

DESIGN CRITERIA FOR



Including the Eagle Harbor, Black Creek
Town Center, Pine Lake Townhomes,
Stone Creek Townhomes and The Enclave.

Please note, any association may have more restrictive ARC requirements.

CLAY COUNTY, FLORIDA

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TABLE OF CONTENTS

I. ARCHITECTURAL REVIEW COMMITTEE POLICIES

- I.1 Introduction
- I.2 Statement of Principles and Purpose
- I.3 Architectural Review Committee
- I.4 Guidance Usage and Modification
- I.5 Disclaimer
- I.6 Design Standards

II. PLAN SUBMISSION, REVIEW AND APPROVAL PROCEDURES

- II.1 The Architectural Review Committee
- II.2 Property Owners, Builders, Contractors, Architects, Designers, Realtors and Consultants
- II.3 Plan Submission and Review Procedure
- II.4 Requirements Building Drawings
- II.5 Final Survey

III. SITE DEVELOPMENT AND CONSTRUCTION PROCEDURES

- III.1 Policy
- III.2 Existing Vegetation
- III.3 Residential Architecture
- III.4 Lot Coverage, Building Height and Finished Floor Elevations
- III.5 Building Restriction Lines (Setbacks)
- III.6 Driveways and Walkways
- III.7 Site Grading
- III.8 Building Construction
- III.9 Landscaping Design Standards

LIST OF ATTACHMENTS

- Exhibit B - Approved Fence Styles
- Additional Screen Enclosure Guidelines
- Approved Signage for Eagle Harbor
- Exhibit D - Approved Mailbox style
- Miscellaneous Fees List
- Architectural Review Design Application
- Architectural Review Fence Design Application
- Architectural Review Screen Enclosure Application

- Neighborhood Addendums for the following neighborhoods: (02/09/96)
 - Cape May
 - Linkside
 - Players Club
 - Walnut Creek/Sandy Springs
 - Waterford Landing

I. ARCHITECTURAL REVIEW COMMITTEE POLICIES

I.1 INTRODUCTION

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

I.2 STATEMENT OF PRINCIPLE AND PURPOSES

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

I.3 ARCHITECTURAL REVIEW COMMITTEE

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

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

I.4 GUIDELINE USAGE AND MODIFICATION

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

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

I.5 DISCLAIMER

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

I.6 DESIGN STANDARDS

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

II. PLAN SUBMISSION, REVIEW AND APPROVAL PROCEDURES

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

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

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

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

by-lot basis.

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

- II.3 All plans to be reviewed must be stamped in by 1:30 p.m. **on Monday prior to the meeting of the Architectural Review Committee on Wednesday.** The two steps in the plan submittal and approval process are as follows:

Step 1 - Review Process

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

A. Step One ARC Review Application (Attached)

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

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

The ARC may require an existing tree survey showing the location and sizes of all trees with a diameter greater than 8" DBH in an effort to study house and driveway placement to minimize tree loss.

The ARC will review the application and design documents within 45 days of the application date and return one set of plans to the

participating builder with appropriate comments.

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

B. Step Two Building Department Review

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

II.4 REQUIREMENTS FOR ALL BUILDING DRAWINGS

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

A. Plans: General Information on all Plans:

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

B. Site Plan:

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

C. Architectural Drawings and Samples:

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

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

II.5 FINAL SURVEY

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

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

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

III. SITE DEVELOPMENT AND CONSTRUCTION PROCEDURES

III.1 POLICY

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

III.2 EXISTING VEGETATION

A. Preservation

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

III.3 RESIDENTIAL ARCHITECTURE

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

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

The following standards are design requirements:

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

11. Vent pipes and roof vents must be painted to match roof color. Gutters must match the fascia.

B. Accessory Structures and Exterior Lighting:

1. **Vertical accessory structures including trellises, privacy walls, screen enclosures, pools, fences, play structures, play houses, dog houses, storage sheds and greenhouses, etc., require ARC approval.** The color of play equipment shall be natural wood, wood tone, dark green, brown or black, if visible from the golf course or fairway. No aerial, antenna or satellite dish shall be placed or erected on any lot or attached in any manner to the exterior of any building within the property.
2. Exterior lighting shall be well planned and properly sized and placed to relate to entry locations. Excessive lighting on to adjacent lots is not allowed.

C. Exterior Accessory Furnishings:

1. Exterior furnishings include, but are not limited to, mailboxes, mechanical equipment, accessory structures, sculptures, decorative items, athletic/play structures, decks, patios, pools, spas, planters, fencing, privacy walls, retaining walls and house identification numbers and nameplates.
2. All mailboxes must conform to the standard mailbox design and located with the proper height in accordance with U.S. Postal regulations and coordinated with the developer. See attached detail.
3. Nameplates, applied art work and house identification numbers on residences must be approved by the ARC. It is recommended that nameplates and house numbers occur on the ARC approved mailbox.
4. Noise generating equipment (HVAC, pool equipment, etc.) shall be located away from the bedrooms of adjacent property owners when possible and shall be screened by a wall or landscaping.
5. Proposed solar equipment shall be submitted to the ARC for approval. The ARC discourages the visibility of solar equipment from streets, adjacent property and across lakes or golf courses.
6. Basketball boards and flag poles shall be located so as not to be visibly obtrusive from the streets.
7. Flags shall be mounted on wall brackets as opposed to free standing poles in yards.

D. Fencing:

1. Any structure designed to define or enclose land area, or screen view to an area of land, shall be defined as a fence for purposes of review and approval. Construction of any fence must be approved by the Architectural Review Committee. SEE FENCE APPLICATION AND APPROVED DESIGNS.
2. Fencing is discouraged in order to preserve and promote the open, natural environment of the community.
3. All fencing requires ARC approval prior to construction. All design materials and colors must be submitted for approval to ARC. See neighborhood addendum for fence setback requirements.
4. It is the intent of the ARC to limit the extent of fencing to only those conditions required by law and to achieve specific privacy and control requirements. All fencing occurring in rear yards of property adjoining golf course and lakes or visible from parkway shall be prefinished aluminum fencing 4'-0" high with a simple open design or a wood picket fence as APPROVED BY THE ARC. White fencing may be used to coordinate to home colors. Dark fencing is required when blending with landscaping. Fencing along property lines is discouraged. All fences must be painted or stained to match house color theme.
5. Chainlink, barbed wire, or stockade type fencing is prohibited. Maximum height limit is 6'-0" except on lots backing up to golf course, lakes or if visible from parkway shall be a maximum of 4'-0".
6. Clearing is permitted only as required to establish a line for construction of the fence. Fences should be located to avoid mature trees. Solid fences or walls shall not be constructed in a manner that traps water on adjoining properties.
7. Solid board fences and walls are permitted only in limited areas of yards, as patio walls in patio home neighborhoods, or for enclosing decks, pools, hot tubs, or the like. **(In some instances, the ARC may grant the right for a fence to be placed in a drainage easement. This is done with the understanding the fence may be removed at the owner's expense any time access to the easement is deemed necessary.)**
8. Requests for approval of any other type of fence, wall or hedge shall be reviewed on a case-by-case basis. The ARC reserves the right to reject any fence that does not conform to these guidelines.

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

- A. Building height is limited to 35 feet, to the average height of the roof above the

highest point, at back of curb, at front of property.

- B. Finished floor elevations shall comply with the recommendations of neighborhood drainage plan on file with the developer.

III.5 BUILDING RESTRICTION LINES (SETBACKS)

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

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

- B. See neighborhood addendum for the following:

1. Building restriction lines.
2. Patios, decks, pools, spas setbacks.
3. Screen, privacy walls and mechanical equipment setbacks.
4. Fence setbacks.

- C. Play Structures:

1. Play structures may occur only in the rear yard between the imaginary lines extending from the sides of the home to the rear property line and no closer than **ten** feet from the rear property line.

III.6 DRIVEWAYS AND WALKWAYS

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

III.7 SITE GRADING

- A. Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be "lumpy" and "abrupt" resulting in an artificial look.

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

III.8 BUILDING CONSTRUCTION

A. Intent

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

- 1. All home sites will be kept in a neat and orderly condition throughout the entire construction phase. A trash dumpster shall be placed on each lot after the frame package is delivered, UNLESS other arrangements are made with an individual builder. Placement shall be within the lot lines and not in the right-of-ways easements.
- 2. All construction activity shall be confined within the boundaries of the lot lines.
- 3. Any on-site Port-a-Johns shall be approved by the ARC for color. The John

should be located 20 feet back from the right-of-way line with the access door facing the opposite direction of the street.

4. All required driveway subsurface material shall be placed prior to construction. All construction and delivery vehicles shall enter and exit the lot using the subsurface driveway area and shall not enter nor drive through the lot or Eagle Harbor in random locations which could adversely affect existing vegetation and pavement.
5. Any construction activity or related parking shall not block traffic flow along the street. Locations for parking areas shall be approved by the ARC in advance of construction activities. All construction vehicles must not be parked on existing roadways.
6. Any spillage of concrete, paint, dirt or any other material onto the paved community streets shall be removed from the surface immediately. Any damage occurring to community streets, curbs or common areas which is the result of construction activities on a lot, shall be paid for by the owner/builder.
7. Sand or dirt shall be placed over the curb during the construction phase to prevent damage to the curb.

B. Erosion control:

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

C. Existing utilities:

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

D. Inspections by ARC

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

E. Signage

Only one (1) sign shall be allowed per individual lot and the sign shall meet the

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

III.9 LANDSCAPING DESIGN STANDARDS

A. Introduction

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

B. Minimum Plan Requirements

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

Existing wetlands defined with a surveyed jurisdictional line may be counted as landscaped area as part of the entire surveyed lot. The ARC must approve the removal of any existing trees. If existing trees are removed without approval or if existing trees die during construction, the Board may require the contractor or owner to mitigate the loss.

4. Notes and Specifications: The plan shall include planting details for shrubs and trees including guying and staking procedures. The plan shall include a plant list showing the identification symbol for the particular plant, the botanical and common name of the plant, the size, plant spacing and any

particular notes with regards to that particular plant. All tree sizes shall be specified by height, spread and caliper size for single trunk trees. All shrubs shall be specified by height or spread and gallon size. Specifications shall include a performance spec for irrigation, drainage notes, plant quality and any other necessary information to impart design intent. All plans shall include the following specification:

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

C. Plant Material Quality and Size:

1. All plant material shall be Florida #1 or better as determined by Grades and Standards for Nursery Stock. Front yard canopy trees shall be 14'-16' ht., 4" cal. Rear and side yard canopy trees shall be 12'-14' ht., 3" cal. Multi-trunk ornamental trees shall be 8'-10' ht., and have minimum 3 - 1" trunks with appropriate spread for the particular species. Cabbage Palms shall have 8'-12' clear trunk height, and shall be grouped in clusters of 3 minimum. Pine Trees shall be 10'-12' ht., 2" cal. min. and shall be grouped in clusters of 3 minimum. All shrubs shall be 18"-24" ht., 3 gal. min. and ground covers shall be full 1 gal. min. All sod shall be the St. Augustine variety. Mulch shall be shredded cypress or pine straw. Pebbles, sand, white rock, large wood chips, plastic sheeting and similar materials shall not be considered an acceptable alternative to grass, ground cover or mulch unless otherwise approved by the ARC.
2. The design should be creative in its choice of plant material. The emphasis should be placed on minimizing the number of different plants and maximizing the quantity of each plant type. The plant pallet should be simple. Special emphasis should be placed on native and drought tolerant material that will reduce maintenance cost and conserve natural resources. Sod shall comprise no more than the amount listed below of the total open space area of the lot, including paved areas.

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

3. In order to conform to St. Johns River Water Management District's

(SJRWMD) guidelines for water conserving landscapes ("xeriscaping"), a minimum 30% of the total number of new plants installed shall be of a native or drought tolerant species. A list of these plants is included (Exhibit C).

D. Planting Requirements:

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

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

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

E. Tree Protection:

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

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

2. Each lot must plant or retain at least one tree as part of the 15 points obtained.

Planted trees should be placed so as to shade the south and/or west building face. The builder shall submit a site plan with all these computations denoted.

F. Irrigation:

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

Cypress Creek

Neighborhood Addendum

The following guidelines are additional design and construction restrictions within the neighborhood listed above. These guidelines are subject to the same additions, revisions and modifications as detailed in the "preliminary design criteria" date September, 1993. These guidelines are as follows:

ALL SETBACKS ARE SUBJECT TO CHANGE PER DEVELOPER DISCRETION REGARDING THE PROTECTION OF TREES

1. Building restriction lines: (Including enclosed screen rooms, pools, spas, etc. See #17 – Screen Enclosure requirements)

Front yard:	35'	measured from right-of-way line
Front yard	25'	lots less than 160' deep
Side yard:	10'	from side property line
Rear yard:	25'	from rear property line

Note: Roof overhangs, A/C units or any other mechanical equipment or screen wall may encroach a utility or drainage easement.

2. Patios, decks, pools, spas, etc. setbacks: ***INDIVIDUALLY SUBMITTED AND REVIEWED PRIOR TO CONSTRUCTION.***

NOTE: ALL OF THE ABOVE MUST BE SUBMITTED ON THE ELEVATION DRAWINGS AS WELL AS THE LANDSCAPE PLANS FOR APPROVAL.

3. Screen, privacy walls and mechanical equipment setbacks:

Side yard: 5' from side property line

4. **A/C units, pool equipment, gas tanks, and any other exterior equipment will be enclosed with a screen wall of matching material (either siding or front finish) to become part of the structure, regardless of where they are located.**

5. ALL fence requests will be submitted with a fence application and all required documentation. It is the intent of the fencing policy to allow fencing for play areas, swimming pools, gardens and pet areas. No fencing is permitted in front yards. See "Fencing" section of ARC Guidelines for specific details and acceptable fence styles.

The following lots have specific fencing guidelines:

- Lots 1-16; 22,23,28,32,33, 4' black or bronze metal/ aluminum fence required.
40-62; 79-89

6. Minimum heated/cooled space: 2,200 square feet

7. **Full front loading garages are not permitted.** The garage may be either courtyard entry or side entry. For a 2-car garage, there must be 2 single garage doors. In the case of a 3-car garage, there must be either 3 single garage doors, or 1 double garage door and 1 single. Garage doors must be paneled and single doors must be a minimum width of 9'. Homes with a 4-car garage will be reviewed on an individual basis.
8. One driveway entrance per lot is encouraged in order to conserve the natural vegetation and trees.
9. A minimum roof pitch of 6 to 12 is required and no flat roofs are allowed. Asphalt and fiberglass architectural dimensional roofing shingles shall have a minimum warranty of 25 years. **Roof overhangs shall be 16" minimum.**
10. Exterior materials shall be similarly distributed on all four (4) exterior elevations, as well as all trim detail. For example, brick, stucco and/or combination must occur on 4 sides of the residence. When using wood or concrete siding, horizontal siding only is permitted.
11. If dividers are used on the front elevation, they must also be used both side elevations.
12. Metal eave drip edge **MUST** match roof color, as well as any other roof protrusions.
13. Landscaping: Sod/landscaping shall be required for entire lot. Irrigation system required for the entire landscaped area. A minimum total of 40% of the open or undeveloped lot must be landscaped (including natural areas). A maximum of 60% of the open or undeveloped lot shall be in sod. All other criteria set forth in architectural guidelines must be followed. Note: Conservation or jurisdictional land is removed from the total lot area and, therefore, does not affect the percentages.
14. All fireplace chimneys shall have a painted concrete or metal architectural chimney cap.
15. Owner will be required to submit a tree survey with the site plan incorporated. The building envelope and driveway must be staked for review and approved by Jack Healan prior to clearing.
16. **Screen/Glass Enclosures:** Screen or glass enclosures must be carefully integrated into the original home design so as not to appear as an addition. Enclosures with screen roofing shall be mansard type design with the mansard pitch matching the pitch of the existing roof. **Enclosures with a metal roof system shall be dead level and align with the roof eave line OR match the existing roof pitch and shall be shingled. The fascia on the metal roof systems shall match the size, color and shape of the original homes' fascia and eave system. All screen enclosures shall be bronze.**

Additional Comments:

During the development of the Black Creek neighborhoods, extra care was taken by the developer, as well as the Architectural Review Committee, with the siting and design of homes in an attempt to preserve as many trees as possible, especially the specimen oaks. However, even with the utmost care, during the construction period, some trees will be lost. Removal of those trees will be the responsibility of the property owner. Lot lines will determine ownership. Easements that are within the property lines are also the responsibility of the individual property owner.

arc\addens\CC.add Rev. 07/14/03, 5/15/03

These requirements may be modified at any time as deemed necessary by the declarant.

EAGLE CREEK

(Timber Woods)

Neighborhood Addendum

The following guidelines are additional design and construction restrictions within the neighborhood listed above. These guidelines are subject to the same additions, revisions and modifications as detailed in the "preliminary design criteria" date September, 1993.

ALL SETBACK GUIDELINES ARE SUBJECT TO CHANGE PER DEVELOPER/COUNTY DISCRETION REGARDING THE PROTECTION OF TREES.

1. Building restriction lines:

Front yard:	20'	measured from right-of-way line
Side yard:	5'	from side property line
Rear yard:	10'	from rear property line
Top-of-Bank:	5'	from top of bank
Corner lots:	20'	from right-of-way of each street

Note: Roof overhangs, A/C units or any other mechanical equipment or screen wall may NOT encroach on an easement.

2. Additional covered patios, decks, pools, spas, and screen enclosure setbacks:

INDIVIDUALLY SUBMITTED AND REVIEWED PRIOR TO CONSTRUCTION.

NOTE: ALL OF THE ABOVE MUST BE SUBMITTED ON THE ELEVATION DRAWINGS AS WELL AS THE LANDSCAPE PLANS FOR APPROVAL.

3. Screen, privacy walls and mechanical equipment setbacks:

Front yard:	15' from right-of-way line
Side yard:	2.5' from side property line
Corner lots:	8' from right-of-way line of each street

4. A/C units, pool equipment, gas tanks, and any other exterior equipment will be enclosed with a screen wall of material matching the MAJORITY OF THE EXTERIOR (it can only be siding if there are 4 sides siding) to become part of the structure, regardless of where they are located.

5. It is the intent of the fencing policy to allow fencing for play areas, swimming pools,

gardens and pet areas. No fencing is permitted in front yards. See "Fencing" section of ARC Guidelines for specific details and acceptable fence styles. The following lots have specific fencing guidelines:

- 4' black or bronze metal or aluminum fence required on Lots 1,10,11,16,17,24–34,55– 64, 69, 72,77,83,84,89,96, 101,107, 113
 - Lots not listed above 4' black/ bronze metal or aluminum or 6' shadowbox with top & bottom trim bands on each side and caps.
6. Minimum heated/cooled space: 1,500 square feet
 7. *Front loading 2 car garages are permitted. Garage doors must be paneled.*
 8. A minimum roof pitch of 6 to 12 is required and no flat roofs are allowed. Asphalt and fiberglass architectural dimensional roofing shingles shall have a minimum warranty of 25 years. **Roof overhangs shall be 16" minimum.**
 9. *Exterior materials shall be distributed on all exterior elevations. Exterior finish, including banding and trim detail, MUST occur **on 4 sides**. Horizontal siding may be used on all 4 sides as well.*

NOTE: 2nd story bonus room siding color will be subject to ARC discretion.
 10. Dividers will be used on 3 sides if used on the front elevation. Similar window trim shall be used on all four sides.
 11. Metal eave drip edge MUST match roof color, as well as any other roof protrusions.
 12. Landscaping: Sod/landscaping shall be required for entire lot. Irrigation system required for the entire lot. Easements that are within the lot lines must be sodded and irrigated as part of the landscape plan. A minimum total of 25% of the open or undeveloped lot must be landscaped INCLUDING EXISTING NATURAL AREAS. A maximum of 75% of the open or undeveloped lot shall be in sod. All other criteria set forth in architectural guidelines must be followed. County percentage form required with ARC submission. Additional rear landscaping will be required on lake lots.
 13. The maintenance of lake bank and easements is the responsibility of the property owner.
 14. All fireplace chimneys shall have a painted concrete or metal architectural chimney cap.

SPRING CREEK

(SOUTHBROOK)

Neighborhood Addendum

The following guidelines are additional design and construction restrictions within the neighborhood listed above. These guidelines are subject to the same additions, revisions and modifications as detailed in the "preliminary design criteria" date September, 1993.

These guidelines are as follows:

ALL SETBACK GUIDELINES ARE SUBJECT TO CHANGE PER DEVELOPER/COUNTY DISCRETION REGARDING THE PROTECTION OF TREES.

1. Building restriction lines:

Front yard: 20' measured from the right-of-way line
Corner lots: 20' from right-of-way of each street
Side yard: 7.5' from side property line
Rear yard: 20' from rear property line

2. Additional covered patios, decks, pools, spas, and screen enclosure setbacks:

INDIVIDUALLY SUBMITTED AND REVIEWED PRIOR TO CONSTRUCTION.

NOTE: ALL OF THE ABOVE MUST BE SUBMITTED ON THE ELEVATION DRAWINGS AS WELL AS THE LANDSCAPE PLANS FOR APPROVAL.

3. Screen, privacy walls and mechanical equipment setbacks:

Front yard: 15' from right-of-way line
Side yard: * **2.5' from side property line** *
Corner lots: 8' from right-of-way line of each street

4. **A/C units, pool equipment, gas tanks, etc. will be enclosed with a screen wall of matching exterior material to become part of the structure, regardless of where they are located.**

5. Fence setbacks:

It is the intent of the fencing policy to allow fencing for play areas, swimming pools, gardens and pet areas. Long straight fence lines are discouraged. No fencing is permitted in front yards, and should come off the rear corners of the structure. Fence height, design, material and color shall conform to accessory furnishings standards of the ARC Guidelines and must be submitted for ARC review. (See "Fencing" section in ARC Guidelines for details and approved styles.)

- **4-foot dark metal or aluminum fences will be allowed on the following lots:
13 – 39; 55; 72, 73; 78; 82**
 - **6-foot shadowbox fences with trim and caps will be allowed on the
following lots:
1 – 12; 40 – 54; 56 – 71; 83 - 86**
6. Minimum heated/cooled space: 1,800 square feet.
 7. Front loading 2-car garages are permitted, provided that they have 2 separate doors in lieu of 1 large door. Garage door must be paneled.
 8. A minimum roof pitch of 6 to 12 is required and no flat roofs are allowed. Asphalt and fiberglass architectural dimensional roofing shingles shall have a minimum warranty of 25 years.
 9. Exterior materials shall be distributed on all exterior elevations. For example, brick or stucco must occur on 4 (four) sides of residence as well as ALL trim details.
Note: No exterior detail may occur only on the front elevation.
 10. If dividers are used on front windows, they must be used on both side elevations.
 11. Paint metal eave drip edge to match roof color, as well as any other roof protrusions.
 12. Landscaping: Sod/landscaping shall be required for the entire lot. Irrigation system required for the entire landscaped area. A minimum total of **35%** of the open or undeveloped lot must be landscaped (including natural or created natural areas). A maximum of **65%** of the open or undeveloped lot shall be in sod. All other criteria set forth in the architectural guidelines must be followed. County Percentage Form required with ARC submission.
 13. All fireplace chimneys shall have a concrete or metal architectural cap painted to match chimney.

SR.ADD Rev – 2/28/03

These requirements may be modified at any time as deemed necessary by the declarant.

Eagle Harbor Boat & RV Storage

The Eagle Harbor Boat and RV Storage Facility is located at the end of Lakeshore Drive East, adjacent to the county Boat Ramp on Doctors Lake.

Rates are \$50.00 plus tax per month.

- Boat/RV Storage Leasees shall **not** assign, transfer, sublet or permit the use of Assigned Space to any other party.
- No mechanical maintenance work or painting is to be performed on any vessel or vehicle inside the Boat & RV Storage Facility.
- No Boats or RV's in disrepair or in "unusable condition" will be accepted for Active Storage in this facility.
- Eagle Harbor Boat/RV Storage Leasee assumes responsibility for providing adequate covering to protect vessel or vehicle from any and all perils, and for the maintenance of such covering while the vessel or vehicle is in the Eagle Harbor Boat & RV Storage Facility. **Permanent constructed coverings are strictly prohibited.** Only canvas type coverings which are green, blue, or neutral in color and are fitted and secured tightly to the vessel or vehicle are acceptable.
- **Cancellations must be made by the 20th of the month prior to exiting the facility or your account will be charged.**

A complete list of rules and regulations for the Eagle Harbor Boat/RV Storage is available from Resident Services at the Waterfront Park.

For more information contact:

Erica Washkill
1685 North Lakeshore Drive (Waterfont Park)
Orange Park, FL 32003
ewashkill@eagle-harbor.com
(904) 394-5919

The Reserve at Eagle Harbor

Eagle Harbor ARC Neighborhood Addendum

The following guidelines are additional design and construction restrictions within the neighborhood listed above. These guidelines are subject to the same additions, revisions and modifications as detailed in the "preliminary design criteria" date September, 1993.

ALL SETBACK GUIDELINES ARE SUBJECT TO CHANGE PER DEVELOPER/COUNTY DISCRETION.

1. Building restriction lines:

Front yard:	20'	measured from right-of-way line
Side yard:	5'	where possible from side property line
Rear yard:	10'	from rear property line
Corner lots:	20'	from right-of-way of each street

Note: Roof overhangs, A/C units or any other mechanical equipment or screen wall may NOT encroach on an easement.

2. Additional covered patios, decks, pools, spas, and screen enclosure setbacks:

Top-of-bank: 5' from top of bank

INDIVIDUALLY SUBMITTED AND REVIEWED PRIOR TO CONSTRUCTION.

NOTE: ALL OF THE ABOVE MUST BE SUBMITTED ON THE ELEVATION DRAWINGS AS WELL AS THE LANDSCAPE PLANS FOR APPROVAL.

3. Screen, privacy walls and mechanical equipment setbacks:

Front yard:	15' from right-of-way line
Side yard:	2.5' from side property line
Corner lots:	8' from right-of-way line of each street

4. A/C units and pool equipment shall be enclosed with a screen wall of material matching the majority of the exterior (using siding if there are 4 sides siding) to become part of the structure, regardless of location. Gas tanks and any other exterior equipment shall be enclosed in the same manner.

5. It is the intent of the fencing policy to allow fencing for play areas, swimming pools, gardens and pet areas. No fencing is permitted in front yards. See "Fencing" section of ARC Guidelines for specific details and acceptable fence styles. All fence requests are reviewed individually but generally adhere to the following:

- 4' black/bronze metal or aluminum fence only is allowed corner or lake lots
- 6' treated wood shadowbox, vinyl or metal fence is allowed on interior lots
- **Lots abutting the buffer on Highway 17 will require a matching wall across the rear of the lots**

6. Minimum heated/cooled space: 1,500 square feet

Page 2, The Reserve at Eagle Harbor Addendum

7. Front loading 2-car garages are permitted. Courtyard, dual courtyard or side entry 3-car (1 double and 1 single; 3 single) garages are preferred. Front loading 3-car garages will be reviewed on an individual lot basis; excessive amounts of driveway concrete will not be allowed. Garage doors must be paneled.
8. Minimum roof pitch of 6 to 12 and no flat roofs are allowed. **Approval of accents at 4:12 are subject to individual ARC plan review & approval.** Asphalt and fiberglass architectural dimensional roofing shingles shall have a minimum warranty of 25 years. **Roof overhangs shall be 16" minimum.**
9. *Exterior materials shall be distributed on all exterior elevations. Exterior finish, including banding and trim detail, must occur **on all 4 sides**. Horizontal siding may be used on all 4 sides as well.*

NOTE: 2nd story bonus room siding color will be subject to ARC discretion.
10. Dividers will be used on 3 sides if used on the front elevation. Similar window trim shall be used on all four sides. **Scoring will not be allowed**
11. Metal eave drip edge must match roof color, as well as any other roof protrusions.
12. Landscaping: See attached planting requirements. Easements that are within the lot lines must be sodded and irrigated as part of the landscape plan. A minimum total of **25%** of the open or undeveloped lot must be landscaped including any existing natural areas. A maximum of **75%** of the open or undeveloped space shall be in sod. Additional rear landscaping will be required on lake lots.
13. The maintenance of lake banks and easements is the responsibility of the property owner.
14. **All fireplace chimneys shall have a metal architectural chimney cap; it does not have to be especially decorative, just as long as the round shaft of the chimney is covered.**
15. **Screen/Glass Enclosures:** Screen or glass enclosures must be carefully integrated into the original home design so as not to appear as an addition. Enclosures with screen roofing shall be mansard type design with the pitch matching the pitch of the existing roof. Enclosures with a metal roof system shall be level and align with the roof eave line or match the existing roof pitch and shall be shingled. The fascia on the metal roof systems shall match the size, color and shape of the original homes' fascia and eave system. **All screen enclosures shall be bronze.**

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These requirements may be modified at any time as deemed necessary by the declarant.