

If a Lot Owner constructs a swimming pool or in-ground spa, it must be protected with a screen enclosure or a pool fence. The requirements for a pool fence are the same as for perimeter fences, expect pool fences typically required a small portion of the Lot and must be equipped with safety latches on gates. Per code safety latches on gates must be installed at a height of 52 inches.

Walls and fences intended to service as dog runs are not permitted on any Lot.

Fences are not permitted in property area defined as "Landscape Easement".

<b>FIGURE 02</b>	<b>APPROVED PERIMETER AND POOL FENCE SECTION AND POST DESIGN</b>
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**Safety-Pup**

TABLE 01: PERIMETER AND POOL FENCE SPECIFICATIONS	
ITEM	STANDARD
Manufacturer	Jerith / Style #202 or equal
Material	Extruded aluminum
Color	Black
Finish	Polyester powder coating or electrostatic paint
Fence Height	5'
Pickets	5/8" sq. x .050" thick
Optional Puppy Pickets	Jerith / Style 202 Safety-Pup (Max 24" in height)
Horizontal Rails	1" sq.
Section Posts	2" sq.
Post Spacing	72 1/2" on center
Single Gate Width	Cottage/Manor Lots: Min 5' (Lawn Maintenance)
	Estate and Larger: 3' Min / 4' recommended)
<b>Gates for pool fences must be equipped with self-closing and self-latching safety devices.</b>	

**Walls and planters** - Walls and planters shall be restricted to ***limited applications***, such as providing additional privacy for a specific room with extensive glass walls within a Structure or for the internal open space area of a Structure designed with a central courtyard or atrium. Privacy walls shall include a cap detail for definition. Depending on the wall location and height, intermediate detailing may be required, such as specialty bands, tile inserts or decorative embellishments. Walls may be constructed of stone, brick or concrete block (with stucco, stone or brick application) and limited to a maximum height of 5'.

**Service Area Walls** - Service equipment must be buffered by either landscaping or a service area wall only to the extent necessary to reduce noise and/or screen air conditioning compressors, pool/spa equipment, utility connections, garbage receptacles and log storage from the street, adjoining Lots, Common Areas, and Golf Course Property. The locations and construction of a service area wall may not impede site drainage between Lots.

**Planters and Low Walls** - Planters and low walls used for decorative purposes may be permitted to define landscaping, entry walks or outdoor spaces. [NOTE: Walls used to hold back soil are considered retaining walls, which are subject to provisions in Section 6.0.] Subject to overall design approval, planters and low walls located in the front yard area must be at least 10'0" behind the front Lot line and 3'0" from the side Lot line. Unless otherwise approved by the DRC, planters and low walls shall be limited to a height of 30".

**Driveway Monumentation** - Driveway monumentation refers to low decorative walls to define the entry to a home. Monuments are only permitted for residential driveways on Mansion Lots [110'+]. Owners of Mansion Lots in this location are encouraged to include monuments as part of

## Section V

### Architectural Themes, Standards & Requirements

hardscape planning. Monuments must be landscaped and shall be consistent with the architectural character of the home. Subject to overall design approval, monuments are permitted on either or both sides of a driveway. Approved materials include stone, brick or concrete block with stucco, stone or brick veneers. Unless otherwise approved by the DRC, monuments must be at least 10'0" behind the front Lot line and 3'0" from the side Lot line. Excluding lighting fixtures, monuments may not exceed 5'0" in height and 10'0" in length.

One lighting fixture is permitted for each monument on either or both sides of the driveway. The design of such fixture shall be in keeping with the architectural character of the home. The fixture and any related mounting accessories may not exceed 32" in height and 14" in width. A maximum of 100 watts is permitted per fixture.

#### **ENTRY/COMMUNITY WALKWAYS & DRIVEWAYS**

**Entry Walkways** - For dwellings with a front, courtyard or side loaded garage, the entry walkway shall extend from the driveway to the front entry door. For dwellings with a rear yard garage or corner side-loaded garage, the entry walkway shall extend from the common walk proximate to the front Lot line to the front entry door. All entry walkways shall be at least 36" in width and shown on the site plan submitted for a ***Final Design Review Applications***. Entry walkway materials and finishes shall conform to those shown in **Table 02** below.

For Grand Estate and larger neighborhoods, pavers are required for entry walkways.

TABLE 02	ENTRY WALKWAY MATERIALS AND FINISHES	
Materials and Finishes	Walkways	
	Permitted	Not Permitted
Broom finish concrete with 4" picture frame	●	
Broom finish concrete with no picture frame		●
Broom finish concrete with color agents		●
Broom finish concrete with exposed natural	●	
Broom finish concrete trimmed in pavers or	●	
Concrete with specialty coatings		●
Brick	●	
Precast or interlocking pavers ①	●	
Natural stone pavers	●	
Stone set in mortar		●
Composite Tile		●
Decomposed granite, gravel or river rock		●
Chattahoochee set in epoxy		●

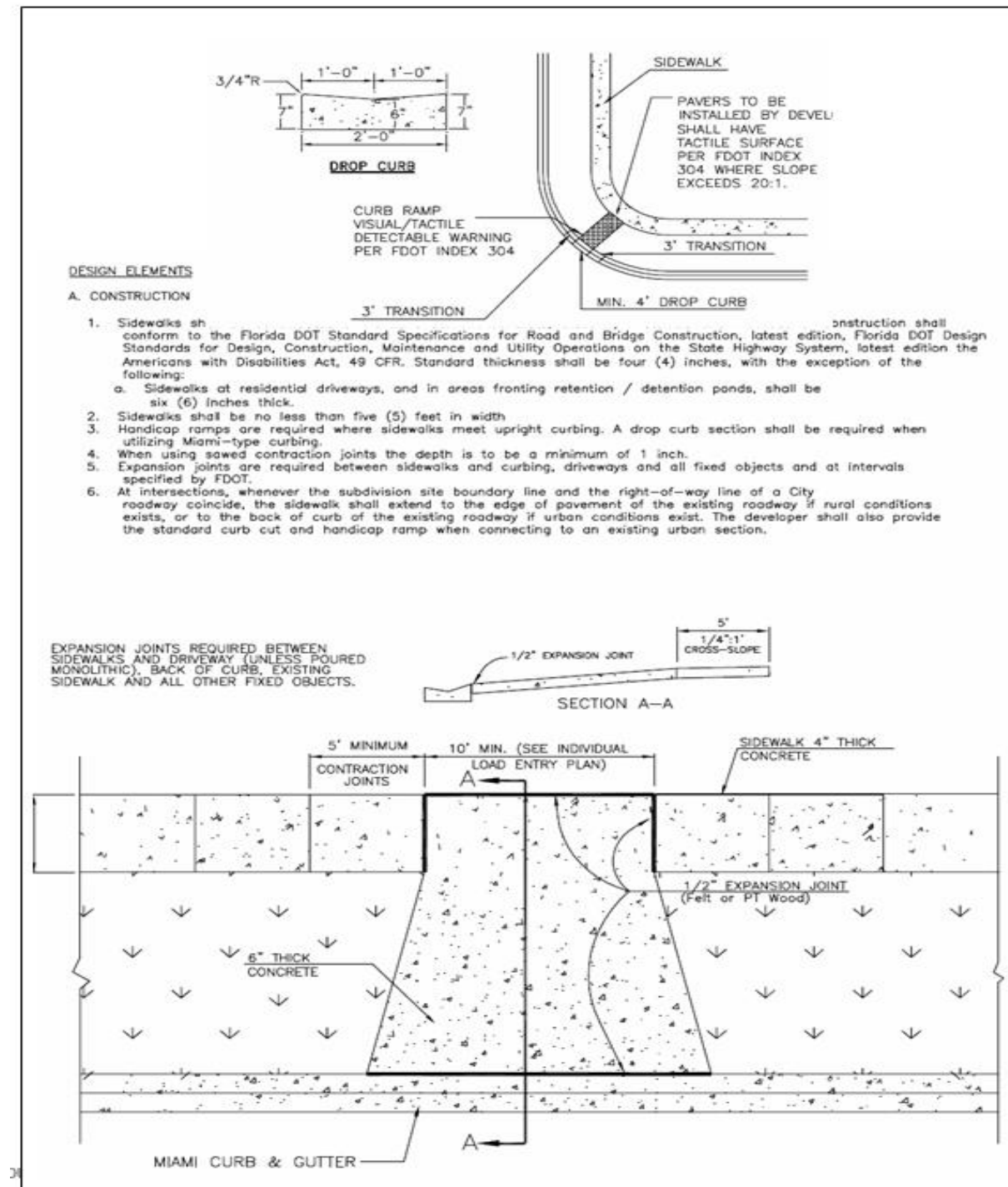
**Community Sidewalks** - As part of original construction, Applicant shall be responsible for the construction of sidewalks as shown on the sidewalk plan on file with the Developer. Sidewalks shall be installed as required by the requisite building department or any other governmental authority having jurisdiction over the Property. Community sidewalks shall be constructed of

concrete with a light broom finish.

**Driveway Locations** - Driveways shall be set back a sufficient distance from side lot lines to accommodate surface drainage in swales. Driveways shall not be permitted within less than 3'-0" of the side lot line [2'-0" with side load garages] and within 20' from the front lot line.

**Driveway and Apron Layouts** - Driveways shall conform to the standard driveway and apron details shown in EXHIBIT 03 below.

## EXHIBIT 3





**Driveway Widths** - Driveway widths cannot exceed eighteen (18) feet at the Right-of-Way (ROW) [Lot side of sidewalk], and twenty-two (22) feet at the street unless specific site plan renew approval by the DRC is obtained based on “hardship” or other unique site issues.

Driveway variances will be reviewed on a case-by-case basis by the DRC considering Lot size, home elevation, garage configurations and stalls.

**Driveway Materials and Finishes** - Driveway materials and finishes shall conform to those shown under exhibits in this section. For neighborhoods which require pavers, a color product photo showing proposed patterns, banding and colors shall be attached to the Final Design Review Application for Custom Approval, Final Design Review Application for Master Plan Approval, or Change Request Application [as applicable].

In neighborhoods where pavers are required, pavers must be installed from the garage to the back of the curb. In such cases, the portion of the driveway in the area of the sidewalk must be placed at the same slope as required for the sidewalk. Paver patterns, banding and colors are subject to approval of the DRC. Concrete driveways for Grand Estate and Mansion Lots will be considered by the DRC for steep slopes or deep Lots with long driveways.

After initial construction, driveways may not be painted, stained, sealed or resurfaced without the approval of the DRC.

No family names, initials, numbers, crests, logos or similar items may be applied to or set in driveway surfaces during new construction or after completion of the home.

Asphalt driveways are prohibited.

### **Garages**

**Minimum Garage Requirements and Sizes** - All homes must be initially constructed with an attached or detached garage which shall contain the minimum of 2 stalls and maximum number of stalls as shown in Table 03 below. **Front loaded garages must be set back a minimum of 5' from any adjacent structures, excluding the front porch. (clarification 12.3.23)**

Table 03:	Garage Loading and Stalls				
Lot Type / Typical Width	Cottage / 52'	Manor / 65'	Estate / 80'	Grand Estate/ 100'	Mansion/ Larger 110'
Max. Stalls	2	3	4	4	5
<b><u>Stall Configurations:</u></b>					
Front Entry: 2 Stalls	●	●	●		
Front Entry: 3 Stalls		●	●	●	●
Courtyard Entry: 2 Stalls		●	●	●	
Courtyard Entry: 3 Stalls		●	●	●	●
Side Yard Entry: 3 Stalls			●	●	●
Side Yard Entry: 4 Stalls			●	●	●

**Garage Loading Conditions and Repetition** - A maximum of two 3-stall front loaded garages are permitted on adjoining Lots in neighborhoods planned for typical widths of 65' and 80'. For neighborhoods planned for typical widths of 100' or larger, a maximum of one 3-stall front loaded garage is permitted on every other Lot.

Split garages and other combinations not shown will be evaluated on a case-by-case basis by the DRC.

**Garage Door Designs** - Garage doors shall incorporate decorative detailing such as glass panes, applied moldings or other embellishments according to the architectural style of the home. The use of custom doors and unique designs are highly encouraged.

All front-load and side load garage doors if facing the street shall have glass panes incorporated in their design.

Basic raised panel garage doors without any embellishments are not permitted.

As part of initial construction, all overhead garage doors shall be equipped with automatic door openers.

**Garage Door Widths and Heights** - The minimum width for garage doors shall be 8'-0" for a 1-car stall and 16'-0" for a 2-car stall. The maximum height shall be 8'-0". For Lots with steep slopes [*dropping from front to rear*], a height of 9'-0" or higher will be considered by the DRC.

### **Mailbox and Address Plaque**

~~**Mailboxes** – Mailboxes are required to be installed at the completion of construction. The design of mailboxes shall conform to a standard design, color, size, lettering and post details on file with the Developer or DRC.~~

~~Within neighborhoods planned for Lots typically 65' or less in width, twin mailboxes with a single post shall be installed on the demising line between Lots as part of initial construction. For lots in neighborhoods planned for 80' and wider widths, a single mailbox is permitted for each Lot along the street frontage. Contact the DRC for placements of twin and single mailboxes within those neighborhoods.~~

~~Mailboxes shall conform to the specifications shown in **FIGURE 03** below.~~

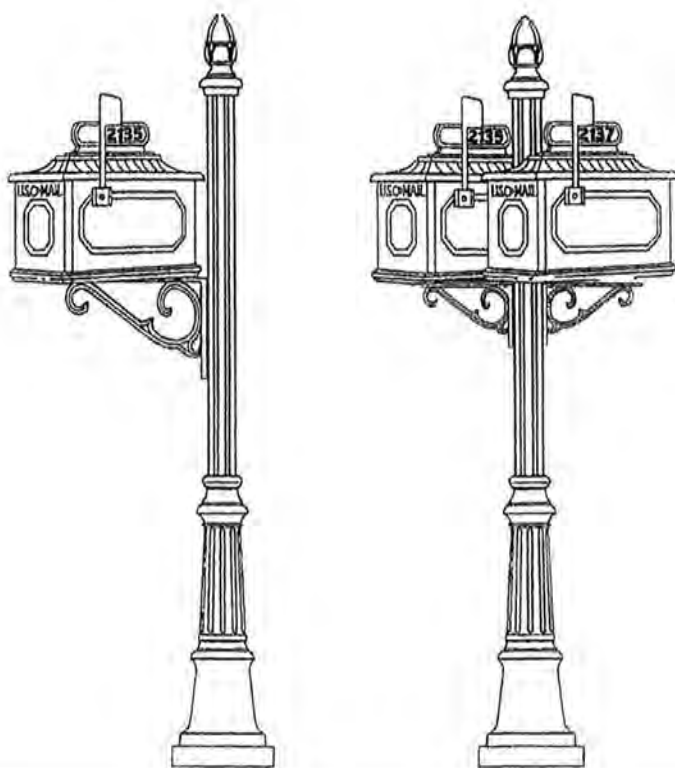
**\*Mailboxes are no longer required as of April 2022**

**FIGURE 03**

**RESIDENTIAL MAILBOX SPECIFICATIONS**


**RESIDENTIAL MAILBOX SPECIFICATION**

- Cast Aluminum Mailbox with raised panels  
( approx. Length: 22", Width: 8.5", Height: 11") see Design!
- 3" Diameter x 72" x .125" Cast Fluted Aluminum Pole –  
Aluminum Alloy 6061-TS
- 24" Cast Aluminum Base
- 5 ¼" Cast Acorn Finial (3" in Diameter)
- Custom Decorative Scroll Bracket ( 6" Tall x 15 ¼" Wide)
- Powder Coated Finish, Matte Black
- All Welded Construction, No Screws!
- Gold Aluminum Mail Flag
- Two Sets Gold Metallic House #'s per Mailbox ( per DOT Specs)
- Mounting 42" above Ground, 18" Burial in Concrete ( a 12" in Diameter Hole  
should be dug in the Ground with 3" Stone on the Bottom)



**Address Plaque** - As detailed in **FIGURE 04** below, one set of house numbers shall be installed as part of original construction and maintained thereafter by Lot owner.

Except as provide by the DRC, no additional house numbers or family names, coat of arms, crest, insignias, medallions or similar items may be attached to any Structure or located in the yard area of any Lot.

FIGURE 04	ADDRESS PLAGUE DETAILS AND SPECIFICATIONS
	
<p><b>Standard Wall One Line Cast Aluminum Plaque</b></p> <p>(Dimensions: 16" x 7.25")</p> <p>Black Background with Gold Border and Numbers</p>	

**Accessory Structures and Equipment** - The location and appropriate design details for Accessory Structures and Equipment shall be approved through the new construction or post construction approval process. Design Documents shall include elevations, exterior finishes, colors and related details as appropriate. All Accessor Structures and Equipment shall be located within the Maximum Buildable Area or as otherwise approved by the RC. The design, materials and colors shall be compatible with the principal Structure to which they apply.

**Permitted Structures include** - Detached gazebos, pavilions, cabanas, pergolas, trellises, garages, guest houses, and barbecue stations.

**Prohibited Structure** - Detached storage or tool sheds, dog houses.

**Flagpoles and Flags** - Permanent flagpoles are permitted provided that the flagpole is not more than twenty (20) feet in height on any portion of the Lot and does not obstruct sightlines at intersections and is not erected within or upon an easement. Owners shall be allowed to fly the United States flag as well as one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag provided that the additional flag is equal in size to or smaller than the United States flag on an approved permanent flag pole or a house mounted flag pole. Flags representing any commercial interest are not permitted.

**Service Equipment** - Air conditioning, water treatment, natural gas tanks, and pool equipment may be located within a residential side yard, provided it is fully screened from view from the adjacent public right of way. Appropriate screening may consist of a continuous landscape hedge at a minimum 36" height, or a low wall designed to be consistent with the design, colors, and materials of the residence.

**Outdoor Kitchens and Fire Pits** - Outdoor kitchens, built-in barbeques and permanent fire pits may be placed in the rear yard only, adjacent to the house or patio and shall not extend laterally past the side wall of the house. Barbeque stations may be covered with a trellis or roof structure. The exterior surround shall match the color and finish of the principal structure. Lot Owners installing cooking equipment under a patio roof or inside a screen or glass enclosure should consider requirements for exhaust ventilation. Installation of roof mounted equipment is not permitted.

**Gazebos, Pavilions, Cabanas and Garden Structures** - Structures are not permitted in the side or front yard zones. Applicant shall include style, color, material, scale, size, location, reference to building setbacks and landscape in their Architectural Change Request. Placement required complimentary element and views toward and away from the structure shall be considered during review.

Roof shingles for gazebos, pavilions and cabanas shall match the style and color of those used for the principal Structure. Facias, soffit, trim, and columns shall be compatible with the principal structure.

**Clotheslines** - Approved clotheslines must be located in center section of the rear yard zone as close to the home structure as possible for function.

Clothes, towels, rugs, etc. should not be hung on any porch railing or black metal fencing visible from the Common Area or streets in the Community.

**Generators** - Whole-house, storm-recovery or back-up generators are permitted but must be installed on a poured in place slab or modular pavers. Generators shall be screened with a landscape buffer. Careful placement of generator and maintenance access shall be considered to preclude views from all orientations visible to Common Areas and adjacent homes.

No portable generators are permitted to be used in the Community unless the use is for a short-term temporary emergency situation.

All electrical boxes and conduits associated with the generator must be painted the color of the body of the house.

The automatic monthly maintenance cycle must be set to function during the hours between 9:00 am and 5:00 pm, Monday through Friday.

**Solar Collectors** - A solar collector shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining, Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof.

Under no circumstances may solar collectors extend above the ridgeline of a roof.

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

**Play and Sports Equipment** - Play or sports equipment installations require DRC approval through the new construction application process or post construction alteration process. Approvals for permanently installed play or sports equipment are based on lot orientation, size of structure, lakes, neighboring homes, Common Areas and proposed screening.

Equipment shall be located in the rear yard near the center of the yard. Landscaping shall be provided to adequately screen play equipment from neighbors and rear of property except on Lots facing natural areas, conservations lands or similar conditions.

Large, inflatable structures are prohibited from permanent installation.

All equipment must be maintained in a neat and attractive condition. Broken, rusted, or dilapidated play equipment must be repaired or removed from the Lot upon notice by the Association.

**Play Equipment** - Play equipment shall be natural wood or painted natural tones of brown, grey and/or green. Plastic play equipment attachments and vinyl roofing products shall be natural colors compatible with the equipment's wood structure.

Play equipment height shall be limited to eight (8) feet above grade.

Trampolines are restricted with approval on a case-by-case basis considering Lot orientation, size of structure, lakes, neighboring homes, Common Areas, screening etc.

**Sports Equipment** - Permanent basketball goals are not permitted within the Community, either mounted on the façade of a home or garage or installed in the ground. Temporary portable basketball goals are permitted, provided they are maintained in good condition & working order, and stored in a garage out of view from the public right-of-way when not in use.

Putting surfaces, pitch/chip mats and similar “netted” and enclosed training apparatus if intended as permanent, must be reviewed and approved by the DRC.

Badminton, volleyball, bocce, lawn bowling, horseshoes and other courts, if intended as permanent, must be reviewed and approved by the DRC.

**Satellite Dishes** - Approval for satellite dishes is not required, however, the following installation criteria should be adhered to:

The preferred location of a satellite dish installation is on the back of the home or on the side of the home as far back towards the rear corner of the dwelling unit as possible and tucked under the eaves of the roof.

Ground/Pole mounted satellite dishes are highly discouraged, however if a homeowner intends to have a satellite installed on a pole, it must be in the back or side yard. Satellite dishes are strictly prohibited in the front yard.

Side yard satellite dish pole mounts must be located within the back 1/3 of the shell of the home, must be tucked in as close to the side wall as possible, and must be well screened from the road and Common Areas by tall shrubs or a privacy screening.

Back yard satellite dish pole mounts must be screened from view of Common Areas and adjoining properties by shrubs.

Satellite dishes must not exceed one (1) meter (39.37 inches) in diameter based on the standards of the Federal Communications Commission Over-the-Air-Reception Devices (OTARD) rule as set forth in the Telecommunications Act of 1996.

Dishes must be dark gray, dark brown or black and must be mounted on the roof or building with as little visibility as possible from streets and/or Common Areas.

Satellite dishes that are no longer in use or in disrepair must be removed

**Detached Garages and Guest Houses** - Garages and guest houses may be detached from the principal Structure or attached by a breezeway. The construction of living quarters above detached garages is also permitted. Detached garages and guest houses shall be located within the Maximum Buildable Area or as otherwise approved by the DRC, and shall be consistent with the design, materials and colors of the principal Structure to which they apply.

**Firewood** - Firewood must be stacked and stored within landscaped or walled service yard areas.



**Roadside Obstacles** - No concrete cylinders, pyramids, half-rounds or similar items or devices may be placed along roadways or within right-of-way in front of a Lot.

**Exterior Lighting** - The intent of the standards in this section is to ensure lighting is properly used to enhance the Architectural detailing and landscape design of a Structure during evening hours without overpowering the streetscape, producing excessive glare, or affecting adjoining Lots. Architectural lighting must be shown on floor plans submitted for Design Review, and landscape lighting must appear on landscape plans submitted for Landscape Review.

**Location of Lighting Fixtures** - All architectural lighting must be attached to the Structure and all landscape lighting must be located no less than 10'-0" from the front Lot line and 3'-0" from the side lot line. Post lamps are not permitted.

**Style and Finish of Lighting Fixtures** - Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located in side yards. Eave, wall and ground lights must be shielded. Allowable finishes include copper, verde green, rust or black and other colors as may be approved by the DRC. Globe lights and white fixtures are not permitted.

**Illumination** - The maximum level of illumination shall not exceed a low-to-medium level of illumination to achieve a soft look or warm glow.

**Bulbs / Lenses** - All exterior lighting must be equipped with white, frosted or clear bulbs. Glass panels or lenses and vinyl or plastic liners for lighting fixtures must be white, frosted or clear. No colored panels or lenses are permitted. Mercury vapor and high pressure sodium lights are not permitted.

**Path Lights** - Path lights, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda or bollard style lights must have diffusers with extended shields to reduce glare from the street. **Path or ground lights are not permitted for installation along driveways within 10'0" of the front lot line and within 3'0" from the side lot line.**

**Landscape Lights** - Ground lights, ground-level spotlights and well lights may be used on a limited basis.

**Entry Lights** - Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

**Garage Lights** - Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above or on the sides of garage doors.

**Porch Lights** - Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting.

**Side Yard Lights** - Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

**Spot / Flood Lights** - A maximum of two [2] wall or eave-mounted spotlights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure. Fixtures must be mounted less than 12'-0" above grade and fitted with a shield to minimize light spillage. Lamps may not be directed at such an angle to cause excessive glare or light spillage which may affect adjoining Lots, as determined by the DRC. Wall and eave-mounted spot / flood lights are not permitted in front or side yard areas.

**Driveway Monumentation Lights:** Driveway monumentation is permitted for residential driveways on Mansion Lots [110'] fronting on the roadway to the golf clubhouse. Subject to the approval of the lighting manufacturer, fixture design and finish by the DRC, one lighting fixture is permitted for each monument on either or both sides of the driveway. The design of such fixture shall be in keeping with the architectural character of the home. The fixture and any related mounting accessories may not exceed 32" in height and 14" in width. A maximum of three bulbs and 180 watts is permitted per fixture.

**Light Spillage and Glare:** Other than decorative fixtures attached to the entry or garage of a Structure, light sources should be hidden when possible so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields and grills is also helpful.

No exterior lighting will be permitted which, in the opinion of the DRC, would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the DRC Administrator.

**Exterior Colors** - In reviewing exterior colors, the DRC will consider the combination and intensity of selected colors, their appropriate use, and the palette of surrounding residences. The DRC retains final approval authority for paint selection for new construction, or improvements to existing homes. Approved color schemes are available at [www.SherwinWilliams.com](http://www.SherwinWilliams.com). Builders and homeowners, in working with Sherwin Williams to design a palette and color scheme, may submit Custom color schemes for DRC review and approval.

The DRC has the authority to require the replacement of exterior materials or the re-painting of a Structure, at the Applicant's expense, if final colors vary from those originally approved or if written approval was not obtained in advance and the colors selected are subsequently disapproved by the DRC.

Exterior colors shall not be permitted that, in the opinion of the DRC, are considered inharmonious, discordant, incongruous, aesthetically displeasing, or inappropriate for the architectural theme of a home or for use within the community or any neighborhood.

Unless a Sherwin Williams Master Color Palette is being used, color chip sheets for exterior walls, trim and accents must be attached to review applications.

**Exterior Wall Colors** - The use of light- and mid-tones are required for exterior walls. Deep-tones will be evaluated by the DRC on a case-by-case basis.

White walls are only permitted on every fourth home on either side of the street.

**Repetitious Colors** - Within neighborhoods consisting of typical Lots with 60' and larger widths, the same or very similar color combinations may not be repeated within less than every third Lot on either side of the street without sufficient variations in elevation details or materials. This provision does not apply to any other neighborhoods within the community.

**Restriction of Roof Colors** - The color of roof shingles and tile shall be subject to the approval of the DRC. Prohibited colors include, but are not limited to, the following:

- ☐ White
- ☐ Light Gray
- ☐ Pink
- ☐ Light, Medium and Dark Blue
- ☐ Light Tan

**Window Colors** - White, cream and bronze are “permitted” for aluminum window and glass sliding door frames. Colors permitted for wood and other types of frames will be evaluated on their own merits by the DRC.

**Exterior Maintenance** - Exterior finishes, surfaces and materials of dwellings shall be maintained in a first-class condition and free of decay, deterioration, stains, rust, mold, mildew, peeling or fading paint, and similar conditions. Maintenance shall include routine cleaning, repainting and repair of Deteriorating surface and sub-surface materials including, but not limited to, stucco, columns, railings, fascia, soffits, dormers, cupolas, gable ends and roofing.

## EXHIBIT 01: ARCHITECTURAL GUIDELINES SUMMARY

					SECTION	5.0					
					PAGE	Exhibit 01					
					DATE						
ARCHITECTURAL FEATURES	COLONIAL	CRAFTSMAN – BUNGALOW	GEORGIAN	LOW COUNTRY	VICTORIAN						
GENERAL REQUIREMENTS APPLY TO ALL STYLES	Finish floor elevation of front porch shall be a minimum height of twelve (12) inches.										
	Front porch depth shall be a minimum of 7'.										
	All doors and windows on all elevation shall have a minimum of 4" trim bands on all sides or DRC approved trim features.										
	Minimum depth of raised stucco trim and frieze banding shall be 1" from finished wall of the structure.										
	Fascia shall be a minimum of 6" on all elevations.										
	Windows shall be typically rectangular in shape. Other specialty windows shall be appropriate for approved architectural themes.										
	Front entry doors shall include side lights and/or transom. Door heights must be 6'-8" for homes in neighborhoods planned for 52' wide Lots and 8'-0" for homes on all other Lot sizes.										
	Front facing garages shall be setback a minimum of 5' from front elevation structure plane (excluding front porch structure).										
	All front elevation architectural elements are required to return a minimum of 2" on side elevations.										
	On golf lots mitered glass windows are not permitted without a screen enclosure										
On golf course lots sliding glass doors and fixed windows without mullions shall not exceed 20% pf the surface area for one story. If the glass surface area exceeds 20%, transom glass window have to be installed and sliding glass doors have to modified from four foot slider to three foot slider.											
Roofing material shall be a minimum of dimension fiberglass shingle. Alternate roof finishes are flat concrete or slate.											



## EXHIBIT 01: ARCHITECTURAL GUIDELINES SUMMARY

					SECTION	5.0
					PAGE	Exhibit 01
					DATE	
ARCHITECTURAL FEATURES	COLONIAL	CRAFTSMAN – BUNGALOW	GEORGIAN	LOW COUNTRY	VICTORIAN	
<b>DESIGN ELEMENTS</b>						
Decorative porch to be a minimum width of:	25% of structure	50% of structure	<ul style="list-style-type: none"> <li>Two story: 10% of structure.</li> <li>One story: 25% of structure</li> </ul>	25% of structure	25% of structure	
Roof pitch / Gables	<ul style="list-style-type: none"> <li>Front to back gable on main body min. 6:12.</li> <li>Front facing gables min. 8:12.</li> </ul>	<ul style="list-style-type: none"> <li>Front to back (or dipped hip) roof min. 5:12 &amp; max 6:12.</li> <li>Front facing gables shall have louvers, panels or other decorative elements.</li> </ul>	<ul style="list-style-type: none"> <li>Front to back roof pitches min. 6:12.</li> <li>Front facing gables min. 6:12.</li> <li>Decorative gable details</li> </ul>	<ul style="list-style-type: none"> <li>Front to back roof pitches min. 6:12.</li> <li>Front facing gables min. 8:12.</li> </ul>	<ul style="list-style-type: none"> <li>Front to back gable on main body min. 6:12.</li> <li>Front facing gables min. 8:12.</li> </ul>	
Dormers	Steep pitched min. 8:12		Hipped roof on main body of home with front facing gable entry feature, or front to back gable with dormers.			
Boxed or returned eaves	Include					
Roof overhangs	12" at gable / 16" at hip locations	16" at gable / 24" at hip locations	12" at gable / 16" at hip locations	12" at gable / 16" at hip locations	12" at gable / 16" at hip locations	
Porch columns	8" sq. with Doric ¾" chaper or Doric order round	Thick and square or round with large base	Ionic or Doric	8" sq. with Doric ¾" chaper or 12" Doric order round	Square or Queen Anne type (turned column).	
Porch hand railings	1 ¼" square or turned boluses with shaped top rail.	Heavy wood appearance with regular or irregular patterns.		1 ¼" square or turned boluses with shaped top rail.	Decorative spindles and flat jigsaw cut trim at soffit.	

## EXHIBIT 01: ARCHITECTURAL GUIDELINES SUMMARY

SECTION	5.0
PAGE	Exhibit 01
DATE	

ARCHITECTURAL FEATURES	COLONIAL	CRAFTSMAN – BUNGALOW	GEORGIAN	LOW COUNTRY	VICTORIAN
<b>DESIGN ELEMENTS (cont'd)</b>					
Front elevation wall finish	Lapped siding with 4 - 6" reveal, brick, painted brick or sand finished stucco.	Lapped siding with 4 - 6" reveal or sand finished stucco. Brick, painted brick or stone at the foundation.	Brick, painted brick or sand finished stucco.	Lapped siding with 4 - 6" reveal, brick, painted brick, vertical siding or sand finished stucco.	Vertical or lapped siding (min. 6" reveal).
Frieze bands (required at soffit location on front elevations)	10" min.	6" min.	10" min.	6" min.	6" min.
Windows	Vertical/rectangular in form, orderly in placement and aligned vertically.	Vertical/rectangular in form, orderly in placement and aligned vertically.	Formal window placement, aligned horizontal	Vertical/rectangular in form, orderly in placement and aligned vertically.	Multi paneled or clear vertical proportions.
Window mullion spacing (two or more windows used together)	1 ½"-3"	3"-8"		1 ½"-3"	3"-8"
Massing		Asymmetrical	Two-story: 65% of the width of structure required to be of two-story massing. This massing is to be at the front portion of the main body. One-story: 25% of the width of structure is required to be minimum of 14' in height.		

## EXHIBIT 01: ARCHITECTURAL GUIDELINES SUMMARY

SECTION	5.0
PAGE	Exhibit 01
DATE	

ARCHITECTURAL FEATURES	COLONIAL	CRAFTSMAN - BUNGALOW	GEORGIAN	LOW COUNTRY	VICTORIAN
Lot/Width/No. Req.  Cottage / 52' / 2 Manor / 65' / 3 Estate / 80' / 4 Gr. Estate / 100' / 5 Mansion / 110' + / 5	Symmetrical main body.	Window boxes	Shuttered windows	Exposed rafter tails	Suspended gable end detail
	Shuttered windows	Exposed rafter tails	Pediment entry statement and window treatment.	Shuttered windows	Shuttered widows
	Dormers	Triangle knee bracing on gable ends	Widow walk	Gable end windows	"Fish scale" texture at gables
	Bay or Palladian windows	Battered or sloped square porch column bases	Dentil molding	Brick/brick veneer	Dormers
	Gable end windows	Brick or stone accents	Symmetrical chimneys	Palladian windows at gables	Brick or stucco foundation
	Split pitched roofs	Shed roof dormer or gable roof dormer	Quoins	Limited metal roofs	Palladian windows at gables
			Dormers	Broken roof pitches (min. 4:12)	Broken roof pitches (min. 4:12)
			Porch with monumental columns	Vertical siding	



EXHIBIT 01: ARCHITECTURAL GUIDELINES SUMMARY

SECTION	5.0
PAGE	Exhibit 01
DATE	

ARCHITECTURAL FEATURES	COLONIAL	CRAFTSMAN - BUNGALOW	GEORGIAN	LOW COUNTRY	VICTORIAN
PROHIBITED DESIGN ELEMENTS	Exposed rafter tails	Quoins	Multiple arched windows	Quoins	Quoins
	Hip roofs at focal elements	Crown molding	Paired windows	Shallow roof pitches (unless used as a split pitch)	Round columns
	Corinthian columns	Steep roof pitches	Exposed rafter tails	Corinthian columns	Keystones
	Vertical siding	Keystones	Vertical siding	Multiple arched or rounded windows	Stucco on front elevation
	Shallow roof pitches (unless used as a split pitch)	Fully symmetrical massing	Spindly columns		Fully symmetrical massing
	Multiple arched or rounded windows		Shallow roof pitches		
	All hip roof				
Glass block is not permitted on front elevations and side elevations facing the street. Approval required for use on other elevations.					

# Section V

## Architectural Themes, Standards & Requirements

### EXHIBIT 2

### Summary of Key Site and Structure Requirements

Lot Type:	Cottage	Manor	Estate	Grand Estate Autumn Oaks	Grand Estate	Mansion: Golf Vista	Mansion: Grand Summit	Mansion: Pinnacle Place	Retreats	
Typical Lot Width	52'	65'	80'	95'	100'	110'+	110'+	110'+	150'+	
Min. Air Conditioned Square Footage	1,600	2,000	2,500		3,100	3,600	4,500	4,500	4,500	
Max. Air Conditioned Square Footage	2,500	3,000	NA	NA	NA	NA	NA	NA	NA	
Max. Air Conditioned Square Footage with Bonus Room	2,900	3,200	NA	NA	NA	NA	NA	NA	NA	
Max. Structure Height	35'-0"	35'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	
Max. Lot Coverage	40%	40%	40%	40%	40%	40%	40%	40%	35%	
Structure: Min. Front Yard Setback	20'-0"	25'-0"	25'-0"	25'-0"	25'-0"	35'-0"	25'-0"	25'-0"	37'-0"	
Structure: Min. Rear Yard Setback	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	25'-0"	50'-0"	
Structure: Min. Side Yard Setback	5'-0"	5'-0"	7'-6"	7'-6"	10'-0"	10'-0"	10'-0"	10'-0"	27'-6"	
Structure: Min. Side Yard Setback - Corner Lot Side	20'-0"	20'-0"	20'-0"	25'-0"	25'-0"	30'-0"	30'-0"	30'-0"	NA	
Pool and Patio Deck with Screen Enclosure:	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	NA	
Min. Side Yard Setback										
Pool and Patio Deck with Screen Enclosure:	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	NA	
Min. Rear Yard Setback •										
Pool or Patio Deck with No Screen Enclosure:	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	NA	
Min. Side Yard Setback										
Pool or Patio Deck with No Screen Enclosure:	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	NA	
Min. Rear Yard Setback										
Pool / Mechanical Equipment:	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	NA	
Min. Side Yard Setback										
Driveway: Min. Side Yard Setback	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	NA	
Min. Gas Appliances	2	2	2	2	2	2	2	2	2	
Gas Piping for Min. Additional Appliances	1	1	1	1	1	1	1	1	1	
Min. 1 <sup>st</sup> Level Wall Plate Height: Main Body	9'-4"	9'-4"	10'-0"	10'-0"	10'-0"	10'-8" 1 story / 12'-0" 2 story	10'-0"	10'-0"	10'-0"	
Min. 1 <sup>st</sup> Level Wall Plate Height: Secondary Bedrooms	8'-0"	9'-4"	9'-4"	9'-4"	9'-4"	9'-4"	9'-4"	9'-4"	9'-4"	
Min. 2 <sup>nd</sup> Level Wall Plate Height [excluding bonus areas]	8'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
Min. Wall Plate Height: Garage	8'-0"	8'-0"	9'-4"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	
Min. Entry Door Height	6'-8"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	
Roofing Type	<div><div>▪ Dimensional Fiberglass</div><div>▪ Asphalt Shingle</div><div>▪ Certain Teed</div><div>▪ Carriage House</div><div>▪ Shingle or equal</div></div>	<div><div>▪ Dimensional Fiberglass</div><div>▪ Asphalt Shingle</div><div>▪ Certain Teed</div><div>▪ Carriage House</div><div>▪ Shingle or equal</div></div>	<div><div>▪ Dimensional Fiberglass</div><div>▪ Asphalt Shingle</div><div>▪ Certain Teed</div><div>▪ Carriage House</div><div>▪ Shingle or equal</div></div>	<div><div>▪ Dimensional Fiberglass</div><div>▪ Asphalt Shingle</div><div>▪ Certain Teed</div><div>▪ Carriage House</div><div>▪ Shingle or equal</div></div>	<div><div>▪ Dimensional Fiberglass</div><div>▪ Asphalt Shingle</div><div>▪ Certain Teed</div><div>▪ Carriage House</div><div>▪ Shingle or equal</div></div>	<div><div>▪ Certain Teed Carriage House</div><div>▪ Shingle or equal</div><div>▪ Flat Tile or Slate</div></div>	<div><div>▪ Certain Teed Carriage House</div><div>▪ Shingle or equal</div><div>▪ Flat Tile or Slate</div></div>	<div><div>▪ Certain Teed Carriage House</div><div>▪ Shingle or equal</div><div>▪ Flat Tile or Slate</div></div>	<div><div>▪ Dimensional Fiberglass</div><div>▪ Asphalt Shingle</div><div>▪ Slate</div></div>	
Driveway Finishes	Concrete	Concrete	Concrete	Pavers	Pavers	Pavers	Pavers	Pavers	Pavers	
Mailbox Type	Twin	Twin	Single	Single	Single	Single	Single	Single	Single	
Min. Garage Size	2 Stall	2 Stall	2 Stall	2 Stall	2 Stall	3 Stall	3 Stall	3 Stall	3 Stall	
Max. Garage Size	2 Stall	3 Stall	4 Stall	4 Stall	4 Stall	5 Stall	5 Stall	5 Stall	5 Stall	
Garage Loading	<div><div>▪ Front</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Front</div><div>▪ Courtyard</div><div>▪ Side</div></div>	<div><div>▪ Courtyard</div><div>▪ Side</div><div>▪ Detached</div></div>
Garage Loading Repetition	NA	Max 2 to 3-car front load	Max 2 to 3-car front load	Max 1 to 3-car front load on	Max 1 to 3-car front load on	Max 1 to 3-car front load on	Max 1 to 3-car front load on	Max 1 to 3-car front load on	Max 1 to 3-car front load on	
		next to each other	next to each other	every other lot	every other lot	every other lot	every other lot	every other lot	every other lot	
Elevation Repetition	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	No more than every 3 <sup>rd</sup> home nor across the street	
Exterior Color Repetition	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	No more than every 3 <sup>rd</sup> lot on either side of the street	
Perimeter Fences [if installed]	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	5'-0" ht. black aluminum picket	

**DESIGN APPROVAL** - The purpose of the landscape review process is to ensure harmonious neighborhood streetscapes, to enhance views across lakes and along fairways, and to protect the aesthetic quality of the overall community. The landscape design standards are intended to provide for the needs and desires of the Applicant in a manner which also protects the lifestyle of adjoining neighbors. Landscape plans shall be submitted for approval by the DRC as part of a ***Design Review Application for Master Plan Approval, Landscape Review Application or Change Request Application*** [as applicable].

For master approval of plans by Participating Builders, three versions of landscape plans are required for each floor plan -- one each for standard lots, back-to-back lots and corner lots.

**Guidelines for the Design of Landscaping** - Landscape architects or designers should provide a scaled site plan (preferable 1:20' or 1:10' depending on lot size on a 11"x17" sheet) for review to the DRC.

Landscape architects or designers need to request from the builders a) construction plans of homes including entrances, windows, porches, possible pool decks and exact locations of AC Pads, and b) exterior elevations of front, rear and side elevations with window locations. Landscape architects or designers need to know the locations and sizes of driveways and walkways.

**Removal of Landscape Material and Trees** - Prior to or after completion of a home, no landscape material or trees shall be removed without the approval of the DRC. Approval for the removal of landscape material or trees may be conditioned by the DRC upon replacement of any such trees at the Lot Owner's expense. In addition to DRC approval, a permit is required by the requisite government authority for the removal of trees with a 6" or greater caliper at breast height. Trees with a 18" or greater caliper at breast height are termed "specimen" and must be preserved unless no acceptable alternative is available.

**Credit for Existing Vegetation and Trees** - Due to the dense native vegetation and tree coverage within portions of the community, landscape credit may be granted by the DRC, thereby reducing or eliminating the requirement for trees and scaling down the volume of landscape materials that would otherwise be required in yard areas. Applicants should meet with the DRC Administrator to discuss potential landscape credits that may apply. The amount and quality of vegetation and trees to be saved will be reviewed on a case-by-case basis by the DRC.

**Landscaping of Easements** - Within the boundaries of a Lot, landscape material in easements shall be limited to sod, low ground cover or small shrubbery, subject to the approval of the DRC. The installation of new trees is not permitted in easements which will prevent maintenance of utilities or impede drainage.

Owners of Lots shall be responsible, at the Lot Owner's expense, for the prompt removal and subsequent replacement of any landscape improvements within easements as may be required for access, installation and maintenance of utilities or other purposes.

**Approved Landscape Palette** - The shade trees, accent trees, palms, shrubs and ground covers listed in the Landscape Palette are permitted, subject to approval of the overall landscape plan. Other types of landscape material are encouraged with the approval of the DRC. Approval of Design Documents will be based on the selection of plant materials as well as the overall

landscape design.

**Prohibited Landscape Materials** - No prohibited plants as defined in the most current publication of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be used.

**Landscape Zones** - In order to maintain a framework of cohesiveness from which Applicants may express their landscape choices, the following landscape zones have been established:

- ☐ Streetscape Zone
- ☐ Front Yard Zone
- ☐ Side Yard Zone
- ☐ Rear Yard Zone
- ☐ Lakefront Zone
- ☐ Golf Course Zone

**Landscape Requirements: Streetscape Zone** - The Streetscape Zone stretches from the curb to the front property line, and runs the full width of the Lot. One tree per 25 linear feet will be planted or preserved in landscape strips adjacent to streets. On corner Lots, this zone also extends the full length of the street side yard to the rear property line. The Streetscape Zone shall be sodded by Applicants with St. Augustine "Floritam", "Floratine", alternatives would be "Bermuda", or "Zoysia". Unless approved by the DRC, no other landscaping material is allowed within the Streetscape Zone.

**Landscape Requirements: Front Yard Zone** - The Front Yard Zone runs the full width of the Lot and is the area between the front plane of the Structure and the Streetscape Zone. The minimum landscape requirements within the Front Yard Zone shall include the following:

A minimum of one [1] approved shade tree shall be planted for 1 sq.ft.– 2,000 sq.ft.; 2 trees required for 2,001 sq. ft. – 4,000 sq. ft.; 3 trees required for 4,001 sq. ft. – 6,000 sq. ft., etc. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees.

The turf area to planting bed ratio shall be a **minimum of 5:1** and a **maximum of 3:1** in the Front Yard Zone. Essentially, this means that the landscape allocated to shrub and ground cover shall be **no less than 20%** and **no more than 33%** of the Front Yard Zone [excluding hardscape areas].

**Landscape Requirements: Side Yard Zone** - The Side Yard Zone is from the front to the back of the Structure on both sides over to the respective property lines. The minimum landscape requirements within the Side Yard Zone shall include the following:

**Interior Lots:** One [1] approved shrub per 4 linear feet along each side elevation for all Lots. Shrubs may be clustered within the Side Yard Zone so long as the required number is installed.

**Corner Lots ~ Interior Side Yard:** One [1] approved shrub is required per 4 linear feet along the interior side yard elevation for all Lots. Shrubs may be clustered within the interior Side Yard Zone so long as the required number is installed.

**Corner Lots ~ Street Side Yard:** For all widths of Corner Lots, a continuous foundation hedge is required with a minimum of one [1] approved shrub per 4 linear feet along the street side yard elevation. Only shrubs beyond those required for the foundation hedge may be clustered. In addition to the continuous foundation hedge, one [1] approved shade tree shall be planted per 2,000 square feet of total area within the Side Yard Zone. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees.

**Landscape Requirements: Rear Yard Zone** - The Rear Yard Zone runs the full width of the Lot and is the area between the rear plane of the Structure and the rear property line. Unless otherwise approved by the DRC, the minimum landscape requirements within the Rear Yard Zone shall include the following:

A minimum of one [1] approved shade tree shall be planted for 1 sq.ft.– 2,000 sq.ft.; 2 trees required for 2,001 sq. ft. – 4,000 sq. ft.; 3 trees required for 4,001 sq. ft. – 6,000 sq. ft., etc. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees. Shade trees are not required in the Rear Yard Zone for Lots in neighborhoods with a typical width of 52'.

One [1] approved shrub per 4 linear feet shall be planted along the rear elevation and along the screen enclosure *[if applicable]* for all Lots for all Lot sizes, shrubs along the screen enclosure shall be planted as a continuous foundation hedge. For all other portions of the rear elevation, shrubs may be clustered within the Rear Yard Zone so long as the required number is installed. For purposes of this calculation, landscape material installed inside screen enclosures will not be considered.

**Landscape Requirements: Lakefront Zone** - The Lakefront Zone only applies to Lots with rear property lines abutting a pond or lake within the community. The Lakefront Zone runs the full width of the Lot and is the last 15' of the Rear Yard Zone. In addition to required landscaping within the Rear Yard Zone, the Lakefront Zone shall include a minimum of three [3] trees as listed under “pond trees” in Section 4.15.13. The DRC may grant a variance for this requirement in the case of Lots with dense native vegetation or other characteristics which would prevent the enjoyment of such improvements by residents within the community. Applicants should check with the DRC Administrator to determine Lots for which this provision applies.

**Landscape Requirements: Golf Course Zone** - A copy of the lot and tree survey shall be attached to the Landscape Review Application or the Final Design Review Application for Lot Approval [as applicable]. For Lots backing up to the Golf Course, the lot survey shall show the exact location of the rear lot line, and the tree survey shall show trees with a caliper of 6" or more within the Golf Course Zone. The Golf Course Zone is the area abutting the rear Lot line of a Golf Course Lot, bounded by the side Lot lines extended into the Golf Course up to the point where the Golf Course grass is regularly mowed by the Golf Club. Lot Owners, at their expense, are responsible for landscaping the Golf Course Zone as part of new construction. Within the Golf Course Zone, Lot Owners have flexibility (a) with an approval form from the Club Manager and DRC to open up such areas within limits to improve views from the Lot to the Golf Course, or (b) to leave such areas “as is” to increase privacy within the rear yard of a Lot to the Golf Course. Within the Golf Course Zone, landscape improvements require, but are not limited to, removal of under-brush, removal of trees less than 3" in caliper *[if so desired]*, under-cutting of mature trees, and placement of 3" minimum thick pine straw throughout. No plants or groundcover are permitted without approval. The plants shall enhance existing native vegetation and must be

approved by the Club Manager and DRC before the cutting, removal or addition of any landscape materials. After completion of landscape improvements, Lot Owners shall notify the Association, which will provide maintenance of the Golf Course Zone thereafter.

### **GENERAL LANDSCAPE REQUIREMENTS**

**Design Approach** - The recommended landscape character of yard areas should emphasize a **casual** or **natural environment** versus a **formal appearance**. Plants will have a habit of growth that is normal for the species. Excessive pruning which results in un-natural, geometric, symmetrical shapes or “lolly-popping” is prohibited. The following criteria should be considered when selecting plants for use in a landscape plan:

- ☐ Native and Florida Friendly species
- ☐ Relative resistance to insects and diseases
- ☐ Cold hardy material suitable for planting in USDA Plant Hardiness Zone 9A
- ☐ Adaptability to existing soil conditions
- ☐ “Florida Friendly Landscape” Design as defined in *The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design*.

**Landscape Quality and Installation** - Trees and shrubs shall be nursery grown in containers and free from disease, insect infestations, defects and injuries. Installations should allow adequate area to promote a healthy growth pattern and to accommodate the mature growth requirement of each plant species. Trees shall be correct in form for their species and have a normal growth habit with well developed and densely foliated branches. No artificial grass, flowers, plants or vegetation are permitted on the exterior of a Lot or Structure.

**Yard Tree Staking** - All trees must be staked as shown on the tree staking exhibit in this section using an ArborGuy Pro40E System as manufactured by Staking Systems Supply, Inc. or an equivalent system.

**Existing Trees** - Unless otherwise prohibited in conservation areas, existing trees selected to remain on a Lot must be selectively pruned to remove dead wood and undesirable branches. Clusters of smaller trees and natural areas shall be groomed and mulched for a neat appearance or planted with shrubs or ground cover. Dead trees shall be replaced in accordance with provisions contained in the Declaration.

**Tree Fences, Tree Wells and Aerators** - Protective tree fences, tree wells, and aerators shall be installed as required by the DRC to protect existing trees to be saved. Retaining walls may be used to facilitate grade changes or to protect the root system of existing trees where the finish grade has been cut below the natural grade. For approved tree well materials, see **Site and Structure Requirements** in Section 4.02.05.

**Mulch** - All shrubs shall be top-dressed with 3” minimum of Grade “A” pine bark, pine straw mulch, eucalyptus, dark colored recycled wood, or dark brown sustainable materials. Cypress mulch is not permitted. Stone, rock, and gravel or similar materials as a substitute have to be equal in color as natural mulch and have to be approved by the Committee. White rock is prohibited. Ground covers shall be planted in such a manner to present a finished appearance within three [3] months of planting. Shrubs shall be planted such that the gap will be closed within the first



year of growth. Shrubs and ground cover in Front Yard Zones shall be planted in clusters or within curvilinear planting beds. Shrubs of the same species shall be massed together, in general, and random mixing of different species is discouraged. Different shrub species should be tiered in height with the taller shrub species closest to the Structure and the lower species in front. Plant masses should be arranged to provide visual excitement by the use of color and texture and to soften stark building elements and corners as well as to enhance architectural features. Plantings may be required by the DRC to screen portions of driveways, service yard areas, blank walls, patio decks and swimming pools.

**Hedges and Trimming** - The use of linear buffer hedges along property lines in Front Yard Zones is not permitted. Berms, trees and clusters of shrubs may be used to create a sense of separation and definition when appropriate between front yards. As may be approved by the DRC in side and rear yards, linear buffer hedges must be routinely trimmed not to exceed 72" in height. Landscaping will be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times. Trees and palms will be trimmed to remove dead branches. Shrubs shall be routinely trimmed not to exceed the height of an adjacent windowsill or the first horizontal bar of a screen enclosure, or 60" in height (whichever is lower).

**Landscape Rocks** - The use of landscape rocks as a design element for new construction or modifications is not permitted without the approval of the DRC. Any such materials must be used in moderation and must be shown on plans submitted for Design Review, Landscape Review or Modifications Review [*as applicable*].

**Sod** - All portions of road right-of-ways and the Lot shall be sodded, except for conservation areas required to remain natural. To insure a consistent turf color and texture throughout the community, St. Augustine "Floritam" or "Floratine" is preferred in the front and side yard zones. Zoysiagrass or Bahiagrass may be approved by the DRC for areas where these grasses are determined to be best suited for the site. After initial installation, turf areas may not be removed or replaced with mulch, stone, rock, gravel or similar materials without written approval of the DRC. As part of initial construction, Applicant shall resod any lake banks abutting a Lot with St. Augustine "Floritam" or "Floratine" (preferred) or Bahiagrass or Zoysiagrass if they are best suited for to the particular site, from the Lot boundary to the mean normal water Design elevation.

**Utility Equipment** - All utility company boxes and transformers are set within road right-of-way or easements. Grading around these items must ensure positive drainage. Upon maturity, the shrubs used to screen utility equipment shall be the type and size necessary to screen the full height of any such equipment.

**Service Yard Areas** - Air-conditioning compressors, pool pumps and related equipment in service yards areas must be screened by a service area wall or landscape material.

### **DECORATIVE YARD MONUMENTS**

**Yard Art** - A maximum of six (6) items of yard art may be placed in any front, side, or rear yard that is visible from the street, adjoining Lots or golf course without prior approval of the DRC provided the below guidelines are adhered.

Yard art may be defined as anything in a yard including but not limited to birdbaths, sculptures, statues, animals, birds, iron pieces and birdfeeders. All items must conform to the quantities and



dimensions defined below. Any object, size or quantity outside of these guidelines must receive prior approval by the DRC.

Non-seasonal yard art may consist of a combination of items. However, sculptures and/or statues (non-celebratory) are limited to two (2), must not exceed thirty (30) inches in height and must be located in landscaped areas around the perimeter of the structure only. Other yard art items may be located in any landscaped area of the lot, blend with current landscaping and must not exceed twenty-four (24) inches in any dimension without prior DRC approval.

During celebratory occasions, not to exceed forty-five (45) days, yard art may be placed in front or side yards.

Seasonal wreaths and front door ornamentation are permitted.

One (1) Decorative Flag, not to exceed twenty-four (24) inches square and not to have an installed height greater than thirty-six (36) inches are permitted.

Homemade or craft items made of metal or wood shall be considered yard art and require approval of DRC.

**Plant Containers** - Plant containers are permitted on front porch and yard areas without DRC approval provided the following guidelines are adhered. Any changes to type, quantity or size must receive prior approval by the DRC.

- ☐ Must be no taller than thirty (30) inches, must be subdued or neutral colors, and be appropriate for the surrounding in which they are placed. Plastic is not permitted.
- ☐ May not contain dead plants, weeds, or artificial plants/flowers.
- ☐ A maximum of four (4) plant containers are permitted on the front porch, including hanging containers of which no more than two (2) are permitted. The front porch is defined to include any stairs leading to the porch.

A maximum of two (2) decorative items are permitted on the front porch (see Yard Monuments/Fixtures section above). However, a combination of porch monuments and containers shall not exceed four (4) items.

Yard area plant containers must be located in landscaped areas only and are limited to two (2) in each front, side and rear yard areas.

**Benches and Porch/Yard Furniture** - Benches and furniture are permitted on front porch and yard areas without DRC approval, unless otherwise stated, provided the following guidelines are adhered. Any changes to type, quantity or size must receive prior approval by the DRC.

Front porch or open patio furniture shall be subdued or neutral in color congruous with home exterior colors and suitable for dimensioned area.

Subject to DRC approval yard furniture is permitted in rear landscaped areas only.

The maximum number of benches that may be placed on yard areas without approval of the DRC is one (1).

Benches may be placed in front yard (provided none exist on front porch), side or back yards in landscaped areas only. Bench seats must be no taller than twenty-four (24) inches.

Benches and yard furniture may be constructed of wood, wrought iron, concrete or composite materials that simulate these products, subdued or neutral in color and they must be properly maintained. Plastic benches and chairs are not permitted in open areas.

**Fountains and Garden Ornaments:** Subject to DRC approval, fountains must be located in a landscaped or mulch bed, and be suitable in size for location and area, and must be well-maintained. Inoperable fountains may not contain standing water. Additional plantings must be incorporated around fountains. Fountains must be no taller than five (5) feet in overall height.

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

Garden ornamentation includes such things as: fountains and fountain basins, statuary, globes, planter pots, trellis and landscape structures, plant bed edging materials, rockwork, sundials, wall attached metal work, sculpture, windmills and wind sculptures, pedestals, benches, raised planter beds, swings, bird-feeders and houses and other similar elements.

All ornamentation elements require application and approval by the DRC, including basins, bird bath, bird feeders, trellises, statues etc., or any other structures over four (4) feet tall.

**Sight Distances at Intersections** - No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

**Fountains and Waterscape Elements** - Subject to approval of design elements by the DRC, certain fountains and waterscape treatments are permitted within the Maximum Buildable Area of a Lot. Subject to DRC approval fountains must be located in a landscaped or mulch bed, and be suitable in size for location and area, and must be well-maintained. Inoperable fountains may not contain standing water. Any such items must be shown on plans submitted for Design Review,

Landscape Review or Modifications Review *[as applicable]*.

**Landscape Edging Borders** - Subject to approval by the DRC, edging borders around curbs, sidewalks, driveways, and approved planting beds must be installed and maintained in a professional manner and must be consistent with the character of the neighborhood.

Decorative landscape stone, landscape bricks (no holes), or landscape concrete products may be used provided they are consistent with the house exterior color scheme. Single layer edging products shall be no more than six (6) inches above ground. Installation shall be uniform in height and flow evenly along landscape bed lines.

Edging borders higher than six (6) inches are permitted where grading issues require such installation to preclude washout of planting beds but must be of a product designed to accommodate multiple layer installation.

All final installations will be reviewed for acceptability by the DRC.

**Wells** - Lot Owners are not permitted to use lakes within the Property for irrigation or to install wells on Lots for potable or irrigation water. Such prohibition shall not limit the Developer, Association, CDD, or Golf Club Property from drawing upon lakes or installing and maintaining wells within the Property.

**Irrigation Water** - The Association and/or the CDD may obtain permits for construction of a common irrigation distribution system to serve Lots and the Common Areas with reclaimed water. If constructed, such system will be stubbed out to the boundary of each Lot. The source of irrigation water for the Lots will be ground water in accordance with Southwest Florida Water Management District permits until such time as reclaimed water may become available. Applicants are responsible for connecting to the common irrigation distribution system and shall be billed by the Association or CDD for irrigation water.

**Irrigation Systems** - As part of initial construction, the Applicant shall install, and the Lot Owner shall subsequently maintain an underground irrigation system on a Lot in accordance with the following general requirements:

- ☐ Irrigation systems shall be of sufficient size and capacity to provide full coverage for the Lot as may be reasonably achieved. In order to provide sufficient irrigation to a homeowner's lawn, irrigation equipment should be installed from the front corners of the property up to the rear corners of the property spraying into the lawn area and should cover lake areas where requested by the DRC manual.
- ☐ Irrigation systems shall be designed to minimize over-spray to adjacent properties, sidewalks, streets and driveways.
- ☐ Coverage shall include right-of-ways adjoining Lots. Sprinkler heads shall be located between the outside edge of the sidewalk and curb.
- ☐ Irrigation systems shall utilize an automatic control device and an automatic rain cut off switch.

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### Landscape and Irrigation Guidelines & Standards

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- ☐ Pop-up spray shall be utilized in shrub beds; bubblers for each tree location; and pop-up rotors in sod areas. Low-volume and micro-irrigation techniques are encouraged in non-turf areas. Drip irrigation may be used in areas immediately adjacent to building walls in tight planters. PVC pipe is to be a class no less than 160 PVC.
- ☐ Wireless rain sensors must be installed at the soffit of the home.

Owners of Lots on any lake or other body of water shall maintain and irrigate, at such Owner's expense, all landscaping between the Lot boundary and such water's edge. As part of initial construction, Applicants shall extend irrigation lines into the shoreline area to provide full coverage as may be reasonably achieved.

The number of irrigation zones, number of rotor heads, correct spacing of rotor heads and rotor with appropriate reach should be planned according to the size of the property and to create sufficient water coverage of turf areas. The design of the irrigation system should not exceed 15 gallons per minute per zone.

Please request the following publications from the DRC Committee:

Irrigation System Installation and Operation Guidelines from "The Southern Hills Property Owner's Association"

#### **Cottage/Manor – Yards Maintained by the HOA –**

- ☐ All irrigation and landscaping will be inspected upon completion.
- ☐ Irrigation controllers in the cottages and manors need to be installed on the exterior of the home and have two shut off valves, one at home and one at the water whip that connects to the irrigation system.
- ☐ Pop-up heads for lawn irrigation should be 6 inches in height instead of 4 inches, a higher cut to the grass is recommended to insure a deeper root growth and a greater drought tolerance.
- ☐ Risers at each side elevation in the cottages and manors must be sufficient for plant areas and turf areas within existing setbacks.
- ☐ Only St. Augustine "Floritam" or "Floratine" grass may be used in HOA maintained lots.
- ☐ Only pine straw will be allowed in the cottage and manor areas, please note that this means no mulch or pine bark will be allowed.

**Restoration of Lots** - Upon completion of construction of the home the builder will be responsible for restoring the adjacent lots. At least 5' of Bahia needs to be installed on each side of the lot, unless there is a pre-existing home.

**APPROVED LANDSCAPE PALETTE**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Minimum Specifications</b>
<b>POND TREES FOR LAKEFRONT ZONE [container grown] ①</b>		
Bald Cypress	<i>Taxodium distichum</i>	Caliper: 3" / Size: 10' - 12' ht.
Bottlebrush	<i>Callistemon viminalis</i>	Caliper: 3" / Size: 8 - 10' ht.
Crape Myrtle: all varieties	<i>Lagerstroemia indica</i>	Caliper: 1½" - 2" / Size: 30 gal
Eagleston Holly	<i>Ilex x attenuata and cvs</i>	Caliper: 3" / Size: 10' - 12' ht
East Palatka Holly	<i>Ilex opaca</i>	Caliper: 3" / Size: 10' - 12' ht.
Loquat	<i>Eriobotrya japonica</i>	Caliper: 3" / Size: 8' - 10' ht.
Pond Cypress	<i>Taxodium ascendens</i>	Caliper: 3" / Size: 8' - 10' ht.
River Birch	<i>Betula nigra</i>	Caliper: 3" / Size: 8' - 10' ht.
Southern Magnolia	<i>Magnolia grandiflora</i>	Caliper: 3" / Size: 10' - 12' ht.
<b>SHADE TREES [container grown] ①</b>		
American Elm	<i>Ulmus americana</i>	Caliper: 3" Size: 65 gallon
American Holly	<i>Ilex opaca</i>	
American Hornbeam	<i>Ostrya virginiana</i>	
Bald cypress	<i>Taxodium distichum</i>	
Bluff Oak	<i>Quercus austrina</i>	
Cedar Elm	<i>Ulmus crassifolia</i>	
Drake Elm	<i>Ulmus parvifolia "drake"</i>	
East Palatka Holly	<i>Ilex opaca</i>	
Florida Maple, Southern Sugar Maple	<i>Acer barbatum</i>	
Green Ash	<i>Fraxinus pennsylvanica</i>	
Hickories, Pecan	<i>Carya spp.</i>	
Live Oak	<i>Quercus virginiana</i>	
Loblolly Bay	<i>Gordonia lasianthus</i>	
Overcup Oak	<i>Quercus lyrata</i>	
Pond Cypress	<i>Taxodium ascendens</i>	
Pop Ash, Carolina Ash, Water Ash	<i>Fraxinus caroliniana</i>	
Red Maple	<i>Acer rubrum</i>	
River Birch	<i>Betula nigra</i>	
Round Holly, Round Leaf Holly, Rotund Holly	<i>Ilex rotunda</i>	
Sand Live Oak	<i>Quercus germinata</i>	
Savannah Holly	<i>Ilex x attenuata and cvs.</i>	
Sawtooth Oak	<i>Quercus acutissima</i>	
Shumard Oak	<i>Quercus shumardii</i>	
Southern Magnolia	<i>Magnolia grandiflora</i>	
Sugarberry	<i>Celtis laevigata</i>	
Sweet Bay Magnolia	<i>Magnolia virginiana and cvs.</i>	
Sweetgum	<i>Liquidambar styraciflua</i>	
Sycamore, American Planetree	<i>Platanus occidentalis</i>	
Tulip Poplar, Tulip Tree, Yellow	<i>Liriodendron tulipifera</i>	

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Poplar		
Tupelo, Black Gum	<i>Nyssa sylvatica</i>	
White Oak	<i>Quercus alba</i>	
Winged Elm	<i>Ulmus alata</i>	
TALL PALMS [container grown] ①		
Bismarck Palm	<i>Bismarckia nobilis</i>	Height: 6' Spacing: 8' - 10' on center
Cabbage Palm	<i>Sabal palmetto</i>	
Pindo Palm	<i>Butia capitata</i>	
Windmill Palm	<i>Trachycarpus fortunei</i>	
ACCENT TREES [container grown] ①		
Bottlebrush	<i>Callistemon viminalis</i>	Caliper: 1.5 – 2" Size: 30 gallon Spacing 10'-12' on center
Crape Myrtle: all varieties	<i>Lagerstroemia indica</i>	
Crape Myrtle, Japanese	<i>Lagerstroemia faurei</i>	
Dahoon Holly	<i>Ilex cassine and cvs.</i>	
Eagleston Holly	<i>Ilex x attenuata and cvs.</i>	
Eastern Redbud	<i>Cercis canadensis</i>	
English Dogwood	<i>Philadelphus inodorus</i>	
Japanese Blueberry	<i>Elaeocarpus decipiens</i>	
Italian Cypress	<i>Cupressus sempervirens</i>	
Ligustrum, Japanese Privet	<i>Ligustrum japonicum and cvs.</i>	
Marlberry, Marbleberry	<i>Ardisia escallonioides</i>	
Nellie R. Stevens Holly	<i>Ilex 'Nellie R. Stevens'</i>	
Red Cedar	<i>Juniperus virginiana</i>	
Sweet Acacia	<i>Acacia farnesiana</i>	
Texas Olive, White Geiger	<i>Cordia boissieri</i>	
Varnish Leaf, Hopbush	<i>Dodonaea viscosa</i>	
Wild Olive, Devilwood	<i>Osmanthus americanus</i>	
Yaupon Holly	<i>Ilex vomitoria and cvs.</i>	
SMALL PALMS AND PALM-LIKE PLANTS [container grown] ①		
Cardboard Plant	<i>Zamia furfuracea</i>	
Coontie, Florida Zamia	<i>Zamia floridana</i>	
Dwarf Palmetto, Blue-stem Palmetto	<i>Sabal minor</i>	
European Fan Palm	<i>Chamaerops humilis</i>	
King Sago	<i>Cycus revoluta</i>	
Lady Palm	<i>Rhapis excelsa</i>	
Needle Palm	<i>Rhapidophyllum hystrix</i>	
Saw Palmetto	<i>Serenoa repens</i>	
Scrub Palmetto	<i>Sabal etonia</i>	
Slender Lady Palm	<i>Rhapis humilis</i>	
LARGE SHRUBS [container grown] ①		
Awabuki Viburnum	<i>Viburnum odoratissimum, var. awabuki</i>	Size: 3 gallon Spacing: 36" on center
Azalea	<i>Rhododenron cvs.</i>	

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Beautyberry	<i>Callicarpa americana</i>	Size: 3 gallon Spacing: 36" on center
Butterfly Bush	<i>Cassia bicapsularis</i>	
Buttonbush	<i>Cephalanthus occidentalis</i>	
Camellia	<i>Camellia japonica</i>	
Century Plant / Agave	<i>Agave spp</i>	
Chaste Tree	<i>Vitex agnus-castus</i>	
Cherokee Bean, Coralbean	<i>Erythrina herbacea</i>	
Chinese Fringe Bush	<i>Loropetalum chinense</i>	
Chinese Holly	<i>Ilex cornuta</i> and cvs.	
Chinese Juniper, Japanese Juniper.	<i>Juniperus chinensis</i> and cvs.	
Cleyera <i>Ternstroemia gymnanthera</i>	<i>Ternstroemia gymnanthera</i>	
Dwarf Burford Holly	<i>Ilex cornuta "borfordi"</i>	
Dwarf Oleander	<i>Nerium oleander</i>	
Dwarf Schefflera	<i>Heptapleurum arboricola</i>	
Eastern Sweetshrub, Carolina Allspice	<i>Calycanthus floridus</i>	
Firebush, Scarletbush	<i>Hamelia patens</i>	
Florida Privet	<i>Forestiera segregata</i>	
Gardenia, Cape Jasmine	<i>Gardenia jasminoides</i>	
Glossy Abelia	<i>Abelia grandiflora</i>	
Golden Dewdrop, Skyflower	<i>Duranta erecta</i>	
Japanese Aralia, Paperplant	<i>Fatsia japonica</i>	
Japanese Plum Yew	<i>Cephalotaxus harringtonia</i>	
King's Mantle	<i>Thunbergia erecta</i>	
Juniper	<i>Juniper species (blue vase &amp; pfitzer)</i>	
Leather Fern	<i>Acrostichum danaeifolium</i>	
Marlberry, Marbleberry	<i>Ardisia escallonioides</i>	
Mary Nell Holly	<i>Ilex X 'Mary Nell'</i>	
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	
Orange Jessamine	<i>Cestrum aurantiacum</i>	
Oregon Hollygrape, Leatherleaf Mahonia	<i>Mahonia bealei</i>	
Pawpaw	<i>Asimina triloba</i>	
Pineapple Guava, Feijoa	<i>Acca sellowiana (or Feijoa sellowiana)</i>	
Pittosporum	<i>Pittosporum tobira</i> cvs.	
Podocarpus	<i>Podocarpus macrophyllus</i>	
Red Powderpuff	<i>Calliandra haematocephala</i>	
Rusty Lyonia	<i>Lyonia ferruginea</i>	
Sandankwa Viburnum	<i>Viburnum suspensum</i>	
Sasanqua Camellia	<i>Camellia sasanqua</i>	
Selloum, Tree Philodendron	<i>Philodendron bipinnatifidum</i>	



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Simpson's Stopper, Twinberry	<i>Myrcianthes fragrans</i>	Size: 3 gallon Spacing: 36" on center
Southern Blackhaw, Rusty Blackhaw	<i>Viburnum rufidulum</i>	
Sparkleberry	<i>Vaccinium arboreum</i>	
Star Anise	<i>Illicium spp.</i>	
Star Jasmine, Shining Jasmine	<i>Jasminum nitidum</i>	
Sweet Almond Bush	<i>Aloysia virgata</i>	
Sweet Pepperbush	<i>Clethra alnifolia</i>	
Sweet Viburnum	<i>Viburnum odoratissimum</i> ②	
Tea Olive, Fragrant Olive	<i>Osmanthus fragrans</i>	
Thryallis	<i>Galphimia glauca</i>	
Turk's Cap	<i>Malvaviscus arboreus</i>	
Virginia Willow, Virginia Sweetspire	<i>Itea virginica</i>	
Walters Viburnum	<i>Viburnum obovatum and cvs.</i>	
Wax Myrtle	<i>Myrica cerifera and cvs.</i>	
Yesterday-Todayand Tomorrow	<i>Brunfelsia grandiflora</i>	
Yucca	<i>Yucca spp.</i>	
SMALL SHRUBS [container grown] ①		
African Bush Daisy	<i>Gamolepis chrysanthemoides</i>	Size: 3 gallon Spacing: 24" on center
Firecracker Plant	<i>Russelia sarmentosa</i>	
Firecracker Plant, Coral Plant	<i>Russelia equisetiformis</i>	
Firethorn	<i>Pyracantha coccinea</i>	
Natal Plum	<i>Carissa macrocarpa</i>	
Philodendron	<i>Philodendron cvs.</i>	
Pineland Lantana, Weeping Lantana	<i>Lantana depressa</i>	
Pittosporum	<i>Pittosporum contoniensis tobira cvs.</i>	
Reeve's Spirea, Bridal Wreath	<i>Spiraea contoniensis</i>	
Shiny Lyonia	<i>Lyonia lucida</i>	
Texas Sage	<i>Leucophyllum frutescen</i>	
DWARF SHRUBS [container grown] ①		
Coontie	<i>Zamia floridana</i>	
Dwarf Azaleas	<i>Rhodendron cvs.</i>	
Dwarf Japanese Holly, Box-Leaved Holly	<i>Ilex crenata</i>	
Dwarf Boxwood	<i>Buxus cvs.</i>	
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Schillings', nana, d cvs.</i>	
VINES		
American Wisteria	<i>Wisteria frutescens</i>	Size: 3 gallon
Black-Eyed Susan Vine	<i>Thunbergia alata</i>	
Canary Ivy, Algerian Ivy	<i>Hedera canariensis</i>	

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Confederate Jasmine	<i>Trachelospermum jasminoides</i>	Spacing: 24" on center  Size: 3 gallon Spacing: 24" on center
English Ivy	<i>Hedera helix</i>	
Evergreen Wisteria	<i>Millettia reticulata</i>	
Honeysuckle	<i>Lonicera sempervirens</i>	
Morning Glory	<i>Ipomoea spp. Natives Only</i>	
Passion Vine	<i>Passiflora incarnata</i>	
Yellow Jasmine	<i>Gelsemium sempervirens</i>	
<b>GROUND COVER [container grown]</b>		
①		
Autumn Fern	<i>Dryopteris spp.</i>	Size: 1 gallon Spacing: 12" on center
Blue Daze	<i>Evolvulus glomeratus</i>	
Cast Iron Plant	<i>Aspidistra elatior</i>	
Creeping Juniper	<i>Juniperus horizontalis and cvs.</i>	
Dwarf Jasmine	<i>Trachelospermum asiaticum</i>	
Holly Fern	<i>Cyrtomium falcatum</i>	
Juniper Blue Pacific	<i>Juniper conferta and cvs.</i>	
Parsons Juniper	<i>Juniper parsonii</i>	
Perennial Peanut	<i>Arachis glabrata</i>	
Purple/Yellow Lantana	<i>Lantana camera</i>	
Shore Juniper	<i>Juniperus conferta and cvs.</i>	
Sunshine Mimosa, Powserpuff	<i>Mimosa strigillosa</i>	
Sweet Potato Vine	<i>Ipomoea spp. (Natives Only)</i>	
Tampa Vervain	<i>Glandularia tampensis</i>	
Trailing Lantana	<i>Lantana montevidensis</i>	
Twin Flower, Oblong Snakeherb	<i>Dyschoriste oblongifolia</i>	
<b>ORNAMENTAL GRASSES</b>		
Evergreen Paspalum	<i>Paspalum quadrifarium</i>	
Fakahatchee Grass	<i>Tripsacum dactyloides</i>	
Mondo Grass	<i>Ophiopoglu japonicus</i>	
Mulhy Grass	<i>Muhlenbergia capillaris</i>	
Purple Love Grass	<i>Eragrostis spectabilis</i>	
Wiregrass	<i>Aristida stricta</i>	
<b>PERENNIALS</b>		
African Iris	<i>Dietes iridoides</i>	
Agave, Century Plant	<i>Agave spp.</i>	
Aloe	<i>Aloe spp.</i>	
Black-eyed Susan	<i>Rudbeckia hirta</i>	
Blanket Flower	<i>Gaillardia</i>	
Blazing Star	<i>Liatris</i>	
Blood Lily	<i>Haemanthus multiflorus</i>	
Blue Daze	<i>Evolvulus glomeratus</i>	
Blue-Eyed Grass	<i>Sisyrinchium angustifolium</i>	
Blue Flag Iris	<i>Iris hexagona, Iris virginica</i>	

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Blood Lily	<i>Haemanthus multiflorus</i>	
Bromeliads, Airplants	<i>Bromeliaceae spp.</i>	
Bush Daisy	<i>Euryops spp.</i>	
Butterfly Lily	<i>Hedychium</i>	
Caladium	<i>Caladium shortulanum</i>	
Canna Lily	<i>Canna</i>	
Cinnamon Fern	<i>Osmunda cinnamomea</i>	
Coreopsis, Tickseed	<i>Coreopsis spp.</i>	
Crinum Lily	<i>Crinum</i>	
Daylily	<i>Heurocallis</i>	
Firespike	<i>Odontonema strictum</i>	
Flamingo Plant, Jacobinia	<i>Justicia carnea</i>	
Flax Lily	<i>Dianella spp.</i>	
Gazania, Treasure Flower	<i>Gazania spp.</i>	
Gloriosa Lily	<i>Gloriosa spp.</i>	
Golden Shrimp Plant	<i>Pachystachys lutea</i>	
Goldenrod	<i>Solidago</i>	
Heliconia	<i>Heliconia</i>	
Hurricane Lily	<i>Lycoris spp.</i>	
Lion's Ear	<i>Leonotis leonurus</i>	
Mexican Heather	<i>Cuphea hyssopifoliar</i>	
Milkweed, Butterfly Weed	<i>Asclepias spp.</i>	
Peacock Ginger	<i>Kaempferia spp.</i>	
Pentas, Starflower	<i>Pentas lanceolata</i>	
Pine Cone Ginger	<i>Zingiber zerumbet</i>	
Plumbago	<i>Plumbago auriculata</i>	
Porterweed	<i>Stachytarpheta spp.</i>	
Purple Coneflower	<i>Echinacea purpurea</i>	
Rain Lily, Zephyr Lily	<i>Zephyranthes spp.</i>	
Rudbeckia, Black-Eyed Susan	<i>Rudbeckia hirta</i>	
Salvia, Sage	<i>Salvia spp.</i>	
Shell Ginger	<i>Alpinea spp.</i>	
Shrimp Plant	<i>Justicia brandegeana</i>	
Society Garlic	<i>Tulbaghia violacea</i>	
Spider Lily	<i>Hymenocallis spp.</i>	
Spiral Ginger	<i>Costus spp.</i>	
Stokes' Aster	<i>Stokesia laevis</i>	
Swamp Sunflower	<i>Helianthus angustifolius</i>	
Walking Iris	<i>Neomarica gracilis</i>	
Wild Sage, Button Sage	<i>Lantana involucrata</i>	
Zephyr Lily	<i>Zephyranthes</i>	
<b>GRASS</b>		
St. Augustine "Floratum"	<i>Stenotaphrum secundatum</i>	
St. Augustine "Floratine"	<i>Stenotaphrum secundatum</i>	

MULCH	
Pine Bark/Pine Straw	(3" minimum after watering in
Eucalyptus)	(3" minimum after watering in
Dark            Colored            Recycled	(3" minimum after watering in
Wood/Sustainable Materials	

### **Lot and Landscape Maintenance**

**Maintenance: Vacant Lots** – Except as prohibited in conservation areas, Lot Owners will routinely maintain their respective vacant Lots, including protection of existing trees; removal of dead trees, leaves, debris and trash; and prevention of soil erosion. All Lots will be mowed and groomed by the Lot Owner on a periodic, mandatory basis, and as requested by the DRC.

Owners of wooded vacant lots are required to bush hog/mow between trees so that the lot is kept clear of brush, dead wood and weeds. All vacant Lots, including those that are heavily wooded and cannot be bush hogged between trees, will be mowed from the street curb back to the tree line.

The DRC has deemed with the promulgation of these rules that vacant Lots be bush hogged three times per calendar year adhering to the following schedule:

- Between April 1 and April 30
- Between June 15 and July 15
- Between September 15 and October 15

*\*Section updated 3/15/2015*

**Maintenance: Landscaped Lots** – Maintenance of Lots: Except for conservation areas where special preservation provisions may apply, Lot Owners will routinely mow lawns; edge beds; prune shrubs and groundcovers; control weeds pests and diseases via spray application of appropriate products; remove and replace dead trees and plants; apply water and repair irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization, to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass areas on Lots with a finished Structure may not exceed 6" in height between lawn cuts.

**Maintenance of Driveways:** Owners of Lots fronting on any roadway shall maintain their respective driveways, including portions of driveways and aprons within right-of-ways.

**Maintenance of Right-of-Ways:** Lot Owners shall be responsible for maintaining and irrigating sod within the right-of-way between the pavement edge or back of curb and the Lot line.

**Maintenance of Shoreline Areas:** Owners of Lots encompassing or bordering on any body of water shall keep the shoreline free of litter and debris and shall maintain and irrigate, at Lot Owners expense, landscaping between the Lot boundary and such water's edge. Maintenance of landscaping shall be in accordance with requirement of the Association or CDD and requisite governmental authorities. Unless approved by the Association or DRC, no landscape materials – other than sod and approved trees – are permitted in right-of-way areas between the pavement edge and sidewalk adjoining a Lot.

**Maintenance: Golf Course Zones** – The Golf Course Zone is the area abutting the rear Lot line of a Golf Course Lot, bonded by the side Lot lines extended into the Golf Course up to the point where the Golf Course grass is regularly mowed by the Golf Club. After completion of landscaping improvements by Lot Owners, the Association will be responsible for maintaining the Golf Course Zone.

**SUMMARY OF KEY MINIMUM LANDSCAPE REQUIREMENTS**

Streetscape Zone	Front Yard Zone		Side Yard Zone	
Zone	Shade Trees	Shrubs & Ground Cover	Shade Trees	Shrubs & Ground Cover
The Streetscape Zone shall be sodded with St. Augustine “Floritam” or “Floratine”. Acceptable alternatives would be Zoysia or Bermuda. Unless Approved by the DRC, no other landscaping material is allowed within the Streetscape Zone..	A minimum of one [1] approved shade tree shall be planted for 1 sq. ft. – 2,000 sq. ft., two [2] shall be planted for 2,001 sq. ft. – 4,000 sq. ft. – three [3] for 4,001 sq. ft. - 6,000 sq. ft., etc. If more than one [1] shade tree is required, one may be substituted by a cluster of a minimum of three [3] approved palm trees.	The landscape allocated to shrub and ground cover shall be no less than 20% and no more than 33% of the Front Yard Zone [excluding hardscape areas].	<u>Corner Lots / Street Side Yard:</u> one [1] approved shade tree per 2,000 square feet of total area within the Side Yard Zone along the street side. If more than one [1] shade tree is required, one may be substituted by a cluster of a minimum of three [3] approved palm trees.	<u>Interior Lots:</u> One [1] approved shrub per 4 LF for all lots. Shrubs may be clustered.  <u>Corner Lots/Interior Side Yard:</u> One [1] approved shrub per 4 LF for all lots. Shrubs may be clustered.  <u>Corner Lots / Street Side Yard:</u> Continuous foundation hedge with one [1] approved shrub per 4 LF of street side yard elevation. Only shrubs beyond the minimum may be clustered.



## Section VI

### Landscape and Irrigation Guidelines & Standards

Rear Yard Zone		Lakefront Zone	Golf Course Zone	General Notes
Shade Trees	Shrubs & Ground Cover			
<p>A minimum of one [1] approved shade tree shall be planted for 1 sq. ft. – 2,000 sq. ft., two [2] shall be planted for 2,001 sq. ft. – 4,000 sq. ft. – three [3] for 4,001 sq. ft. - 6,000 sq. ft., etc. If more than one [1] shade tree is required, one may be substituted by a cluster of a minimum of three [3] approved palm trees.</p>	<p>For all Lot sizes, One [1] approved shrub per 4 LF along the rear elevation and along the screen enclosure <i>[if applicable]</i>.</p> <p>Shrubs along the screen enclosure shall be planted as a continuous foundation hedge. For all other portions of the rear elevation, shrubs may be clustered within the Rear Yard Zone so long as the required number is installed. For purposes of this calculation, landscape material installed inside screen enclosures will not be considered.</p>	<p>The Lakefront Zone applies to the rear 15' of the Rear Yard Zone for Lots abutting a pond or lake. In addition to required landscaping within the Rear Yard Zone, the Lakefront Zone shall include a minimum of three [3] trees as listed under “pond trees” in Section 4.15.13.</p>	<p>Landscape improvements require, but are not limited to, removal of under-brush, removal of trees less than 3" in caliper <i>[if so desired]</i>, under-cutting of mature trees, and placement of 3" minimum thick pine straw throughout the Golf Course Zone. No plants or groundcover are permitted.</p>	<p>All shrubs and ground cover shall be top-dressed with 3" of eucalyptus, pine bark/pine straw or dark colored recycled wood/Sustainable materials after watering in. Only pine straw may be used in the Golf Course Zone.</p> <p>All remaining portions of a Lot and adjoining right-of-ways shall be sodded with St. Augustine, “Floritam” or “Floratine”. Other turfgrasses may be permitted based on suitability for specific locations subject to DRC approval.</p> <p>Resodding is required for lake banks from the Lot boundary to the mean normal water design elevation.</p> <p>An irrigation system is required with full coverage for yard areas and right-of-ways. If applicable, irrigation shall extend to shoreline areas.</p>

**MODIFICATIONS AFTER COMPLETION** - To ensure that design standards will be maintained for homes after completion of initial construction, the DRC Committee has jurisdiction over any subsequent changes, modifications, additions, alterations, renovations or reconstructions to the exterior of any Residential Unit or Lot including, but not limited to, roofing, painting, driveways, walkways, exterior lighting, landscaping, fencing, walls, accessory structures, swimming pools, screen enclosures, decorative and hurricane shutters, and play equipment.

Applicants should contact the DRC administrator and discuss: (a) anticipated modifications, (b) if a Change Request Application has to be submitted, (c) the extent of Design Documents required for approval.

Upon receipt and review of a **Design Review Application (Exhibit 01 in this section)**, the DRC Committee will issue a letter with its decision, indicating ***approved as submitted, approved with stipulations*** or ***disapproved***. One set of Design Documents attached to the application will be retained by the DRC Committee.

**Minor Modifications** - Minor modifications can be processed by submitting a **Design Review Application** to the DRC Administrator, along with sufficient details to explain the proposed modifications. Usually, a written explanation is sufficient, along with sketches, color chips, and product photocopies or literature as may be requested by the DRC Administrator. Minor modifications include, but are not limited to, alterations, replacement and additions such as the following:

- ☐ Exterior repainting or color changes
- ☐ Awnings
- ☐ Architectural lighting
- ☐ Minor landscape changes
- ☐ Landscape edging installation
- ☐ Landscape lighting
- ☐ Fountains and waterscape elements
- ☐ Play/gym equipment

**Major Modifications** - Major modifications usually require more complete details. For example, site plans, landscape plans, architectural drawings, and color chips are necessary for certain modifications. Major modifications include, but are not limited to, the following:

- ☐ Decorative and hurricane shutters
- ☐ Walkways and driveways
- ☐ Major landscape changes
- ☐ Swimming pools
- ☐ In-ground spas
- ☐ Screen enclosures
- ☐ Patio decks and covered porches
- ☐ Roofing
- ☐ Pergolas, gazebos, pavilions and cabanas
- ☐ Barbeque stations
- ☐ Room additions
- ☐ Fences, walls, planters and fountains

- Berms, swales, grading and retaining walls

**Policies and Procedures** - The following policies and procedures apply to modifications:

Modifications must be approved by the DRC prior to the commencement of work. Improvements shown on a Design Review Application shall comply with the current provisions and standards contained in applicable sections of this manual.

Modifications must be consistent with the architectural style, materials and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining Lots, Common Areas and Golf Course Property will be taken into consideration with regard to the approval of modifications.

The DRC Committee may, but is not obligated to, take into consideration the comments of others before rendering a decision on a Change Request Application.

Lot Owners are solely responsible for selecting licensed and insured building and trade contractors to perform modifications.

Appropriate permits must be secured from requisite governmental authorities prior to the commencement of modifications.

The DRC Committee may issue a **stop work order** in the event modifications are commenced without approval of the DRC Committee or in violation of modifications as approved by the DRC Committee. Building and trade contractors will not be permitted access to the community for the purpose of performing additional work on a Lot for which a stop work order has been issued.

In the event modifications are performed without approval, the DRC Committee may require, at the expense of the Lot Owner, the following: (a) the timely removal of such modifications and the restoration of existing improvements, or (b) the timely completion of remedial work to bring such modifications into compliance with the Design Review Manual.

All modifications must be completed within the time limited agreed to on the Design Review Application, unless an extension of time is approved by the DRC Committee.

Upon completion of modifications, the DRC Administrator may conduct a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the Design Review Application and Design Documents. Applicants are obligated to take remedial action as may be required by the DRC Administrator to bring violations into compliance.

**Rules and Regulations** - A list of rules and regulations maintained by the DRC Administrator should be reviewed by Lot Owners to understand modification limitations and restrictions including, but not limited to, quantities, styles, colors, materials and types.

## Section VIII – DRC Forms and Applications

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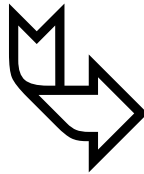
Applications for new construction and changes to work in progress are required for approval by the DRC prior to the commencement of work. Copies of forms and applications, listed below, are available under exhibits in this section.

### **Custom Home Forms and Applications**

<input type="checkbox"/> Preliminary Design Review Application for Custom Approval	Exhibit A
<input type="checkbox"/> Builder Application	Exhibit B
<input type="checkbox"/> Builder Agreement	Exhibit C
<input type="checkbox"/> Final Design Review Application for Custom Approval	Exhibit D
<input type="checkbox"/> Design Review Application for Master Plan Approval	Exhibit E
<input type="checkbox"/> Design Review Application for Lot Approval	Exhibit F
<input type="checkbox"/> Landscape Review Application for Custom Approval	Exhibit G
<input type="checkbox"/> Change Request	Exhibit H
<input type="checkbox"/> Construction Deposit Refund Form	Exhibit I
<input type="checkbox"/> Stop Work Order	Exhibit J

## **EXHIBIT A – PRELIMINARY DESIGN REVIEW APPLICATION**

*As part of Step 3 for custom home approval, the Applicant must submit the Preliminary Design Review Application in this section for approval by the DRC.*





**PRELIMINARY DESIGN REVIEW APPLICATION  
FOR CUSTOM APPROVAL**  
Conceptual Review of Custom Home Plans

<b>To</b>	DRC Administrator
<b>Applicant [Lot Owner]</b>	
<b>Builder [if selected]</b>	
<b>Architect [if selected]</b>	
<b>Purchaser [if any]</b>	
<b>Neighborhood / Lot</b>	
<b>Property Address</b>	
<b>Lot Type</b>	<input type="checkbox"/> Estate <input type="checkbox"/> Grand Estate <input type="checkbox"/> Mansion <input type="checkbox"/> Retreat
<b>Plan Type</b>	<input type="checkbox"/> Model Home <input type="checkbox"/> Spec Home <input type="checkbox"/> Pre-Sale Home
<b>AC Sq. Ft.</b>	
<b>Lot Coverage %</b>	
<b>Architectural Style</b>	

**ACKNOWLEDGED AND AGREED BY APPLICANT:**

Applicant acknowledges and agrees that preliminary design review comments of the DRC are not binding on the DRC.

<b>Applicant Signature</b>	<b>Date:</b>
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**ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> Preliminary Design Review Application [2 copies]<br><input type="checkbox"/> Topographic Survey [2 copies]<br><input type="checkbox"/> Tree Survey [2 copies]<br><input type="checkbox"/> Soil Test [2 copies]<br><input type="checkbox"/> Preliminary Site Plan [2 copies]<br><input type="checkbox"/> Preliminary Floor Plans [2 copies] | <input type="checkbox"/> Preliminary Wall Sections [2 copies]<br><input type="checkbox"/> Preliminary Roof Plans [2 copies]<br><input type="checkbox"/> Preliminary Pool Plans [2 copies] [if applicable]<br><input type="checkbox"/> Preliminary Screen Enclosure Plans [2 copies] [if applicable]<br><input type="checkbox"/> Preliminary Exterior Elevations [2 copies for each elevation] |
|---|---|

**DRC ACTION**

<b>Date Received</b>	
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**DRC COMMENTS [non-binding]**


**ISSUED BY**

<b>DRC Administrator Signature</b>	<b>Date:</b>
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## **EXHIBIT B – BUILDER APPLICATION**

*If an Applicant is planning to employ a builder other than a Participating Builder for the construction of a custom home, the Builder Application in this section must be completed and submitted to the Developer by the builder candidate as part of Step 4. Builders must be accepted in advance by the Developer and DRC for the construction of a custom home. Participating Builders are pre-approved for the construction of custom homes and the use of this Application is not required.*





## BUILDER APPLICATION

### Company Background

Company Name					
Trade Name (if any)					
Parent Company (if any)					
Street Address					
City/State/Zip					
Telephone		Fax			
Email		Web Address			
Federal Employer Identification No.		State of Incorporation/Registration		Year Founded	
Type of Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> "C" Corporation <input type="checkbox"/> LLC <input type="checkbox"/> "S" Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> LLP <input type="checkbox"/> Other				

### Officers & Directors

Please list all, directors and/or partners of the corporation or partnership. (Uses additional pages if necessary.)

Name	Title	Address	% of Ownership

### Local Management Team

Please list key members of the local management team not shown above.

Name	Title	Address	Yrs with Comp.

### Trade Contractors & Suppliers References

Please list the trade contractors and suppliers with whom the company is primarily doing business.

Sub/Supplier	Company Name & Address	Contact	Phone No.
Electrical			
Plumbing			
Drywall			
Carpentry			
HVAC			
Lumber			
Concrete			

### Financial References

Please list the financial institutions with which the company is primarily doing business.

Financial Institutions and Address	Contact	Phone No.



## BUILDER APPLICATION

Company Name

### Customer References

Please provide information requested on the past 5 consecutive closing or complete construction contracts.

	Customer Name	Community	Location	Product Type	Closing/ Completion Date	Phone No.
1						
2						
3						
4						
5						

### Awards

Please list any awards, citations and special recognition received by the company.

Name of Award, Citation or Special Recognition	Received From	Year Rcv'd

### General Information

Is the company organized to do business in the State of Florida?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
If “no,” is the builder qualified to do business in the State of Florida?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
How many full-time personnel are employed by the company?	Amt #:				
Is the company a member of NAHB?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
In what home owners warranty plan (if any) is the company currently registered?	Attach copy of the limited warranty.				
Is the company (any of its offices, directors, partners or principals) in default of any loans or involved in any type of foreclosure proceedings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, please attach detailed explanation for each proceeding.</i>				
Has the company or any of its officers, directors, partners or principals given any deeds in lie of foreclosure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, please attach detailed explanation.</i>				
Are the currently tax liens, mechanic’s liens, materials, or other liens filed of record against the company?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, please attach detailed explanation.</i>				
Is the company currently a defendant in any lawsuit or other legal action relating to the company’s construction activities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, please attach detailed explanation for each legal action.</i>				
Have any complaints been filed against the company with the Better Business Bureau, Bureau of Consumer Protection or any other consumer agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, please attach a detail description of each complaint.</i>				
Does the company maintain a full-time, professional office space for conducting its business and meeting with customers?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
How many residential units has the company closed in the previous years?	2007	2008	2009	2010	2011
	Amt #	Amt #	Amt #	Amt #	Amt #

### Additional Information:

Please Attach: company brochure, representative floor plans, history and background.



## BUILDER APPLICATION

Company Name

Submitted and Certified By

As an authorized agent of the company, the undersigned submits the above information and attachments as being true and correct, and authorized SHP Developers LLC and each of their respective agents to utilize such information, obtain financial and credit information, and make investigations concerning the company and its employees, officers, directors, partners and principals as may be deemed necessary and prudent. The company and undersigned agent agree to indemnify and hold harmless SHP Developers LLC and each of their respective agents for any costs, damages or liability arising from any such investigation.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **EXHIBIT C – BUILDER AGREEMENT**

*If an Applicant is planning to employ a builder other than a Participating Builder for the construction of a custom home, the Builder Agreement in this section must be completed and submitted to the Developer by the builder candidate as part of Step 4. A builder must be accepted in advance by the Developer and DRC for the construction of a custom home on a Mansion or Retreat Lot. Participating Builders are pre-approved for the construction on Mansion and Retreat Lots and the use of this Agreement is not required.*





## BUILDER AGREEMENT

Builder	
Lot Owner(s)	
Neighborhood / Lot	

## BACKGROUND STATEMENT

- A. SHP Developers LLC, a Delaware Limited Liability Company ("Developer") is developing a multi-phased residential golf community within the City of Brooksville in Hernando County, Florida, known as Southern Hills Plantation ("Development").
- B. Pursuant to the Declaration of Covenants and Restriction for Southern Hills Plantation recorded in O.R. Book 1914, Page 989, Official Records of Hernando County, Florida, as amended and supplemented from time to time (collectively, the "Declaration"), Developer has established the Southern Hills Plantation Design Review Committee ("DRC"), which has review and approval authority over all aspects of construction including, without limitation, the approval of all builders, architects and general contractors involved in the construction of residences within the Development as described in the Declaration.
- C. On behalf of the above-referenced Lot Owner(s) (herein collectively, "Lot Owner"), Builder has requested to be accepted and approved by the Developer for the construction of a residence on the above-referenced lot ("Lot"). Builder represents and warrants it is "financially stable" and "experienced" in high-end residential construction as more fully set forth in this Agreement.

## STATEMENT OF AGREEMENT

In consideration of the terms and conditions of this Agreement, Builder and Developer agree as follows:

1. **RECEIPT AND REVIEW OF DOCUMENTS.** Builder acknowledges that Builder has received and read the Design Review Manual and the Declaration prior to executing this Agreement. Builder agrees that its construction activity on the Lot and within the Development shall be subject to the standards, provisions and requirements of the Design Review Manual and the Declaration, as the same may be amended from time to time.
2. **BUILDER APPLICATION.** Builder has submitted to the Developer a Builder Application ("Application"), a copy of which is attached hereto as Exhibit A. Builder expressly warrants and represents that the information contained in the Application is true, complete and accurate, and contains no untrue statement of material fact, and does not omit any material fact. Builder hereby agrees to indemnify and hold harmless Lot Owner and Developer from any causes of action, claims or damages arising out of or related to any matter submitted in, or omitted from, in the Application submitted by Builder. Builder understands that the information contained in the Application and this Agreement will be relied upon by the Developer, and that said Application and this Agreement are an inducement for Developer to accept and approve Builder for construction of a custom home on the Lot. Upon review of the Application, Developer will approve or disapprove the Builder's Application in writing within ten (10) days after this Agreement is signed by Builder and a signed copy is received by Developer together with the Application Fee described in Section 6 below and the Construction Deposit described in Section 9 below. Developer may, but is not obligated, to state the reason for any such disapproval.
3. **LIMITATION ON ACCEPTANCE.** Builder acknowledges and agrees that acceptance and approval of Builder, if at all, by the Developer shall apply only for construction of one (1) residence on the Lot. Acceptance and approval of Builder for construction on said Lot shall not prevent Developer from denying Builder's present, or subsequent and separate, application for construction on another lot within the Development.



4. RESPONSIBILITY FOR REVIEW AND ACCEPTANCE. Builder acknowledges and agrees that acceptance and approval of Builder for the construction of a residence on the Lot shall not impose any responsibility or obligation on Developer and Developer expressly does not, by its approval of Builder's application, warrant or represent (without limitation) Builder's experience, expertise, workmanship, business practices, reputation, or creditworthiness, or that of Builder's employees, contractors and subcontractors. The scope of Developer's review and acceptance of the Application shall be for the sole benefit of the Developer, and the Lot Owner shall be responsible for determining the experience, expertise, workmanship, business practices, reputation and creditworthiness of Builder as may be prudent and necessary.
5. DESIGN REVIEW COMMITTEE APPROVAL; COMPLIANCE WITH DESIGN DOCUMENTS; CHANGES TO PLANS. Builder acknowledges and agrees that all proposed plans and specifications (the "Design Documents") for construction of the residence (and appurtenances thereto) shall be approved in advance by the DRC. Builder agrees to complete site work, construction, landscaping and all other improvements in accordance with the Design Documents as approved in writing by the DRC for the Lot. Builder further agrees to submit all changes, including exterior color changes, for approval by the DRC prior to effecting any such changes. Builder acknowledges and agrees that Builder may be required by the DRC to correct, restore or replace at Builder's expense any construction not substantially completed in accordance with Design Documents as approved by the DRC.
6. BUILDER APPLICATION FEE. Simultaneous with Builder's execution of this Agreement and delivery thereof to Developer, Builder agrees to pay a non-refundable Builder Application Fee of \$500.00 to the SHP Developers LLC, for costs associated with the review of the Builder Application. The Builder Application Fee is non-refundable upon payment thereof notwithstanding the Application may be disapproved by Developer.
7. HOME CONSTRUCTION. Builder hereby acknowledges and agrees that Builder does not have the right to, nor shall Builder obtain a building permit, to construct or commence construction of a home on the above-referenced Lot within the Development until the Lot Owner have closed on the Lot and have obtained approval of the DRC as provided in the Design Review Manual and by the Declaration. Builder shall diligently prosecute to completion such construction within 240 days after obtaining a building permit for such construction unless otherwise approved by the Developer in writing. Builder shall be solely responsible for, and shall indemnify, defend and hold Developer harmless from and against, any and all liability, damage, cost, expense action or cause of action for personal injury, property damage, or otherwise, arising as a result of, or in any way connected with, Builder's construction activities within the Development, whether prior to commencement of construction or after completion of construction including, without limitation, any cost or liability arising from a violation of any permits or approvals affecting the Development or construction on the Lot. All construction performed by or at the direction of Builder within the Development shall be performed in compliance with the Design Review Manual and the Declaration, which are incorporated here by this reference and all applicable laws, all of which shall be deemed a material part of this Agreement.
8. DAMAGE TO IMPROVEMENTS. Builder shall be solely responsible for the cost and expense necessary to and repair or replacement of any improvements damaged or destroyed by Builder or Builder's agents, employees, contractors, subcontractors or suppliers within the Development. Builder agrees to effect, at its sole cost and expense, whatever repairs or replacement may be required to restore any damaged utilities, infrastructure, drainage improvements and facilities, erosion control devices, vertical improvements, and any other property to their original condition in accordance with the approved plans for the Development within ten (10) days of the occurrence of any such damage, subject to extension on account of reasonable delays caused by matters beyond Builder's reasonable control. If Builder fails to cause any necessary repairs within such 10-day period, subject to permitted extensions, then Builder shall be deemed in default under this Agreement and in addition to any other rights and remedies available to the Developer hereunder on account of Builder's default, Developer shall have the right to effect such repairs at Builder's cost and expense, to be reimbursed by Builder to Developer within ten (10) days of written demand therefore from Developer, or Developer shall have the right to reimburse itself from the Construction Deposit (as defined and provided for in Section 9 below of this Agreement). Builder shall indemnify and hold harmless the Developer, the Association, and the Southern Hills Plantation I Community Development District (the "CDD") from and against any and all damage, expense or loss caused by Builder, its agents, employees, contractors, subcontractors or suppliers to any portion of the Development, or any equipment or improvements located therein or in any adjacent lands, streets or rights-of-way, including, without limitation, damage caused to the Lots, paved streets, curbs, gutters, drainage systems, erosion control devices, sanitary sewer lines, telephone lines, water lines, electrical lines, cable television lines, trees and landscaped areas.

9. CONSTRUCTION DEPOSIT. Simultaneous with Builder's execution of this Agreement, Builder shall deliver a Construction Deposit (the "Construction Deposit") of \$3,000.00 to the Southern Hills Plantation HOA. The Construction Deposit shall be held by Developer pursuant to the terms and conditions of this Agreement. Developer for itself or on behalf of the Southern Hills Plantation HOA (the Association") may draw upon Builder's Construction Deposit and may use such funds as necessary to cover the cost of damage to improvements described in Section 8 above of this Agreement and items set forth in the Design Review Manual or Declaration. Builder agrees to replenish upon demand by Developer any portion of the Construction Deposit expended pursuant to Developer's right under this Agreement, plus any amounts expended in excess of the Construction Deposit. Upon completion of construction and satisfaction of the requirements set forth in the Design Review Manual and Declaration, the Developer shall release the Construction Deposit, less any funds expended thereby, within fifteen (15) days of request upon the submittal of a Construction Deposit Refund Request form. Upon completion of construction of the residence, to the extent that the Construction Deposit is depleted and any reimbursements amounts are due from the Builder to Developer, such outstanding amounts shall constitute continuing and surviving obligations of Builder, and shall accrue interest at the rate of 12% per annum from the date due until paid by Builder to Developer.
10. MARKETING FEE . In consideration of Developer's approval of Builder's Application and in consideration of the opportunity to use marketing signage in the Development pursuant to the terms, conditions and restrictions described in Section 19 below, Builder agrees to pay to Developer a Marketing Fee as described in this Section . At the earlier of closing of the construction financing or the slab payment, Builder shall deliver to Developer a true and complete copy of the construction contract between Builder and Lot Owner, together with Ad Fee to Developer in an amount equal to one percent (1%) of the price of constructing the residence evidenced by the construction contract including, without limitation, the cost of all upgrades, furnishings, fixtures, options and additions unless otherwise modified by a separate agreement between Developer and Builder.
11. SALES COMMISSION. In the event that GreenPointe Realty, LLC, procures the sale, a 2.25% commission will be paid to GreenPointe Realty, LLC, at the time the slab is complete. In the event an outside agent procures the sale, then the applicable commission would be due upon slab construction.
12. IMPACT FEES. Developer intends for Developer, the CDD, or one of the other community development districts in the Development, to finance and cause the completion of certain infrastructure improvements and/or provide for certain dedications associated with the Development and the surrounding lands as may be required by the City of Brooksville and/or Hernando County pursuant to the Development Agreements or conditions imposed with respect to development of the Development and the balance of the lands (collectively, the "Development Agreements"). Pursuant to the terms of the Development Agreements, the Developer and/or the CDD or another community development district in the Development, will receive impact fee credits ("Impact Fee Credits") on account of such infrastructure improvements and dedications, which shall be allocated among all portions of the Development, including the Lots. To the extent that Developer, the CDD or any other community development district in the Development, pays impact fees to the City of Brooksville or Hernando County, or provides infrastructure construction that is impact fee creditable in connection with development of the Development, Builder shall reimburse Developer , the CDD, or the applicable community development district, as directed by Developer, for impact fees payable on the Lot at the then-current rate charged by the City of Brooksville or Hernando County, as applicable, in consideration for an assignment of impact fee credits in favor of Lot Owner. Builder shall reimburse such amounts to Developer prior to final DRC approval, and Developer shall deliver a fully-executed and acknowledged Assignment of Impact Fee Credits to Lot Owner within five (5) business days of Developer's receipt of such impact fee reimbursement from Builder. Notwithstanding the foregoing, Builder hereby acknowledges and agrees that it is Builder's sole responsibility to pay, at Builder's sole cost and expense, all impact fees and development-related charges required for the development and construction on the Lot, and shall pay impact fees directly to Hernando County or the City of Brooksville to the extent, and in the event, impact fee credits are not available from Developer, the CDD or any other community development district within the Development; provided that Builder shall not be required to pay impact fees more than once.
13. COMPLIANCE WITH LAWS. Builder shall construct the residence on the above-referenced Lot in accordance with the Subdivision Plans, the provisions of the Declaration, the design Review Manual, and all applicable governmental laws, regulations, rules and requirements (collectively, the "Applicable Laws"). Builder shall indemnify, defend and hold Developer harmless from and against any and all damages, costs or liabilities resulting from violations of, or non-compliance with any of the Applicable Laws caused by the construction of (or failure to construct) a residence on the above-referenced Lot or other construction activity of the Builder, or Builder's agents, employees, contractors, subcontractors or suppliers within the Development.

14. LIABILITY INSURANCE. At least thirty (30) days prior to commencing construction on the Lot, Builder shall deliver to the Developer a certificate of insurance for comprehensive public liability and property damage insurance, insuring Builder with respect to its activities in the Development, and naming the Developer as additional insured. Such insurance shall have minimum limits of \$1,000,000.00 per occurrence and \$3,000,000.00 in the aggregate, and shall be maintained in effect so long as Builder is engaging in construction within the Development. The certificate(s) delivered shall provide that such insurance may not be cancelled, terminated, or allowed to expire without the insurer delivering to Developer at least thirty (30) days' prior written notice thereof. Such certificates shall be supplied in the name of the Builder as shown on this Agreement.
15. DEFAULT AND REMEDIES. Builder accepts responsibility for ensuring compliance with the terms and conditions of this Agreement, the Declaration and the Design Review Manual by its agents, employees, contractors, subcontractors and suppliers. If Builder defaults in any of its obligations hereunder or violates any provision of the Declaration or Design Review Manual, either directly or indirectly through its agents, employees, contractors, subcontractors or suppliers, the Developer, the Association, and the CDD shall have the right, but not the obligation, to remedy to take action to remedy such default or violation. Such action may include, without limitation, any or all of the following: (a) to collect fines for violations; (b) to prohibit any violating agent, trade contractor or employee of Builder from temporarily or permanently performing any further services within the Development; (c) to remove or cure the default or violation and collect from, upon demand, any costs incurred by Developer, the Association and the CDD; (d) to bring suit at law to recover all damages incurred by Developer, the Association or the CDD, as applicable; and/or (e) to avail itself of the equitable remedy of specific performance as to any obligations not compensable by monetary damages. In the event it becomes necessary for the Developer to temporarily or permanently prohibit any agent, employee, contractor, subcontractor or supplier of Builder from performing services within the Development, Builder shall indemnify and hold Developer, the Association and the CDD harmless from and against all claims, damages, losses, and expenses, as provided in Section 23 of this Agreement, that may be incurred or suffered by the Developer, the Association or the CDD as a result of taking such action against any agent, employee, contractor, subcontractor or supplier of Builder.
16. PERMITS & INSPECTIONS. Builder shall be solely responsible for obtaining all governmental approvals necessary for construction of the residence on the Lot and all appurtenances thereto, including, without limitation, building permits and inspections from governmental agencies having jurisdiction over such Lot. The building permit for construction of a home on the Lot may not be issued to the Lot Owner or assigned by the Builder to the Lot Owner or to other parties without the express written approval of the Developer, which may be withheld in Developer's sole discretion.
17. CONSTRUCTION TRAILERS. If Builder is constructing a residence on a Lot designated as a "Mansion Lot" by Developer, then Builder shall not be entitled to maintain a construction trailer within the Development, notwithstanding anything in this Agreement or the Design Review Manual to the contrary.
18. GRADING AND DRAINAGE. Builder shall be responsible for grading the Lot in accordance with the Design Review Manual, the Design Documents as approved by the DRC, and the overall drainage plan and system for the Development.
19. ENVIRONMENTAL LAWS. Builder acknowledges and accepts responsibility for ensuring compliance by Builder and its agents, employees, contractors, subcontractors or suppliers with environmental laws and regulations of any governmental authority with jurisdiction over the Lot and Development. [JPM COMBINE W/LAWS ABOVE]
20. SIGNAGE RESTRICTIONS. Builder agrees not to display signs, flags or banners of any kind or nature on the Lot or within the Development without the prior written approval of the Developer and the DRC. Builder further agrees not to permit any such items to be displayed by Builder's agents, contractors, subcontractors or suppliers without the prior written approval of the Developer and the DRC. Notwithstanding the foregoing, Builder, at Builder's cost, may install one (1) Builder identification sign in accordance the Design Review Manual.
21. NO MODEL HOMES. In no event will Builder be entitled to construct a model or "spec" home within the Development without obtaining the prior written consent of Developer, which may be withheld in Developer's sole discretion. Builder warrants, represents and agrees that Developer is approving Builder solely for the purpose of constructing a specific residence on a specific Lot in which the Lot Owner will reside.

22. USE OF NAME OF THE DEVELOPMENT AND LOGO. Developer reserves all rights with respect to the name "Southern Hills Plantation" or any other derivative or similar name and any logos relating thereto. Builder shall not use, nor shall Builder permit to be used on its behalf, such names, logos or registered service marks in connection with the Lots or any advertising or promotional material, or in any other manner without the prior written approval of Developer, which approval may be withheld at Developer's sole and absolute discretion.
23. CONSTRUCTION BY OTHERS. Builder acknowledges that Developer has, or will establish, a participating builder program in the Development under which other builders will be operating within the Development. Builder agrees not to use the words "Approved Builder", "Preferred Builder", "Participating Builder", or any other such derivative or similar description in connection with advertising or promotional materials, or in any other manner, that would imply that Builder is part of Developer's participating builder program or otherwise approved to construct homes within the Development, other than the Lot and residence that is the subject of this Agreement.
24. INDEMNIFICATION. Builder agrees to indemnify, defend and hold harmless SHP Developers LLC, and their respective partners or officers, employees and agents from any and all claims, losses, damages, causes of action, demands, and proceedings arising out of, or directly or indirectly related to, Builder's construction activities and the activities of its agents, employees, contractors, subcontractors or suppliers within the Development. This indemnity shall include attorney's and paralegal's fees and investigation costs and all other costs, expenses, and liabilities incurred in such litigation or any appeal from the date the aforementioned parties first receive notice of any actual or anticipated claim or demand. This paragraph shall survive any termination of this Agreement for any reason.
25. REPRESENTATIONS AND WARRANTIES OF BUILDER; ASSIGNMENT. Builder hereby warrants that it has full power and authority to enter into this Agreement and perform its obligations hereunder without the consent of any other person. All applications, construction agreements, building permits, occupational and professional licenses, and insurance coverages pursuant to this Agreement and Builder's construction activity on the Lot shall be in the name of Builder only as set forth in this Agreement, and no other individual, company or entity shall be recognized by the Developer or permitted to act on behalf of Builder. Builder may not assign or transfer any rights or obligations under this Agreement or any interest hereunder, in whole or part, without the prior written consent of Developer, which consent may be withheld for any reason or for no reason. Builder further represents and warrants to Developer that the individual signing this Agreement on behalf of Builder is authorized to execute this Agreement on behalf of Builder and bind Builder to the terms and conditions of this Agreement, without the joinder and consent of any other party. Builder has the creditworthiness and financial wherewithal to perform its obligations under this Agreement and any agreement between Builder and the Lot Owner, and there is no pending or threatened bankruptcy involving Builder or any of its assets.
26. APPLICABLE LAW AND VENUE. This Agreement shall be construed and interpreted under the laws of the State of Florida. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hernando County or Hillsborough County, Florida.
27. PREVAILING PARTY'S ATTORNEYS' FEES. In the event litigation is required by either party to enforce the terms of this Agreement, the prevailing party in such action shall, in addition to all other relief granted or awarded by the court, be entitled to judgment for reasonable attorneys' and paralegals' fees and costs incurred in connection with such action and incurred in preparation thereof, whether in mediations, arbitration, at trial, at both the trial and appellate levels, and in bankruptcy and probate proceedings. This paragraph shall survive termination of this Agreement for any reason.
28. CAPTIONS. The use of captions or titles herein is for the convenience of the parties and such captions or titles shall not control the interpretation of the text thereunder.
29. ENTIRE AGREEMENT. This Agreement, including Exhibits attached hereto, contains the entire understanding between the parties and all other representations, negotiations and agreements, written and oral, are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by instrument, in writing, executed by all parties hereto.
30. TIME. Time is of the essence of this Agreement; provided, however, the foregoing shall not be construed to undermine any express cure period afforded any party hereunder. In the event any date or deadline under this Agreement falls on a Saturday, Sunday or legal public holiday, then such date or deadline shall be extended to

fall on the next business day.

31. THIRD-PARTY BENEFICIARIES. Nothing in this Agreement is intended, or shall be constructed, to confer upon or give any person, firm or corporation other than the parties hereto, any rights, remedies, obligations or liabilities under or by reason of this Agreement, or result in their being deemed a third-party beneficiary of this Agreement, except as otherwise expressly stated in this Agreement.
32. INVALIDITY. The invalidity or unenforceability of any term or provision of this Agreement or the non-application of any such term or provision to any person or circumstance shall not impair or affect the remainder of this Agreement, and the remaining terms and provisions hereof shall not be invalidated but shall remain in full force and effect.
33. ACCEPTANCE AND EFFECTIVE DATE. Builder's request to construct a residence on the above-referenced Lot is subject to acceptance of this Agreement and Builder's Application by Developer, to be evidenced by Developer's execution of this Agreement and delivery of its counterpart to Builder. If Builder is not accepted by Developer, the Builder Application Fee and Construction Deposit paid pursuant to this Agreement shall be refunded in full within fifteen [15] business days after Developer's receipt of this Agreement, and such sums, from Builder. The Effective Date of this Agreement is the date of execution by the Developer, and delivery of its counterpart to Builder. This Agreement may be executed in counterparts and by facsimile, each of which when taken together shall constitute one and the same Agreement.

*IN WITNESS WHEREOF, the undersigned have set their hands and seals hereto as of the day and year indicated under their signature.*

**BUILDER:**

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Tel: \_\_\_\_\_

Fax: \_\_\_\_\_

**SHP DEVELOPERS LLC**

A DELAWARE LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
(Date)

Title: \_\_\_\_\_

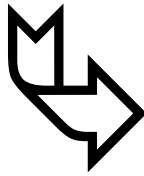
19850 Southern Hills Blvd  
Brooksville, FL 34601  
Tel (352) 799-9898

## **Exhibit A: Builder Application**



## EXHIBIT D – FINAL DESIGN REVIEW APPLICATION

*As part of Step 5 for custom home approval, the Applicant must submit the Final Design Review Application in this section for approval by the DRC. This application applies to all lots.*





# FINAL DESIGN REVIEW APPLICATION FOR CUSTOM APPROVAL Conceptual Review of Custom Home Plans

To	DRC Administrator		
Applicant			
Builder			
Purchaser [if any]			
Neighborhood/Lot			
Property Address			
Lot Type	<input type="checkbox"/> Cottage <input type="checkbox"/> Manor <input type="checkbox"/> Estate <input type="checkbox"/> Grand Estate <input type="checkbox"/> Mansion		
Plan Type	<input type="checkbox"/> Model Home <input type="checkbox"/> Spec Home <input type="checkbox"/> Pre-Sale Home		
AC Sq. Ft.		Over All Sq. Ft.	
Lot Coverage %		Base Price	
Plan/Style			
<b>CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT</b>			
<i>Applicant certifies the air-conditioned square footage to be true and correct. If approved by the DRC, Applicant agrees to construct the home and related improvements in accordance with this Application and the Design Review Manual. All changes must be approved in advance by submitting a Request for Change to the DRC.</i>			
Applicant Signature [Lot Owner]			Date:
<b>ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS</b>			
<input type="checkbox"/> Final Design Review Application [2 copies] <input type="checkbox"/> Product Photos and Literature [2 copies] <input type="checkbox"/> Topographic Survey [2 copies] <input type="checkbox"/> Tree Survey [2 copies] <input type="checkbox"/> Soil Test [2 copies] <input type="checkbox"/> Lot Grading Plan [2 copies] <input type="checkbox"/> Site Plan [2 copies] <input type="checkbox"/> Floor Plans [2 copies]		<input type="checkbox"/> Wall Sections [2 copies] <input type="checkbox"/> Basement Section / Foundation Drainage Details [2 copies] [sealed][if applicable] <input type="checkbox"/> Exterior Elevations [2 copies for each elevation] <input type="checkbox"/> Roof Plans [2 copies] <input type="checkbox"/> Pool Plans [2 copies] [if applicable] <input type="checkbox"/> Screen Enclosure Plans [2 copies] [if applicable] <input type="checkbox"/> Retaining Wall Details [2 copies][if applicable]	
<b>DRC ACTION</b>			
Date Received			
Approval Status	<input type="checkbox"/> APPROVED as Submitted <input type="checkbox"/> APPROVED with Stipulations <input type="checkbox"/> DISAPPROVED		
<b>ISSUED BY</b>			
DRC Administrator Signature			Date

# FINAL DESIGN REVIEW APPLICATION FOR CUSTOM APPROVAL

Conceptual Review of Custom Home Plans

## COLOR CHIP SHEET

<b>Applicant</b>		
<b>Neighborhood / Lot</b>		
<b>Property Address</b>		
<b>APPLIES TO:</b>		<b>CHIP #1</b>
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands/Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]
<b>APPLIES TO:</b>		<b>CHIP #2</b>
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands/Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]
<b>APPLIES TO:</b>		<b>CHIP #3</b>
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands/Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]
<b>APPLIES TO:</b>		<b>CHIP #4</b>
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands/Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]

**FINAL DESIGN REVIEW APPLICATION  
FOR CUSTOM APPROVAL**  
Conceptual Review of Custom Home Plans

<b>Applicant</b>	
<b>Neighborhood/Lot</b>	
<b>Street Address</b>	

**SITE PLAN: ATTACH 2 COPIES SHOWING THE FOLLOWING ITEMS AS APPLICABLE**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Property Lines with dimensions</li> <li><input type="checkbox"/> Easements with dimensions</li> <li><input type="checkbox"/> Building setback lines with dimensions</li> <li><input type="checkbox"/> Building location with dimensions</li> <li><input type="checkbox"/> Building corners with dimensions to property line</li> <li><input type="checkbox"/> Finish floor elevations</li> <li><input type="checkbox"/> Driveway and apron dimensions</li> <li><input type="checkbox"/> Existing and proposed grades at lot corners</li> <li><input type="checkbox"/> Existing and proposed grades along side property lines</li> <li><input type="checkbox"/> Arrows showing direction of drainage flow</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Sidewalks and walkways</li> <li><input type="checkbox"/> Above-ground utilities on lot or in adjacent ROWs</li> <li><input type="checkbox"/> Street light locations in adjacent ROWs</li> <li><input type="checkbox"/> Mailbox location</li> <li><input type="checkbox"/> Porches, patios, pools and decks with dimensions</li> <li><input type="checkbox"/> Fences and walls</li> <li><input type="checkbox"/> HVAC equipment and screening</li> <li><input type="checkbox"/> Pool equipment and screening</li> <li><input type="checkbox"/> Retaining walls and tree wells</li> <li><input type="checkbox"/> Trees to be saved [6" and over caliper at breast height]</li> </ul> |
|---|--|

- |   |
|---|
| <ul style="list-style-type: none"> <li>▪ DRC STIPULATIONS (STIPULATIONS ARE BINDING ON APPLICANTS)</li> <li>▪ INDICATE CHANGES [IF ANY] TO MASTER APPROVAL</li> <li>▪ ATTACH PLANS AND SKETCHES AS NECESSARY</li> </ul> |
|---|

[illegible]

**FINAL DESIGN REVIEW APPLICATION  
FOR CUSTOM APPROVAL**  
Conceptual Review of Custom Home Plans

**EXTERIOR MATERIAL AND FINISH SCHEDULE**

<b>Applicant</b>					
<b>Neighborhood/Lot</b>					
<b>Property Address</b>					
Item	Manufacturer, Model, Series and/or Description	Finish, Color and/or Pattern	Submit With		
			B&W Copy	Color Copy	Product Literature
Roof Shingles				●	●
Chimney Cap/Cowling			●		
Fascia					
Soffit					
Louvered Vents					
Fiber-Cement Siding Hardboard Siding					
Brick				●	●
Stone				●	●
Windows			●		
Columns			●		
Shutters			●		●
Railings			●		
Front Door			●		
Garage Door			●		●
Driveways				●	●
Walkways				●	●

# CHECKLIST

## FINAL DESIGN REVIEW APPLICATION FOR CUSTOM APPROVAL

### Conceptual Review of Custom Home Plans

#### SITE PLAN

1	Property lines with dimensions	11	Sidewalks and walkways
2	Easements with dimensions	12	Above-ground utilities on lot or in adjacent ROWs
3	Building setback lines with dimensions	13	Street light locations in adjacent ROWs
4	Building location with dimensions	14	Mailbox location
5	Building corners with dimensions to property lines	15	Porches, patios, pools and decks with dimensions
6	Finish floor elevations	16	Fences and walls
7	Driveways and aprons with dimensions	17	HVAC equipment and screening
8	Existing and proposed grades at lot corners	18	Pool equipment and screening
9	Existing and proposed grades along side property lines	19	Retaining walls and tree wells
10	Arrows showing direction of drainage flow	20	Trees to be saved [6" and over caliper at breast height]

#### FOUNDATION REVIEW

1	Property lines with dimensions
2	Conservation areas, wetlands, upland buffers and shorelines
3	Easements with dimensions
4	Building setback lines with dimensions
5	Building location with dimensions
6	Building corners with dimensions to property lines
7	Top of curb grade at center of front property line
8	Footing or slab elevation [as applicable]

NOTE: Foundation surveys must be sealed and include the required certification. Minimum scale: 1" = 20'

#### FINAL INSPECTION AND SUBMITTAL

1	Certificate of Occupancy	One (1) photo copy
2	Final Survey [see checklist below] [minimum scale: 1" = 20']	One (1) original with seal
3	Final Lot Grading As Built [see checklist below] [minimum scale: 1" = 20']	One (1) original with seal and certification
4	DRC Inspection	As may be required by the DRC

#### FINAL SURVEY

1	Property lines with dimensions	7	Driveways and aprons with dimensions
2	Conservation areas, wetlands, upland buffers, shorelines	8	Walkways
3	Easements with dimensions	9	Porches, patios and pool decks with dimensions
4	Building setback lines with dimensions	10	Fences
5	Building location with dimensions	11	Retaining walls
6	Building corners with dimensions to property line		

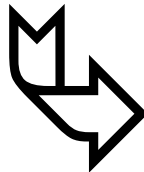
#### FINAL LOT GRADING AS BUILT CHECKLIST ❶

1	Final grades for homesite corners	4	Final grades for structure corners
2	High / low points and breaks in grade	5	Swale grades [if applicable]
3	Arrows showing direction of drainage flow		

❶ Final Lot Grading As Built details may be shown on the Final Survey. Minimum scale: 1" = 20'.

## **EXHIBIT E - DESIGN REVIEW APPLICATION FOR MASTER PLAN APPROVAL**

*Participating Builders, anticipating multiple use of a plan for which minor exterior changes will occur, must submit the Design Review Application for Master Plan Approval in this section. This application is for master approval of production building plans, color palettes and landscape plans for Cottage Lots, Manor Lots, Estate Lots and Grand Estate Lots. Plans of Participating Builders, which have not received master plan approval, are considered custom homes and must be approved as per the requirements for custom approval in Section 3.02.*







## DESIGN REVIEW APPLICATION FOR MASTER PLAN APPROVAL

Use for master approval of plans, colors and landscaping

<b>To</b>	DRC Administrator		
<b>Applicant [builder]</b>			
<b>Lot Type</b>	<input type="checkbox"/> Cottage <input type="checkbox"/> Manor <input type="checkbox"/> Estate <input type="checkbox"/> Grand Estate <input type="checkbox"/> Mansion		
<b>Plan Name</b>			
<b>Elevation Name</b>	(a)	(b)	(c)
<b>AC Sq. Ft. by Elevation</b>	(a)	(b)	(c)
<b>Architectural Style</b>			
<b>CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:</b>			
Applicant certifies the air-conditioned square footages to be true and correct. Once approved [ <i>unless such approval is withdrawn by the DRC</i> ], Applicant may construct these plans within the above-referenced neighborhood upon receipt and approval by the DRC of a Design Review Application for Lot Approval.			
Applicant Signature [ <i>Lot Owner</i> ]			Date
<b>ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS FOR EACH ELEVATION</b>			
<input type="checkbox"/> Design Review Application [2 copies] <input type="checkbox"/> Product Photos and Literature [2 copies] <input type="checkbox"/> Site Plan for Typical Lot [2 copies] <input type="checkbox"/> Floor Plans [2 copies for each elevation] <input type="checkbox"/> Wall Sections [2 copies for each plan] <input type="checkbox"/> Exterior Elevations [2 copies for each elevation]		<input type="checkbox"/> Roof Plans [2 copies for each elevation] <input type="checkbox"/> Screen Enclosure Plans [2 copies for each pool plan] <input type="checkbox"/> Pool Plans [2 copies for each pool plan] <input type="checkbox"/> Landscape Plans [2 copies for each plan] <input type="checkbox"/> Design Review Fee	
<b>DRC ACTION</b>			
<b>Date Received</b>			
<b>Approval Status</b>	<input type="checkbox"/> APPROVED as Submitted <input type="checkbox"/> APPROVED with Stipulations <input type="checkbox"/> DISAPPROVED		
<b>DRC STIPULATIONS [<i>if any</i>] ▪ STIPULATIONS ARE BINDING ON APPLICANTS</b>			
<b>ISSUED BY</b>			
DRC Administrator Signature			Date

# DESIGN REVIEW APPLICATION

## FOR MASTER PLAN APPROVAL

### Exterior Material and Finish Schedule

<b>Applicant</b>					
<b>Neighborhood(s)</b>					
<b>Plan / Elevation Name</b>					
Item	Manufacturer, Model, Series and/or Description	Finish and/or Pattern	Submit With Application		
			B&W Copy	Color Copy	Product Info.
Roof Shingles				•	•
Chimney Cap / Cowling			•		
Fascia					
Soffit					
Louvered Vents					
Fiber-Cement Siding Hardboard Siding					
Brick				•	•
Stone				•	•
Windows			•		
Columns			•		
Shutters			•		•
Railings			•		
Front Door			•		
Garage Door			•		•
Driveway				•	•
Entry Walkway				•	•

# DESIGN REVIEW APPLICATION FOR MASTER PLAN APPROVAL

## Color Chip Sheet

<b>Applicant</b>	
<b>Neighborhood(s)</b>	
<b>Plan / Elevation Name</b>	
<b>Color Palette No.</b>	

ATTACH ONLY ONE SHEET PER APPLICATION FOR EACH COLOR PALLETTE

APPLIES TO:		CHIP #1
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands / Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]
APPLIES TO:		CHIP #2
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands / Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]
APPLIES TO:		CHIP #3
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands / Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]
APPLIES TO:		CHIP #4
<input type="checkbox"/> Stucco: Main Body <input type="checkbox"/> Stucco: Bands / Quoins <input type="checkbox"/> Siding <input type="checkbox"/> Fascia <input type="checkbox"/> Soffit <input type="checkbox"/> Front Door	<input type="checkbox"/> Garage Door <input type="checkbox"/> Shutters <input type="checkbox"/> Window Frames <input type="checkbox"/> Columns <input type="checkbox"/> Louvered Vents <input type="checkbox"/> Railings	[ATTACH COLOR CHIP HERE]

# DESIGN REVIEW APPLICATION FOR MASTER PLAN APPROVAL

Landscape Material Schedule and Budget									
--	--	--	--	--	--	--	--	--	--

<b>Applicant</b>	
<b>Neighborhood(s)</b>	
<b>Landscape Plan No.</b>	
<b>Landscape Plan Type</b>	Check one: <input type="checkbox"/> Standard Lot <input type="checkbox"/> Back-to-Back Lot <input type="checkbox"/> Corner Lot

COMPLETE THIS SHEET FOR EACH DIFFERENT LANDSCAPE PLAN AND EACH LOT TYPE  
CODE ITEMS BELOW TO LANDSCAPE PLANS ▪ SHOW LIGHTING ON LANDSCAPE PLANS

[illegible]

# CHECKLIST DESIGN REVIEW APPLICATION FOR MASTER PLAN APPROVAL

<b>Applicant</b>			
<b>Neighborhood(s)</b>			
<b>Plan / Elevation Name</b>			
<b>SITE PLAN CHECKLIST</b> <i>[based on typical lot]</i>			
1	Property lines with dimensions	7	Mailbox location
2	Building setback lines with dimensions	8	Porches, patios, pools and decks with dimensions
3	Building location with dimensions	9	Fences and walls
4	Building corners with dimensions to property lines	10	HVAC equipment and screening
5	Driveways and aprons with dimensions	11	Pool equipment and screening
6	Sidewalks and walkways		
<b>LANDSCAPE PLAN CHECKLIST</b>			
1	Property lines with dimensions	8	Pools equipment and screening
2	Easements	9	Mailbox location
3	Building location	10	Utility lines / equipment
4	Driveways, walkways and sidewalks	11	Landscape lighting
5	Porches, patios, pools and decks	12	Proposed trees, shrubs, ground cover and mulch
6	Fences and walls	13	Proposed sodded areas
7	HVAC Equipment and screening		

Submit 3 plans: 1 each for a standard lot, back-to-back lot and corner lot. Minimum scale: 1" = 20'.

## EXHIBIT F – DESIGN REVIEW APPLICATION FOR LOT APPROVAL

*Participating Builders with master plan approval must use the Application in this section to obtain approval for the use of such plan on a specific Lot. This Application applies to Cottage Lots, Manor Lots, Estate Lots and Grand Estate Lots. All plans for Mansion or Retreat Lots must be processed as per Custom home approval in Section 3.02.*



# Southern Hills

PLANTATION CLUB

DESIGN REVIEW APPLICATION FOR LOT APPROVAL			
<b>To</b>	DRC Administrator		
<b>Lot Owner</b>			
<b>Builder</b>			
<b>Neighborhood/Lot</b>			
<b>Property Address</b>			
<b>Lot Type</b>	<input type="checkbox"/> Cottage <input type="checkbox"/> Manor <input type="checkbox"/> Estate <input type="checkbox"/> Grand Estate <input type="checkbox"/> Mansion		
<b>Plan Type</b>	<input type="checkbox"/> Model Home <input type="checkbox"/> Spec Home <input type="checkbox"/> Pre-Sale Home	<b>Base Price</b>	
<b>AC Sq. Ft.</b>		<b>Overall Sq. Ft.</b>	
<b>Lot Coverage %</b>			
<b>Plan/Elevation Name</b>		<b>Permit #</b>	
<b>Est. Construction Start</b>			
<b>Color Palette No.</b>			
<b>Pool Plan No.</b>			
<b>Landscape Plan No.</b>			
<b>CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:</b>			
Applicant certifies the air-conditioned square footage and lot coverage to be true and correct. If approved by the DRC, Applicant agrees to construct the home and related improvements in accordance with the Design Review Application for Master Plan Approval, the Design Review Application for Lot Approval, and the Design Review Manual.			
<b>Applicant Signature [Lot Owner]</b>		<b>Date</b>	
<b>ATTACH COPIES OF THE FOLLOWING ITEMS</b>			
<input type="checkbox"/> Design Review Application [2 copies] <input type="checkbox"/> Topographic Survey [2 copies] <input type="checkbox"/> Tree Survey [2 copies] <input type="checkbox"/> Soil Test [2 copies]		<input type="checkbox"/> Basement Section / Foundation Drainage Details [ only if applicable][sealed by a registered engineer] <input type="checkbox"/> Site Plan [2 copies] <input type="checkbox"/> Design Review Fee	
<b>DRC ACTION</b>			
<b>Date Received</b>			
<b>Approval Status</b>	<input type="checkbox"/> APPROVED as Submitted <input type="checkbox"/> APPROVED with Stipulations <input type="checkbox"/> DISAPPROVED		
<b>ISSUED BY</b>			
DRC Administrator Signature		Date	



## DESIGN REVIEW APPLICATION FOR LOT APPROVAL

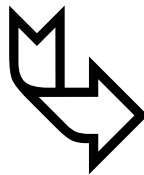
[illegible]

# CHECKLIST: DESIGN REVIEW APPLICATION FOR LOT APPROVAL

<b>Applicant</b>	
<b>Neighborhood /Lot</b>	
<b>Street Address</b>	
Complete filled-out application with dates and signature	
Copy of Survey	
<input type="checkbox"/> Existing front and rear corner elevations <input type="checkbox"/> Proposed corner elevations <input type="checkbox"/> Proposed finishes floor elevation <input type="checkbox"/> Driveway location and dimensions <input type="checkbox"/> Location of proposed residence <input type="checkbox"/> Property Lines with dimensions <input type="checkbox"/> Easements with dimensions <input type="checkbox"/> Building setback lines with dimensions <input type="checkbox"/> Building location with dimensions <input type="checkbox"/> Building corners with dimensions to property line <input type="checkbox"/> Finish floor elevations <input type="checkbox"/> Driveway and apron dimensions <input type="checkbox"/> Existing and proposed grades at lot corners	<input type="checkbox"/> Existing & proposed grades on side property lines <input type="checkbox"/> Arrows showing direction of drainage flow <input type="checkbox"/> Sidewalks and walkways <input type="checkbox"/> Above-ground utilities on lot/in adjacent ROWs <input type="checkbox"/> Street light locations in adjacent ROWs <input type="checkbox"/> Mailbox location <input type="checkbox"/> Porches, patios, pools and decks with dimensions <input type="checkbox"/> Fences and walls <input type="checkbox"/> HVAC equipment and screening <input type="checkbox"/> Pool equipment and screening <input type="checkbox"/> Retaining walls and tree wells <input type="checkbox"/> Trees to be saved [6" and over caliper at breast height]
Copy 11X17 of Construction plans (front, rear and side elevations floor plans)	
Copy of Soil Test	
Exterior colors, roof, pavers (pre-approved or still to be approved)	
Copy of Pool Plan	
Copy of Screen Enclosure	
Copy of Landscape Plan	
Copy of NOI	
ARC Fee	
Soil/Topo Tree Fee	

## **EXHIBIT G – LANDSCAPE REVIEW APPLICATION**

*As part of Step 9 for custom home approval, the Applicant must submit a Landscape Review Application for the approval of landscaping and exterior lighting for custom homes on All Lots. The form in this section may be submitted along with a Final Design Review Application or anytime thereafter, but prior to commencement of landscaping.*





## LANDSCAPE REVIEW APPLICATION FOR CUSTOM APPROVAL

Use for approval of landscaping and exterior lighting

<b>To</b>	DRC Administrator		
<b>Applicant</b>			
<b>Purchaser [if any]</b>			
<b>Neighborhood / Lot</b>			
<b>Street Address</b>			
<b>Lot Type</b>	<input type="checkbox"/> Estate <input type="checkbox"/> Grand Estate <input type="checkbox"/> Mansion <input type="checkbox"/> Retreat		
<b>Plan Type</b>	<input type="checkbox"/> Custom Home on Owner's Lot <input type="checkbox"/> Model Home by Merchant Builder <input type="checkbox"/> Spec Home by Merchant Builder		
<b>ACKNOWLEDGED AND AGREED BY APPLICANT:</b>			
If approved by the DRC, Applicant agrees to complete landscaping and related improvements in accordance with this Application and the Design Review Manual. All changes must be approved in advance by submitting a Request for Change to the DRC.			
Applicant Signature [Lot Owner]			Date Submitted
<b>ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS</b>			
<input type="checkbox"/> Landscape Review Application [1 copy]		<input type="checkbox"/> Landscape Plans [1 copy]	
<b>DRC ACTION</b>			
<b>Date Received</b>			
<b>Approval Status</b>	<input type="checkbox"/> APPROVED as Submitted <input type="checkbox"/> APPROVED with Stipulations <input type="checkbox"/> DISAPPROVED		
<b>DRC STIPULATIONS [IF ANY] ▪ STIPULATIONS ARE BINDING ON APPLICANTS</b>			
<b>ISSUED BY</b>			
DRC Administrator Signature			Date

# LANDSCAPE REVIEW APPLICATION FOR CUSTOM APPROVAL

Use to request approval for landscaping and exterior lighting

## Landscape Material Schedule and Budget

Applicant	
Neighborhood / Lot	
Street Address	

CODE LANDSCAPE MATERIALS TO LANDSCAPE PLANS ▪ LANDSCAPE LIGHTING MUST BE SPECIFIED ON LANDSCAPE PLANS

CODE TO PLANS	COMMON NAME	Caliper or Gallons	Height	Spread	Spacing	Qty.	Wholesale Unit Cost	Total
TOTAL								

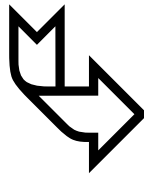
# CHECKLIST LANDSCAPE REVIEW APPLICATION FOR CUSTOM APPROVAL

Use to request approval for landscaping and exterior lighting

APPLICATION AND DESIGN DOCUMENT CHECKLIST		NO. OF SETS
1	Landscape Review Application	2
2	Landscape Plan [ <i>see checklist below</i> ] [ <i>minimum scale: 1" = 20'</i> ]	2
3	Topographic Survey [ <i>minimum scale: 1" = 20'</i> ]	2
4	Tree Survey [ <i>minimum scale: 1" = 20'</i> ]	2
LANDSCAPE PLAN CHECKLIST		
1	Property lines with dimensions	
2	Easements	
3	Building location	
4	Driveways, walkways and sidewalks	
5	Porches, patios, pools and decks	
6	Fences and walls	
7	HVAC equipment and screening	
8	Pool equipment and screening	
9	Mailbox location	
10	Utility lines / equipment	
11	Landscape lighting	
12	Retaining walls and tree wells	
13	Trees to be saved [ <i>6" and over caliper @ breast height</i> ]	
14	Proposed trees, shrubs, ground cover and mulch	
15	Proposed sodded areas	
16	Mulched natural areas [ <i>under-brushed and weeded</i> ]	

## **EXHIBIT H – CHANGE REQUEST FORM**

Applicants must use this form to request an exterior change, including color changes, to a Design Review Application for Custom Approval, a Design Review Application for Master Plan Approval, a Design Review Application for Lot Approval or a Landscape Review Application prior to commencing changes.





## CHANGE REQUEST

**Please check one:**

- ☐ **Modification for Work in Progress**  
☐ **Modification for Completed Homes**

<b>To</b>	DRC Administrator
<b>Applicant [Lot Owner]</b>	
<b>Telephone</b>	
<b>Neighborhood / Lot</b>	
<b>Property Address</b>	
<b>Plan Type</b>	<input type="checkbox"/> Model Home <input type="checkbox"/> Spec Home <input type="checkbox"/> Pre-Sale Home <input type="checkbox"/> Custom Home
<b>Plan Name/Elevation</b>	<i>[required for new construction only]</i>
<b>Existing AC Sq. Ft. (+)</b>	<i>[applies only if additional AC sq ft will be added]</i>
<b>Additional AC Sq. Ft. (+)</b>	<i>[applies only if additional AC sq ft will be added]</i>
<b>Revised AC Sq. Ft. (=)</b>	<i>[applies only if additional AC sq ft will be added]</i>
<b>Request Applies To:</b>	<input type="checkbox"/> Design Review Application for Custom Approval <input type="checkbox"/> Design Review Application for Master Plan Approval <input type="checkbox"/> Design Review Application for Lot Approval <input type="checkbox"/> Landscape Review Application

**ACKNOWLEDGED AND AGREED BY APPLICANT:**

If shown above, the Applicant certifies the air-conditioned square footages to be true and correct. Upon approval by the DRC, Applicant agrees to complete modifications in accordance with this Application and the Design Review Manual.

<b>Applicant Signature</b>	<b>Date Submitted</b>
----------------------------	-----------------------

**ATTACH ITEMS AND DESIGN DOCUMENTS CHECKED** *[only if requested by DRC Administrator]*

<input type="checkbox"/> Fee for Change Request <input type="checkbox"/> Sketches <input type="checkbox"/> Product Photo Copies and Literature <input type="checkbox"/> Floor Plans <input type="checkbox"/> Wall Section <input type="checkbox"/> Exterior Elevations <input type="checkbox"/> Roof Plans	<input type="checkbox"/> Pool Plans <input type="checkbox"/> Screen Enclosure Plans <input type="checkbox"/> Landscape Plans <input type="checkbox"/> Color Chips <input type="checkbox"/> Insurance Certificates <input type="checkbox"/> Contractor or Trade Licenses <input type="checkbox"/> Site Plan
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**DRC ACTION**

<b>Date Received</b>	
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**DRC STIPULATIONS** *[if any ARE BINDING ON APPLICANTS]*


<b>Approval Status</b>	<input type="checkbox"/> APPROVED as Submitted <input type="checkbox"/> APPROVED with Stipulations <input type="checkbox"/> DISAPPROVED
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**ISSUED BY**

<b>DRC Administrator Signature</b>	<b>Date</b>
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## CHANGE REQUEST

### PRIMARY BUILDING OR TRADE CONTRACTOR *[if applicable]*

Company

Street Address

City / State / Zip

Telephone

Fax

Contact Person

### WORK SCHEDULE

Est. Start Date

Est. Completion Date

Total Days to Complete

### DESCRIPTION OF CHANGE

## **EXHIBIT I – CONSTRUCTION DEPOSIT REFUND REQUEST FORM**

*Upon completion of a custom home, the Designated Builder or Participating Builder [as applicable] shall submit the certificate of occupancy, final lot grading as built, and final survey to the DRC. After completion of a custom home, a Designated Builder may request the refund of a Construction Deposit by completing the form in this section and submitting it to the DRC Administrator.*





## CONSTRUCTION DEPOSIT REFUND REQUEST

TO	DRC Administrator	
FROM		
NEIGHBORHOOD / LOT		
PROPERTY ADDRESS		
BUILDER		
COMPANY		
ADDRESS		
CITY/STATE/ZIP		
CERTIFIED AND SUBMITTED BY:		
<ul style="list-style-type: none"> <li>The home is complete in all regards and ready for occupancy? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>Construction materials and equipment have been removed? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>The site and roadway have been cleaned? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>The landscaping and irrigation have been installed? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul>		
Builder Signature		Date
ATTACH COPIES OF THE FOLLOWING ITEMS		
<input type="checkbox"/> Certificate of Occupancy	<input type="checkbox"/> Final Survey [ <i>sealed</i> ]	<input type="checkbox"/> Lot Grading As Built [ <i>sealed and certified</i> ]
DRC ACTION		
DATE RECEIVED		
DATE APPROVED		
AMOUNT REFUNDED		
AMOUNT RETAINED		
DRC NOTES		
AUTHORIZED BY		
DRC Administrator Signature		Date

## **EXHIBIT J – STOP WORK ORDER**

The DRC will issue a Stop Work Order to the Builder if the Builder deviates from the design features of the approved plans or Design Guidelines, or construction starts prior to approval. Once all open issues have been resolved the DRC will notify the Builder to continue work on the construction site.





## Architectural Review Committee

Lot # \_\_\_\_\_ Block # \_\_\_\_\_

Builder: \_\_\_\_\_

Property Address: \_\_\_\_\_



# WORK ORDER

DATE: \_\_\_\_\_

- ☐ FINAL PLAN APPROVAL NOT OBTAINED FROM ARC
- ☐ BRICK AND OR ROOFING MATERIAL NOT APPROVED BY ARC
- ☐ EXTERIOR COLOR SCHEME NOT APPROVED BY ARC
- ☐ LANDSCAPE PLAN NOT APPROVED BY ARC
- ☐ OTHER \_\_\_\_\_