ST. JOHNS FOREST DESIGN REVIEW MANUAL

TAYLOR
WOODROW
COMMUNITIES
AT
ST. JOHNS FOREST, L.L.C.

The standards and procedures in the Design Review Manual are subject to change from time to time by the Design Review Committee without prior notice. Applicants anticipating requests for new construction or modifications should meet with the DRC Administrator to determine what changes, if any, may be applicable to any such request.

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i TABLE OF CONTENTS

Table of Contents

SECTION	i
PAGE	01
DATE	8/30/03

TABLE OF CONTENTS i

INTRODUCTION
- Statement of Purpose 1.01.01
- Organization and Content 1.01.02

DESIGN REVIEW COMMITTEE: ORGANIZATION, POLICIES AND PROCEDURES
- Overview 2.01.01
- Composition of the DRC 2.01.01
- Authority of the DRC 2.01.01
- DRC Administrator and Design Consultants 2.01.02
- DRC Fees 2.01.03
- Inspections 2.01.04
- Commencement and Completion of Construction 2.01.04
- Repairs to Property Improvements 2.01.04
- Licenses and Insurance 2.01.05
- Responsibilities of Applicants 2.01.06
- Enforcement of Standards 2.01.07
- Limiting Conditions 2.01.07
- Application Submissions 2.01.08

DESIGN REVIEW PROCESS
- Summary of Design Review Application Types 3.01.01
- Design Review Decisions 3.02.01
- Design Review Application for Master Approval: Long and Short Forms . 3.03.01
- Modifications Review Application 3.04.01
- Request for Change Application 3.05.01
- Checklist: Design Review Application for Master Approval ~ Long Form 3.06.01
- Checklist: Design Review Application for Master Approval ~ Short Form 3.06.02
- Checklist: Modifications Review Application 3.06.03

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Table of Contents

SECTION	i
PAGE	02
DATE	8/30/03

DESIGN STANDARDS

Architectural Design 4.01.01
Key Site and Structure Requirements 4.02.01
Exhibit: Summary of Key Site and Structure Requirements 4.02.06
Utilities and Related Services 4.03.01
Exterior Elevations and Materials 4.04.01
Roofs and Dormers 4.05.01
Fireplaces and Chimneys 4.06.01
Garages and Driveways 4.07.01
Exhibit: Garage Types and Driveway Finishes 4.07.04
Exhibit: Approved 3-Car Garage Layout 4.07.05
Exhibit: Driveway Apron Layout 4.07.07
Entry Walkways and Community Sidewalks 4.08.01
Exhibit: Entry Walkway Materials and Finishes 4.08.02
Awnings and Shutters 4.09.01
Porches, Patios, Pools, Spas and Screen Enclosures 4.10.01
Exhibit: Pool / Patio Setbacks and Finishes 4.10.04
Fences, Walls and Planters 4.11.01
Exhibit: Perimeter and Pool Fence Specifications 4.11.04
Exhibit: Approved Perimeter and Pool Fence 4.11.05
Accessory Structures 4.12.01
Exterior Colors 4.13.01
Exterior Lighting 4.14.01
Landscaping, Irrigation and Wells 4.15.01
Exhibit: Summary of Key Landscape Standards 4.15.09
Exhibit: Tree Staking Details 4.15.11
Lot and Landscape Maintenance 4.16.01
Signs and Mailboxes 4.17.01
Exhibit: Approved Signs 4.17.03
Exhibit: Approved Mailboxes 4.17.05
Satellite Dishes and Antennas 4.18.01
Play Equipment 4.19.01
Miscellaneous Provisions 4.20.01

ENVIRONMENTAL STANDARDS 5.01.01

CONSTRUCTION SITE STANDARDS 6.01.01

Table of Contents

SECTION	i
PAGE	03
DATE	8/30/03

DRC APPLICATIONS

DRC Applications 7.01.01
Exhibit: Design Review Application for Master Approval ~ Long Form 7.02.01
Exhibit: Design Review Application for Master Approval ~ Short Form . . . 7.03.01
Exhibit: Modifications Review Application 7.04.01
Exhibit: Request for Change Application 7.05.01

DEFINITIONS 8.01.01

1 INTRODUCTION

Introduction

SECTION	1.01
PAGE	01
DATE	8/30/03

STATEMENT OF PURPOSE

There are few creative opportunities that measure up with the excitement and experience of designing and building a new home. From the initial design sketches to the final finishing touches, the process of creating a unique home can be a very rewarding experience.

The purpose of the Design Review Manual is to help Builders and Lot Owners to understand the criteria used to review and approve proposed plans for single-family homes within St. Johns Forest. For those who have already become a part of the community, it also establishes the standards used to evaluate modifications to landscaping and other exterior improvements for completed homes.

In conjunction with the Declaration of Covenants, Conditions, Restrictions and Easements for St. Johns Forest, the Design Review Manual 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.

The Design Review Manual sets forth design, environmental and construction site standards for homes within St. Johns Forest. It is organized to assist home purchasers, builders and architects from the preliminary design phase of a new home through its completion. While individual creativity is encouraged, standards have been established to maintain a measure of consistency or compatibility within individual neighborhoods throughout the course of community development. In some cases there will be no permitted variation from established standards, while in other areas flexibility may be permitted with the review and approval of the Design Review Committee [*DRC*].

Introduction

SECTION	1.01
PAGE	02
DATE	8/30/03

The Design Review Manual provides a means to preserve the environment of St. Johns Forest as well as the exclusiveness of homes to be created within individual neighborhoods. 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.

ORGANIZATION AND CONTENT

The Design Review Manual is organized into the following sections:

- **Section 1 - Introduction:** Includes a statement of purpose for this manual and the organization of its content.
- **Section 2 - Design Review Committee:** Includes details on the organization, policies and procedures of the Design Review Committee.
- **Section 3 - Design Review Process:** Explains steps in the design review process for new construction, modifications to completed homes, and changes to work in progress.
- **Section 4 - Design Standards:** Contains standards for site planning, architectural design, landscaping and related design considerations for new construction and modifications to completed homes.
- **Section 5 - Environmental Standards:** Sets forth standards for the protection of trees and environmentally sensitive areas within the community.
- **Section 6 - Construction Site Standards:** Includes job site and operational standards to be observed by building contractors, subcontractors and suppliers throughout the development and construction of homes.
- **Section 7 - DRC Applications:** Includes copies of applications for new construction, modifications, and changes.
- **Section 8 - Definitions and Interpretations:** Includes definitions and interpretations for selected words, terms and phrases used throughout the Design Review Manual.

2 DESIGN REVIEW COMMITTEE

Design Review Committee: Organization, Policies & Procedures

SECTION	2.01
PAGE	01
DATE	8/30/03

OVERVIEW

The primary function of the Design Review Committee [*DRC*] is (a) to establish standards for new construction and modification of completed homes, and (b) to evaluate Applications and Design Documents in accordance with the Design Review Manual. The DRC's review and approval responsibilities embrace all aspects of construction, which term shall include, but not be limited to, the following:

- ☐ Land Planning
- ☐ Site Work, Grading & Drainage
- ☐ Architectural Design
- ☐ Exterior Colors, Materials & Finishes
- ☐ Construction Materials
- ☐ Signage
- ☐ Landscape Design
- ☐ Landscape Removal/Replacement
- ☐ Architectural/Landscape Lighting
- ☐ Environmental Preservation
- ☐ Construction Site Activities
- ☐ Exterior Alterations / Modifications

COMPOSITION OF THE DRC

The DRC shall have exclusive jurisdiction over all new construction and modifications to completed homes within the community. Until all of the Property has been developed and conveyed to purchasers [*other than Merchant Builders*] in the normal course of development and sale, the Declarant shall appoint all members of the DRC. The DRC shall consist of at least three (3), but no more than five (5) individuals, who are not required to be residents and who shall serve terms subject to the sole discretion of Declarant. Until Declarant relinquishes the right to appoint members of the DRC, the authority of the DRC shall arise from the Declarant and not the Master Association, and such members shall have a fiduciary responsibility only to Declarant. Upon the expiration of the Declarant's right to appoint the members of the DRC, such members shall be appointed by the Board of Directors of the Master Association.

AUTHORITY OF THE DRC

The authority of the DRC includes, but is not limited to, the following:

- ☐ To deny Applications and Design Documents not in conflict with the provisions contained in the Design Review Manual or not suitable or desirable in the DRC's opinion for any reason, including purely aesthetic reasons, harmony of design and architectural compatibility.

- ☐ To establish architectural motifs and exterior design themes for use 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 Applicants 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 a Lot Owner as a result of issuing a stop work order.

DRC ADMINISTRATOR AND DESIGN CONSULTANTS

The Design Review Committee may appoint a DRC Administrator and may select independent design consultants to review Applications and meet with Lot Owners for the following purposes:

- ☐ To provide interpretation of standards.

- ☐ To conduct pre-design conferences regarding proposed improvements on a specific Lot; adjacent, nearby or planned structures; easements; drainage; and setbacks.

- ☐ To review proposed designs for compatibility with the architectural themes established for individual neighborhoods.

- ☐ To review job progress and conduct inspections as may be scheduled at the option, but not the obligation of, the DRC.

DRC FEES

Design review fees apply to the processing of Applications and the administration of the design review process. The fees below apply to new construction and modifications, as applicable.

DRC FEE SCHEDULE	
Design Review Fee for Master Approval ~ Long Form	$350 [*per plan*]
Design Review Fee for Master Approval ~ Short Form	$50 [*per plan*]
Request for Change Fee: Minor Change	$25 [*per request*]
Request for Change Fee: Major Change	$75 [*per request*]
Modifications Review Fee: Minor Modification	$25 [*per request*]
Modifications Review Fee: Major Modification	$75 [*per request*]
Fees are subject to change by the DRC. Make checks payable to Taylor Woodrow Communities at St. Johns Forest, LLC.	

- ➤ *The Design Review Fee for Master Approval shall not apply to "display models" or the initial "collective approval" for proposed plans of Merchant Builders to the extent provided in the builder agreement with Taylor Woodrow Communities at St. Johns Forest, LLC.*

- ➤ *A Merchant Builder may not submit any Applications or Design Documents to the DRC so long as the Merchant Builder has failed to maintain the construction deposit in the amount required by the Declarant, which provision in no way waives any requirement of Merchant Builder to obtain such approvals.*

- ***The fee for processing extraordinary requests, which require the services of professionals, such as attorneys, engineers, architects and contractors, shall be in addition to the above-referenced fees. Any such costs are the responsibility of the Applicant and must be paid in advance.***

INSPECTIONS

Periodic inspections may be made [*but shall not be required to be made*] by a representative of the DRC during or after completion of new construction or modifications to determine compliance with Applications, Design Documents and the Design Review Manual. Lot Owners and Applicants are required to provide reasonable access and cooperate with members of the DRC and its representatives.

COMMENCEMENT AND COMPLETION OF CONSTRUCTION

Completion of Construction must occur within ten [10] months of Commencement of Construction or earlier as required by the builder agreement with Taylor Woodrow Communities at St. Johns Forest, LLC. ***Commencement of Construction*** shall not have been deemed to commence until (a) all plans for such construction have been approved by the DRC, (b) a building permit has been issued by the requisite building department, and (c) construction has physically commenced beyond site preparation. ***Completion of Construction*** is the date a Structure is complete, including installation of all landscaping, and receipt of a final certificate of occupancy by the requisite building department.

REPAIRS TO PROPERTY IMPROVEMENTS

Lot Owners shall be solely responsible for the maintenance and repair or replacement of any community improvements damaged or destroyed by activities of Lot Owner or Lot Owner's agents, employees, building contractors, subcontractors or suppliers. Lot Owners are responsible for the cost and expense for whatever maintenance, repairs or replacement may be required to restore improvements to their original condition. Affected improvements include, but are not limited to, damage to utilities, central water and sewer lines, irrigation systems, entry features and recreational facilities, trees and other landscaping, drainage improvements and facilities, street lights, signage, rights-of-way, cluster mailboxes, sidewalks, curbing and paved streets. The Declarant and/or

the Master Association or Neighborhood Association, as applicable, shall have the right, but not the obligation, to effect such maintenance, repairs or replacement. The Lot Owner shall be liable to reimburse the Declarant and/or the Master Association or Neighborhood Association, as applicable, upon demand for any and all costs and expenses incurred together with a surcharge of ten percent [10%] of such amount.

LICENSES AND INSURANCE

New construction and modifications to existing homes shall be performed only by licensed and insured building contractors and subcontractors. Prior to commencing work within the community, building contractors, at their expense [*and subcontractors contractors, when applicable*] shall obtain casualty and liability insurance as required by the Declarant and/or the DRC. Depending on the scope of work and potential liability, required coverage may include one or more of the following types of insurance:

- ☐ Commercial general liability insurance
- ☐ Workers compensation insurance
- ☐ Employer's liability protection
- ☐ Comprehensive automobile liability
- ☐ Builder's risk insurance

The industry rating / financial class of insurance companies and the coverages, endorsements, and notices of cancellations shall be in the form and amounts as on file with the DRC. Required insurance types and coverages shall be in effect prior to commencement of work. Certificates evidencing the aforementioned insurance shall be provided to the DRC Administrator upon request, and such insurance shall be maintained in effect so long as the building contractor or subcontractor is engaging in any construction or warranty work within the community.

- ➢ *The DRC reserves the right to cause construction to cease and to **prevent access to the community for any building contractor or subcontractor who fails to obtain insurance coverage as provided above, who neglects to provide certificates of insurance upon request, or whose insurance is canceled and not immediately replaced by another insurance carrier.***

RESPONSIBILITIES OF APPLICANTS

The DRC assumes no liability for any aspect of new construction or modifications to completed homes including, without limitation, the following obligations which are the sole responsibility of the Applicant or Lot Owner:

- ☐ Compliance with the Design Review Manual and the Declaration or any other covenants, conditions, restrictions and easements burdening a Lot or the Property.
- ☐ Permits or approvals as may be required by the requisite building department and any governmental or quasi-governmental authorities with jurisdiction over the Lot or Property.
- ☐ Compliance with ordinances, disability provisions, environmental regulations, building codes, safety requirements and product approvals.
- ☐ Selection of licensed and insured building contractors and subcontractors.
- ☐ Quality of workmanship or materials provided by any building contractor or subcontractor.
- ☐ Suitability of surface and subsurface soil conditions, including radon.
- ☐ Water runoff and drainage control during construction or after completion of improvements.
- ☐ Accuracy of elevation grades, stakeouts, surveys and lot grading plans.
- ☐ Completeness or adequacy of Design Documents submitted by an Applicant.
- ☐ Determination of structural, mechanical, electrical or fire/safety adequacy as well as code compliance or other technical aspects of proposed designs and construction materials/methods.

ENFORCEMENT OF STANDARDS

The Declarant and/or the Board of Directors of the Master Association shall have the right to enforce provisions and standards contained in the Design Review Manual. In the event of a material violation, the Declarant or the Board may require a Lot Owner to make restitution for any loss resulting from any violation, to impose reasonable fines, to issue stop work orders, to bring violations into compliance with the Design Review Manual, to exclude building contractors and subcontractors from the community, and to exercise other remedies set forth in the governing documents.

LIMITING CONDITIONS

The following limiting conditions shall apply to activities of the DRC and provisions of the Design Review Manual:

- ☐ The standards contained in the Design Review Manual set forth minimum requirements. Where the Design Review Manual imposes a greater restriction than is imposed and required by the Declaration or other provisions of law, the standards in the Design Review Manual shall control. In the event building codes or other provisions of law require greater restrictions than are imposed by the Design Review Manual, the more stringent provisions shall control. Conflicts should be reported to the DRC Administrator for resolution.

- ☐ Approval of Applications or Design Documents by the DRC shall not be construed as meeting the requirements of St. Johns County or any other governmental or quasi-governmental authorities with jurisdiction over the Lot or proposed improvements.

- ☐ Approval of Applications or Design Documents by the DRC shall not impose any responsibility on the DRC for the design, engineering or construction of homes. The scope of any review and approval by the DRC shall be limited solely to whether the plans meet certain requirements and standards relating to aesthetics, and the harmony and compatibility of the proposed improvements on Applicant's Lot with other improvements to be constructed within the community.

- ☐ The Design Review Manual is subject to change by the DRC without prior notice. Applicants should contact the DRC Administrator to ascertain what changes, if any, may affect proposed plans for new construction or modifications to completed homes prior to undertaking preliminary or final designs.

APPLICATION SUBMISSIONS

Applications and Design Documents should be mailed or hand delivered to the DRC at the following location:

3 DESIGN REVIEW PROCESS

Summary of Design Review Application Types

SECTION	3.01
PAGE	01
DATE	8/30/03

DRC APPLICATIONS

In order to provide a systematic and uniform evaluation of requests for new construction, modifications or changes, one or more of the following types of applications are required as outlined in this section.

NEW CONSTRUCTION: MASTER APPROVAL

Design Review Application for Master Approval ~ Long Form. Merchant Builders may submit all building plans, color palettes and landscaping plans as part of a ***Design Review Application for Master Approval ~ Long Form***. This approach accelerates the approval process and reduces the extent of subsequent Applications and Design Documents that would otherwise be required for the individual submission of plans for each Lot.

➤ *See additional details in Section 3.03.01 and a sample Design Review Application for Master Approval ~ Long Form in Section 7.02.01.*

Design Review Application for Master Approval ~ Short Form. Upon receipt of master approval [*unless such approval is withdrawn by the DRC*], Applicants may repeat plans within the community upon the submission and approval of a ***Design Review Application for Master Approval ~ Short Form***.

➤ *See additional details in Section 3.03.01 and a sample Design Review Application for Master Approval ~ Short Form in Section 7.03.01.*

MODIFICATIONS

Modifications Review Application. This application applies to exterior alterations, replacements and additions to existing improvements after completion of original construction, including exterior repainting and landscaping. Prior to commencing modifications, Lot Owners shall meet with the DRC Administrator to determine if a ***Modifications Review Application*** is necessary. As may be required, Lot Owners shall submit a Modifications Review Application to obtain approval from the DRC.

➤ *See additional details in Section 3.04.01 and a sample Modifications Review Application in Section 7.04.01.*

Summary of Design Review Application Types

SECTION	3.01
PAGE	02
DATE	8/30/03

CHANGES

Request for Change Application. This application applies to any Lot Owner requesting changes to work in progress for new construction or modifications. Material changes require approval of the DRC and Lot Owners shall meet with the DRC Administrator to determine if a ***Request for Change Application*** is necessary.

- ➤ *See additional details in Section 3.05.01 and a sample Request for Change Application in Section 7.05.01.*

DRC FEES AND APPLICATION SUBMITTALS

The applicable DRC fees shown in Section 2.01.03 must accompany Applications. Applications will not be reviewed if payment is not attached.

Design Review Decisions

SECTION	3.02
PAGE	01
DATE	8/30/03

TYPES OF DECISIONS

Upon receipt of a properly completed Application, the required Design Documents, and payment of the applicable fee, the DRC will begin processing an Applicant's request and render one of three (3) decisions in writing:

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

If an Application is ***APPROVED WITH STIPULATIONS***, the Applicant must make changes prior to undertaking construction. However, the resubmittal of Applications and Design Documents is not required. ***STIPULATIONS*** are binding upon an Applicant.

In the event an Application is *DISAPPROVED* at time of submittal, the Applicant must make appropriate changes and resubmit an Application with revised Design Documents.

In some cases an Application may be ***DISAPPROVED*** because it inadequately describes the Applicant's request or because it is in conflict with the standards contained in the Design Review Manual. If an Application has been ***DISAPPROVED*** and an Applicant does not understand the DRC's comments or concerns, the Applicant should contact the DRC Administrator.

- ➤ ***The DRC may disapprove Applications and Design Documents for non-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.***

- ➤ ***The approval of Applications or Design Documents for new construction or modifications on a certain Lot shall not obligate the DRC to make similar approvals on other Lots with similar Applications or Design Documents.***

- ➤ ***Approval by the DRC does not constitute governmental approval. It is the solve responsibility of the Applicant to obtain the necessary permits and meet all governmental requirements.***

APPLICATION APPROVAL SCHEDULE

The DRC shall approve or disapprove any such Application submitted to it, or request additional information it may require, within twenty [*20*] business days after receipt. If written approval or a request for additional information is not issued by the DRC within twenty [*20*] business days, Applicant shall submit a certified letter and another copy of the Application. If such Application is not approved, disapproved or additional information is not requested, the Application shall be deemed approved. Regardless of any such automatic approval, the Applicant shall be solely responsible for compliance with standards of the Design Review Manual and provisions of the Declaration.

- ***Applications will not be reviewed if the Application and Design Documents are incomplete or the applicable design review fee is not attached.***

STAKE-OUT REVIEW

For Lots with constraints and other unique situations, the DRC may require a stake-out review prior to rendering a decision on an Application. In such a case, the time allowed to render a decision on an Application will commence from the date the stake-out is completed. The cost of a stake-out, if required, is the responsibility of the Applicant.

VARIANCES

The DRC, in its sole discretion, may authorize a variance from compliance with any of its standards and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate, and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of the Declaration, or (c) prevent the DRC from denying a variance in other circumstances. The inability to obtain any permit or any financing shall not necessarily be considered a hardship warranting a variance.

WRITTEN APPROVALS AND ORAL STATEMENTS

Applications and Design Documents on file with the DRC and written approvals as may be issued by the DRC shall be the sole source of reference regarding DRC approval. Any reference in this manual to ***DRC approval*** or similar terms and phrases shall be interpreted as ***approval in writing***. Oral statements may not be relied upon.

Design Review Applications for Master Approval: Long and Short Forms

SECTION	3.03
PAGE	01
DATE	8/30/03

SUMMARY

Merchant Builders submit all building plans, color palettes, and landscape plans at one time for ***master approval***. The following steps apply to the submission of ***Design Review Applications for Master Approval***:

- ☐ **STEP 1:** Submit ***Design Review Application for Master Approval ~ Long Form*** for plans intended for general re-use.
- ☐ **STEP 2:** Submit ***Design Review Application for Master Approval ~ Short Form*** for approval on a specific Lot for a plan that has received master approval.
- ☐ **STEP 3:** Obtain building permit and commence construction.
- ☐ **STEP 4:** Deliver as-built survey to the DRC Administrator upon receipt of a certificate of occupancy.

STEP 1: DESIGN REVIEW APPLICATION FOR MASTER APPROVAL~LONG FORM

Merchant Builders shall submit in advance a ***Design Review Application for Master Approval ~ Long Form*** for each floor plan. Submittals must include the following items:

- ☐ **Design Review Application for Master Approval ~ Long Form:** For each proposed floor plan.
- ☐ **Design Documents:** With all floor plan variations, elevations and exterior materials / finishes.
- ☐ **Landscape Plans:** Six total for each proposed floor plan. Two for a standard lot (*one with and one without a swimming pool*), two for a back-to-back lot (*one with and one without a swimming pool*), and two for a corner lot (*one with and one without a swimming pool*).
- ☐ **Pool and Screen Enclosure Plans:** With all proposed configurations and designs.
- ☐ **Color Palettes:** With all proposed color combinations.

The DRC will review a Design Review Application for Master Approval ~ Long Form for each plan submitted and render its decision in writing, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the Application will be retained by the DRC.

The Application includes an exterior material and finish schedule, a color chip sheet, and a landscape material schedule and budget for each proposed plan. Product photos and/or literature are required for selected items shown on the Application.

- ***Only one [1] color chip sheet for each proposed color palette is required with the Design Review Application for Master Approval - Long Form.***
- ***See checklist for required Design Documents in Section 3.06.01 and sample Design Review Application for Master Approval ~ Long Form in Section 7.02.01.***

STEP 2: DESIGN REVIEW APPLICATION FOR MASTER APPROVAL~SHORT FORM

Upon receipt of master approval, Merchant Builders are required to submit a ***Design Review Application for Master Approval ~ Short Form*** and the required Design Documents for this step. The DRC will review the Application and Design Documents, and render its decision in writing, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the Application will be retained by the DRC.

- ***Changes to Applications and Design Documents may require the written approval of the DRC as noted under Request for Change in this section.***
- ***See checklist for required Design Documents in Section 3.06.02 and sample Design Review Application for Master Approval ~ Short Form in Section 7.03.01.***

STEP 3: BUILDING PERMIT

Upon approval of a Design Review Application for Master Approval ~ Short Form, the Merchant Builder may submit plans to St. Johns County for a building permit. If no exterior modifications to the home, site or landscape plans were required, the Applicant may proceed with construction.

- ***In the event of changes required during the permitting process, the Applicant must check with the DRC Administrator to determine if a Request for Change Application is necessary.***

STEP 4: AS-BUILT SURVEY

Upon receipt of a certificate of occupancy, Merchant Builders shall submit one [1] original of the as-built survey to the DRC Administrator. Surveys must be sealed.

The DRC may conduct [*but shall not be obligated to conduct*] a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the Applications and Design Documents. Merchant Builders are obligated to take remedial action as may be required by the DRC Administrator to complete improvements that are not in compliance.

Modifications Review Application

SECTION	3.04
PAGE	01
DATE	8/30/03

MODIFICATIONS REVIEW APPLICATION AND PLANNING MEETING

To ensure that design standards will be maintained for homes, the DRC has jurisdiction over modifications including, but not limited to, exterior alterations, replacements and additions to existing improvements after completion of original construction, including repainting and landscaping.

Owners anticipating modifications are required to discuss the scope of proposed improvements with the DRC Administrator to determine if a ***Modifications Review Application*** is required and, if so, whether or not a planning meeting should be set. The purpose of this meeting is to determine (a) the licensing and insurance requirements of building contractors and subcontractors, (b) fees for processing applications [*if any*], and (c) the extent of Design Documents [*if any*] required for approval. Comments and discussions regarding proposed modifications are not binding on the DRC.

Upon receipt and review of a Modifications Review Application, the DRC will render its decision, indicating *approved as submitted*, *approved with stipulations* or ***disapproved***. All Design Documents attached to the application will be retained by the DRC. After approval of a Modifications Review Application, the Applicant or the building contractors or subcontractors, working on behalf of an Applicant, may apply for building permits.

➢ *See checklist for required Design Documents in Section 3.06.03 and sample Modifications Review Application in Section 7.04.01.*

MINOR MODIFICATIONS

Minor modifications can be processed by submitting a Modifications 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 photo copies or literature as may be requested by the DRC Administrator. Minor modifications include, but are not limited to, alterations, replacements and additions such as the following:

- ☐ Repainting [*with no color changes*]
- ☐ Awnings
- ☐ Exterior lighting
- ☐ Landscaping
- ☐ Play Equipment

➢ *The DRC has the authority to require the repainting of a Structure, at the Owner's expense, if colors vary from those on file.*

MAJOR MODIFICATIONS

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

- ☐ Repainting [*with color changes*]
- ☐ Decorative and hurricane shutters
- ☐ Walkways and driveways
- ☐ Swimming pools
- ☐ In-ground spas
- ☐ Screen enclosures
- ☐ Patio decks and covered porches
- ☐ Roofing
- ☐ Pergolas, gazebos, pavilions and cabanas
- ☐ Room additions
- ☐ Fences, walls, planters and fountains
- ☐ Berms, swales, grading and retaining walls

GENERAL PROVISIONS

The following general provisions apply to modifications:

- ☐ Modifications shall comply with the then current provisions and standards contained in the Design Review Manual for new construction and modifications.

- ☐ Modifications must be approved by the DRC prior to the commencement of work. In addition to any other available remedies in the governing documents, the DRC may require modifications to cease in the event such work is commenced without approval. Building contractors, subcontractors and their employees may be denied access to the community for the purpose of performing work on unapproved modifications.

- ☐ In the event modifications are performed without approval of a Modifications Review Application, the DRC may require, at the expense of the Applicant, 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.

- ☐ Modifications must be consistent with the architectural style, materials and finishes of the existing Structure, and compatible with other Structures in the neighborhood. Views from the street, adjoining properties, and common areas will be taken into consideration with regard to the approval of modifications.

- ☐ At the option of the DRC, comments on proposed modifications may be solicited from other Owners. The DRC may, but is not obligated to, take into consideration the comments of others before rendering a decision on a Modifications Review Application.

- ☐ All modifications must be completed within the time limit agreed to on the Modifications Review Application, unless an extension of time is approved by the DRC.

- ☐ Applicants shall ensure that all building contractors and subcontractors comply with requirements of the Design Review Manual.

- ☐ Upon the completion of modifications, the DRC may conduct [*but shall not be obligated to conduct*] a final inspection to determine if all improvements, including landscaping, have been completed in accordance with Modifications Review Application and Design Documents. Applicants are obligated to take remedial action as may be required by the DRC Administrator to complete improvements that are not in compliance with a Modifications Review Application and Design Documents.

Request for Change Application

SECTION	3.05
PAGE	01
DATE	8/30/03

New construction and modifications shall be completed in accordance with Applications and Design Documents as approved by the DRC. In the event of exterior changes required during the permitting process by the requisite building department or as may be desired by an Applicant for work in progress as part of new construction or modifications, Applicants are required to check with the DRC Administrator to determine if a ***Request for Change Application*** and revised ***Design Documents*** must be submitted for approval. If changes do not justify a Request for Change Application as determined by the DRC Administrator, the Applicant may proceed with changes. Otherwise, Applicants must submit a ***Request for Change*** [*along with supporting plans or documents as may be required by the DRC Administrator*] and obtain approval of the DRC before proceeding with any such changes. Changes include, but are not limited to, exterior color changes and revisions to the plot plan, lot grading plan, site improvements, landscape plan, exterior elevation design and construction materials/finishes.

➢ *See sample Request for Change Application in Section 7.05.01.*

CHECKLIST: Design Review Application for Master Approval ~ Long Form

SECTION	3.06
PAGE	01
DATE	8/30/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS
1	Design Review Fee	At time of application
2	Design Review Application for Master Approval ~ Long Form	2
	Exterior Material and Finish Schedule	2
	Color Chip Sheet *[only one color chip sheet for each color palette]*	1
	Landscape Material Schedule and Budget	2
3	Product Photo Copies and Literature	2
4	Site Plan for Typical Lot *[see checklist below]*	2
5	Floor Plans *[for each variation]*	2
6	Wall Sections	2
7	Exterior Elevations *[for each elevation]*	2
8	Roof Plans *[for each elevation]*	2
9	Pool Plans *[for each pool plan]*	2
10	Screen Enclosure Plans *[for each pool plan] [top view + all elevations]*	2
11	Landscape Plans *[6 plans / see checklist below]*	2

	SITE PLAN CHECKLIST *[based on typical lot]*		
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		

	LANDSCAPE PLAN CHECKLIST		
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 6 landscape plans: 1 with a pool and 1 without a pool for a standard lot, back-to-back lot and corner lot		

CHECKLIST: Design Review Application for Master Approval ~ Short Form

SECTION	3.06
PAGE	02
DATE	8/30/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS
1	Design Review Fee	At time of application
2	Design Review Application for Master Approval ~ Short Form	2
3	Site Plan [*see checklist below*]	2

	SITE PLAN CHECKLIST		
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 [*4" and over caliper @ 18" above grade*]

CHECKLIST:
Modifications Review Application

SECTION	3.06
PAGE	03
DATE	8/30/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS	NOTES
1	Modifications Review Fee		At time of application submittal
2	Modifications Review Application	1	
3	Sketches	1	*Only if requested by DRC Administrator*
4	Product Photo Copies and Literature	1	*Only if requested by DRC Administrator*
5	Site Plan	1	*Only if requested by DRC Administrator*
6	Floor Plans	1	*Only if requested by DRC Administrator*
7	Wall Sections	1	*Only if requested by DRC Administrator*
8	Exterior Elevations	1	*Only if requested by DRC Administrator*
9	Roof Plans	1	*Only if requested by DRC Administrator*
10	Pool Plans	1	*Only if requested by DRC Administrator*
11	Screen Enclosure Plans [*top view + all elevations*]	1	*Only if requested by DRC Administrator*
12	Landscape Plans	1	*Only if requested by DRC Administrator*
13	Retaining Wall Details	1	*Only if requested by DRC Administrator*
14	Color Chips	1	*Only if requested by DRC Administrator*
15	Insurance Certificates	1	*Only if requested by DRC Administrator*
16	Professional Licenses	1	*Only if requested by DRC Administrator*

4 DESIGN STANDARDS

Architectural Design

SECTION	4.01
PAGE	01
DATE	8/30/03

1. **Preferred Architectural Themes.** The overall architectural themes encouraged for St. Johns Forest embrace a variety of regional designs including ***classical architecture*** with authentic detailing, ***transitional designs*** reflecting a blend of the past and present, and ***contemporary styles*** featuring traditional materials applied in a more modern fashion.

2. **Prohibited Architectural Styles.** While diversity and creativity in residential designs are encouraged, certain architectural styles are not considered compatible with the regional architectural envisioned for St. Johns Forest. These include, but are not limited to, ultra contemporary and overly modern designs such as International Revival, Miesian, Art Moderne, Art Deco and Post Modern.

3. Repetitious Designs. Along linear streets where Lots are more or less parallel to each other, Applicants shall 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. For cul-de-sacs and other irregular configurations, similar elevations may not be repeated within a radius of three [3] times the typical Lot width established for the neighborhood. The radius shall be measured from the center line of the Lot at the front property line for any approved elevation to the center line at the front property line for nearby Lots. The only exception to these standards occurs when there are 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.

   ➤ ***For additional details, see illustrations under exhibits in this section.***

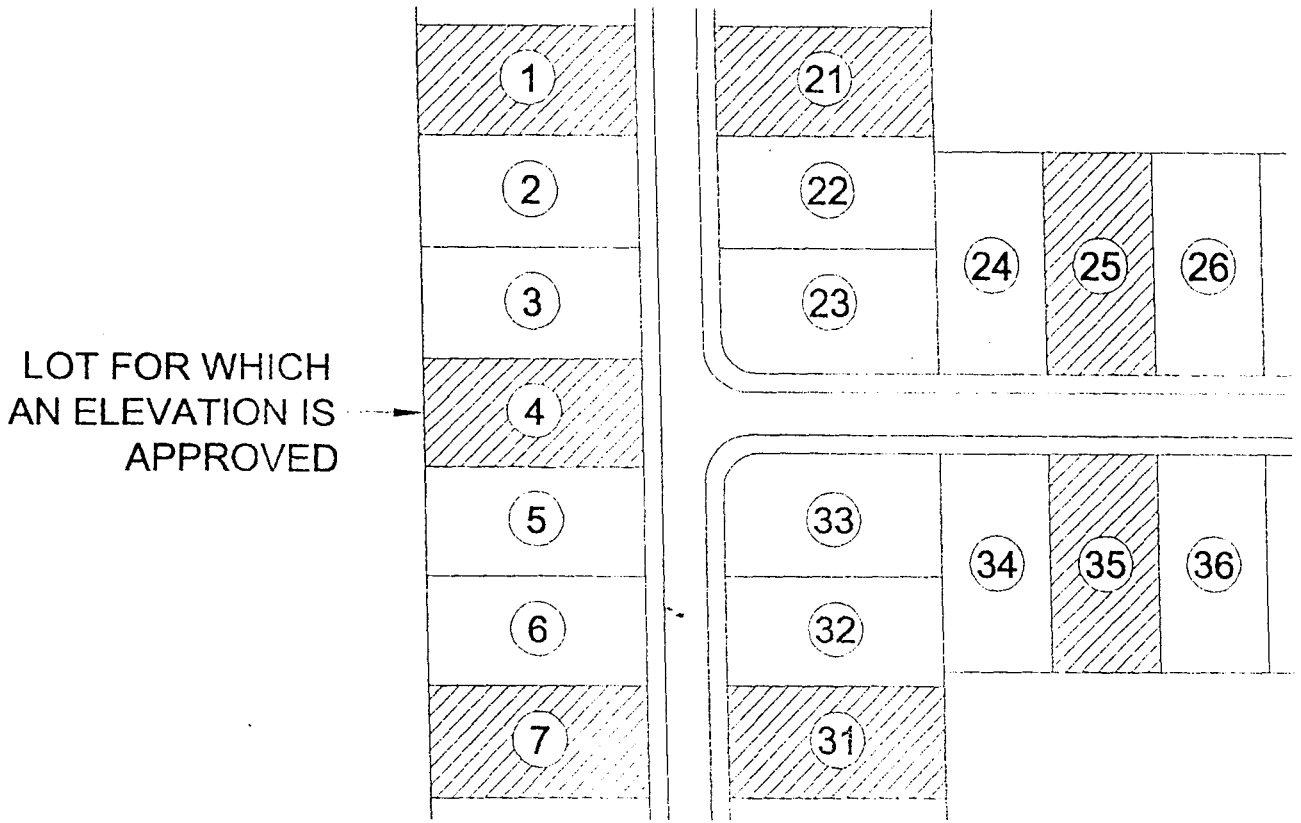
4. No Automatic Approval. The approval of plans for a specific Lot within a neighborhood or from one neighborhood to another does not automatically imply approval on another Lot by the DRC.

5. Modifications. Exterior modifications to existing homes, as may be approved by the DRC, shall be consistent with the existing architecture, detailing and finishes of the existing home. Changes to architectural themes must encompasses all exterior elevations and require the submission of a Design Review Application for Individual Approval.

   ➤ ***The DRC may prohibit new construction or modifications to existing homes based on standards contained in this manual or on purely aesthetic grounds, where, in its sole judgement, such action is required to maintain the desired character of the overall community or individual neighborhoods.***

EXHIBIT:
Repetitious Elevation Designs For Linear Streets

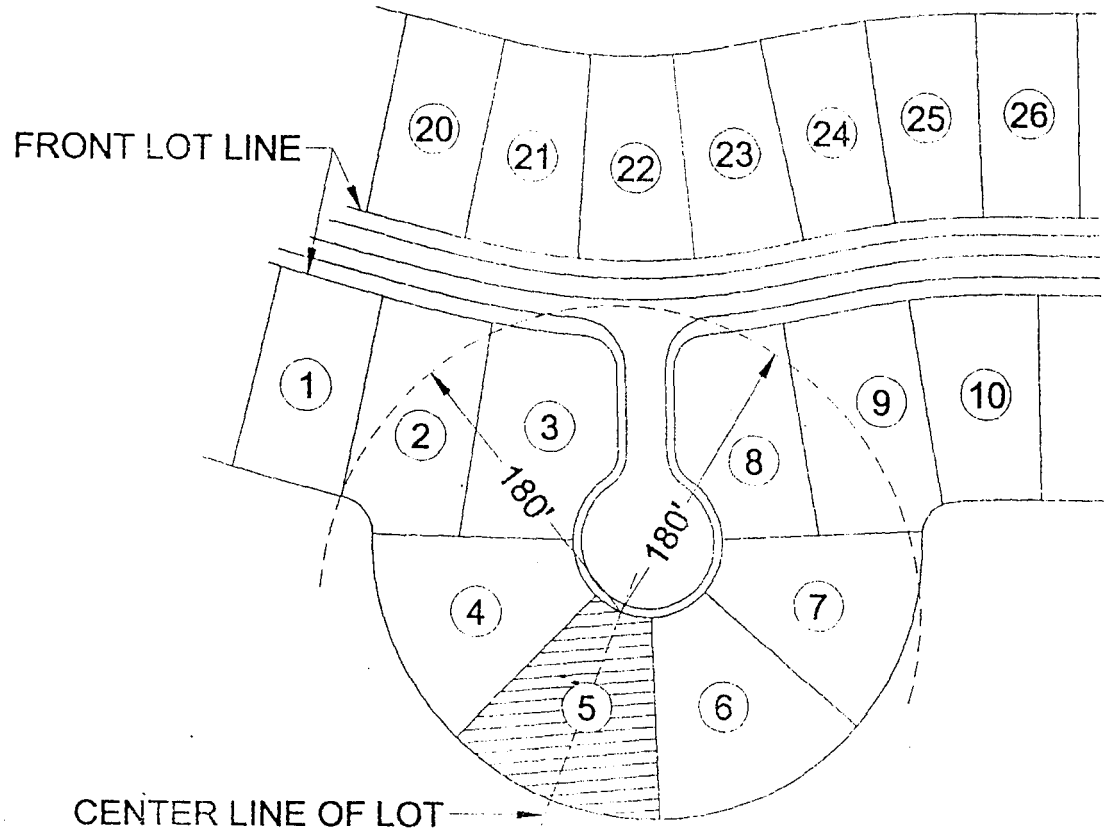
SECTION	4.01
PAGE	02
DATE	8/30/03



Along linear streets where the front property line of Lots are more or less parallel to each other, an elevation design may not be repeated within less than every third Lot on either side of the street without sufficient variations in architectural details, materials and finishes as determined in the sole opinion of the DRC. As shown in the above illustration, repetitious elevations may occur on Lots 1 or 21 [*but not both Lots*], Lots 7 or 31 [*but not both Lots*], and Lots 25 or 35 [*but not both Lots*].

EXHIBIT:
Repetitious Elevation Designs For Cul-De-Sacs

SECTION	4.01
PAGE	03
DATE	8/30/03



Within cul-de-sacs or along irregular street layouts, elevations may not be repeated within a radius of 3 times the typical lot width established for the neighborhood. The radius shall be measured from the center line of the Lot at the front property line. As shown in the above example for 60' typical Lot widths, if an elevation is approved for Lot 5, then the elevation may not be repeated within a radius of 180' from the center line of Lot 5 at the front property line to the same point on nearby Lots. In this example, a repetitious elevation may not be constructed on Lots 3, 4, 6, 7 and 8. A repetitious elevation may occur on Lots 1 or 2 [*but not both Lots*] and on Lots 9 or 10 [*but not both Lots*]. The only exception to this standard occurs when there are sufficient variations in architectural details, materials and finishes as determined in the sole opinion of the DRC.

Key Site and Structure Requirements

SECTION	4.02
PAGE	01
DATE	8/30/03

1. Site Work. No bulldozing, clearing, filling, grading, tree removal or foundation work shall commence on a Lot until (a) the appropriate Application and Design Documents have been submitted to and approved by the DRC, and (b) appropriate permits have been received from requisite governmental authorities with jurisdiction over any such improvements.

   ➤ ***The DRC reserves the right to issue a stop work order for Lot Owners conducting site work prior to approval by the DRC.***

2. Structure Size Requirements. Minimum and maximum ***Air Conditioned Square Footages*** and other requirements have been established for homes by typical Lot width as shown in the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section.

3. Siting Restrictions. Lots have siting requirements that will affect the location and orientation of Structures and other improvements. These include, but are not limited to, the following: building setbacks, swimming pool and patio deck setbacks, minimum and maximum finish floor elevations, impervious surface ratios and utility, drainage and conservation easements. For selected siting restrictions, refer to the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section.

4. Easements. Drainage, utility, irrigation, maintenance, conservation or other types of easements may be located on portions of Lots within the community. Such easements may affect site work, the location of construction, and the installation of landscape material, patio decks, walkways, fences, walls and other improvements. Within these easements, no permanent improvements shall be placed or permitted to remain or alternation made to the drainage system without approval of the DRC and, as applicable, the Declarant, Association, CDD, public utility companies servicing the Property, and governmental authorities with jurisdiction over such easements.

5. Removal and Restoration of Improvements in Easements. If any Lot Owner constructs any improvements or installs landscaping within easement areas, the Lot Owner shall remove at Lot Owner's expense the improvements or landscape items upon request of the Declarant, Association, CDD or the grantee of the easement.

6. Setbacks for Structures. Subject to easements and siting restrictions, Structures and any Accessory Structures shall be located within the Maximum Buildable Area of a Lot. The Maximum Buildable Area is established by the minimum front, side, and rear yard setbacks. Setbacks for Structures are shown in the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section.

   - ***Easements for Structures on specific Lots may be shown on recorded plats. For general illustrative purposes only, lot sketches with setbacks and easements are available from the DRC Administrator.***

7. Setbacks for Swimming Pools and Patio Decks. Subject to easements and siting restrictions, swimming pools and patio decks shall be setback from Lot lines as shown in the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section.

8. Air-Conditioning Compressors and Pool Equipment. Air-conditioning compressors and pool equipment may be located in side or rear yards. As shown in the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section, air-conditioning compressor and pool equipment shall be set back a minimum of 5'-0" from side Lot lines.

9. Lot Coverage. As defined by St. Johns County, impervious surfaces may not exceed 70% of the area within the building setbacks as shown in the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section. Applicants, and not the DRC, shall be responsible for calculating impervious surface ratios.

10. Finish Floor Elevations. The finish floor elevation of a Structure shall be a minimum of 16" and a maximum of 24" above the highest mid-point grade elevation established for each Lot's finish floor by the engineer of record for the Property.

11. Maximum Building Height. As defined by the St. Johns County, plans submitted to the DRC shall not exceed a maximum building height of 34'-0". Applicants, and not the DRC, shall be responsible for calculating building heights.

12. Garages. Minimum and maximum garage requirements have been established by typical Lot width as shown in the ***Summary of Key Site and Structure Requirements Chart*** under exhibits in this section.

13. Removal of Existing Trees. To the extent reasonably practical, the clearing of mature trees on Lots shall be limited to areas required to accommodate the Structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways. The removal of trees shall also be subject to the requirements of St. Johns County.

14. Trees to Be Preserved. Care shall be taken to protect the root system of trees to be preserved. Protective tree fences shall be installed for mature trees as requested by the DRC. The existing grade for such trees shall be maintained from the trunk to the drip line until retaining walls, tree wells or aerators are installed as may be required by the DRC.

15. Removal of Vegetation, Debris and Tree Stumps. Except for jurisdictional wetlands. upland buffers or conservation areas, the entire Lot shall be cleared of obnoxious and/or poisonous vegetation, underbrush and debris. Tree stumps in open areas shall be removed or ground below grade. Within the limits of foundations, tree stumps must be removed. Burial of vegetation and construction materials is prohibited.

16. Jurisdictional Wetlands, Upland Buffers, 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 which contain jurisdictional wetlands, upland buffers, restricted habitats or conservation areas without first obtaining approval of the DRC and requisite governmental authorities. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

17. Grading and Drainage. The installation of improvements on a Lot shall conform to the Surface Water and Stormwater Management System for the community. Upon completion of site work and drainage, no changes are permitted which modify the flow of drainage of surface water, except as approved in writing by the DRC and the requisite governmental authorities. Drainage of individual Lots must be planned to provide positive drainage away from the structure without adversely affecting Conservation Areas, Common Areas or neighboring Lots.

18. Fill. In the event that fill must be imported to or exported from a Lot, the Applicant shall be responsible for such costs. No spoils or dump sites are anticipated within the community to receive export cuts. Applicants requiring import fill should check with the Project Manager to determine availability, if any, from on-site.

19. **Installation and Maintenance of Swales and Underground Pipes**. The installation of swales and underground pipes to facilitate surface water drainage on a Lot shall be the responsibility of Lot Owners. Swales and underground pipes shall be maintained continuously by Lot Owners during and after completion of any such improvements.

20. **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.

21. **Retaining Walls**. 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. Subject to approval of overall design by the DRC, the following materials are permitted for use as retaining walls:

    - ☐ Landscape timbers [*6" X 6" min. / applies to tree wells only*]
    - ☐ Stone
    - ☐ Concrete block with stucco, brick or stone veneer
    - ☐ Reinforced concrete with stucco, brick or stone veneer
    - ☐ Precast retaining wall systems

    Installation details and color product photographs of precast retaining wall systems must be submitted to the DRC for Design Review or Modifications Review [*as applicable*].

22 **Mounds and Swales**. Mounds and swales shall be graded with smooth and graceful transitions between changes at the top and toe of slopes. Swales shall be designed to facilitate drainage in accordance with the Surface Water and Stormwater Management System for the community.

23. **Erosion and Environmental Control**. Prior to commencing site work, building contractors and/or subcontractors, as applicable, shall install and maintain silt fences, straw bales and other sediment control devices as required by the DRC and requisite governmental authorities on portions of Lots adjacent to jurisdictional wetlands, upland buffers, conservation areas and lakes.

Mesh fences may be required by the DRC to be installed along Lot lines between new construction and completed homes or Common Areas to prevent debris from intruding upon landscaped areas. In addition, building contractors and/or subcontractors, as applicable, are required to comply with governmental regulations and code requirements regarding run-off. Any mud or silt run-off onto roadways shall be removed promptly.

EXHIBIT: Summary of Key Site and Structure Requirements

SECTION	4.02
PAGE	06
DATE	1/21/04

Typical Lot Width:	60'	70'	80'
Min. Air Conditioned Square Footage	1,800	2,500	2,800
Max. Air Conditioned Square Footage	2,700	3,200	na
Max. Structure Height	34'-0"	34'-0"	34'-0"
Impervious Surface Ratio *[within building setbacks]*	70%	70%	70%
Structure: Min. Front Yard Setback	20'-0"	20'-0"	20'-0"
Structure: Min. Rear Yard Setback *[from roof eaves]*	10'-0"	10'-0"	10'-0"
Structure: Min. Side Yard Setback *[from roof eaves]*	5'-0"	5'-0"	5'-0"
Structure: Min. Side Yard Setback ~ Corner Lot *[from roof eaves]*	16'-0"	16'-0"	16'-0"
Pool / Patio Deck with / without Screen Enclosure: Min. Side Yard Setback	5'-0"	5'-0"	5'-0"
Pool / Patio Deck with / without Screen Enclosure: Min. Rear Yard Setback	5'-0"	5'-0"	5'-0"
Driveway Setback: Min. Side Yard	2'-0"	2'-0"	2'-0"
AC Compressor / Pool Equipment Setback: Min. Side Yard ①	5'-0"	5'-0"	5'-0"
Min. Gas Appliances	3	3	3
Min. 1st Level Wall Plate Height: Main Body ②	9'-0"	9'-0"	10'-0"
Min. 1st Level Wall Plate Height: Secondary Bedrooms	8'-0"	8'-0"	9'-0"
Min. 2nd Level Wall Plate Height *[excluding bonus areas]*	8'-0"	8'-0"	8'-0"
Min. Entry Door Height	6'-8"	8'-0"	8'-0"
Max. Garage Door Height: Front Load	8'-0"	8'-0"	8'-0"
Max. Garage Door Height: Courtyard / Side Load	8'-0"	8'-0"	8'-0"
Min. Garage Stalls *[tandem stall counted as 1-car stall]*	2	2	3
Max. Garage Stalls *[tandem stall counted as 1-car stall]*	3	3	3
Min. Driveway Finishes	Concrete w/edging	Concrete w/edging	Brick Pavers
Min. Landscape Budget ~ Non-Corner Lots: Greater of 2% of total clubhouse package or amount shown ③	$5,500	$6,500	$7,500
Min. Landscape Budget ~ Corner Lots: Greater of 2% of total clubhouse package or amount shown ③	$6,750	$7,750	$8,750
Street Trees	Required	Required	Required
Irrigation System	Required	Required	Required
Mailbox Type	Twin	Twin	Twin
Garage Loading	Front / Courtyard	Front / Courtyard	Courtyard / Side
Alarm System	Prewire	Prewire	Prewire
Cable TV	Prewire	Prewire	Prewire
Roofing	Dimensional Shingle	Dimensional Shingle	Dimensional Shingle or Tile
Elevation Repetition - Linear Streets	No more than every 3rd lot on either side of street	No more than every 3rd lot on either side of street	No more than every 3rd lot on either side of street
Elevation Repetition - Cul-de-sac / Irregular Streets	3 times Lot width rule applies. See Section 4.01.01.	3 times Lot width rule applies. See Section 4.01.01.	3 times Lot width rule applies. See Section 4.01.01.

Note: See Design Standards for additional requirements and details. ① Minimum setback shall be 5'-0" or less as may be required by the county. ②Includes the foyer, living, dining and family rooms, kitchen and master bedroom / bath. ③Based on wholesale cost. Excludes fill, lighting, street trees, sod, irrigation and landscape design. na = not applicable

Utilities and Related Services

SECTION	4.03
PAGE	01
DATE	8/30/03

1. Utility and Service Companies. Utilities and related services for the community are provided by the following companies:

☐	**Electric:**	Jacksonville Electric Authority
☐	**Sanitary Sewer:**	Jacksonville Electric Authority
☐	**Potable Water:**	Jacksonville Electric Authority
☐	**Natural Gas:**	Peoples Gas [*TECO*]
☐	**Cable:**	Lite Stream
☐	**Telephone:**	BellSouth or Lite Stream

2. Fees and Charges. Lot Owners are responsible for all fees, deposits, meters or other costs charged by utilities and related companies for extending, installing and providing utilities for residential dwellings.

3. Utility Lines. No overhead utility lines shall be permitted within the Properties, except for temporary lines as required during construction and existing lines within the Properties.

4. Electric and Telephone. The Declarant is responsible for the installation of underground electric and telephone service as necessary to service the Lots within the community. As part of initial construction, the Lot Owner shall be responsible for the cost and installation of any service line as may be necessary to connect the improvements to be constructed on a Lot to the primary or trunk service lines for such utilities, together will all related connection fees and service charges.

5. Potable Water. The CDD is responsible for the installation of a water distribution system within the community, including service laterals stubbed to the Lot line. As part of initial construction, the Lot Owner shall be responsible for the cost and installation of the water meter, meter box and service lines connecting the improvements on each Lot to the water meter.

   - ***The use of lakes within the community for irrigation on Lots or the installation of wells on Lots for potable or irrigation water is prohibited.***

6. Sanitary Sewers. The CDD is responsible for installing sanitary sewers within the community, including a lateral connection for each Lot. As part of initial construction, the Lot Owner is responsible for the cost and installation of the sewer service line and clean-outs, and connecting the improvements to be constructed on each Lot to the sewer lateral.

7. **Storm Drainage Sewers**. The CDD is responsible for installing the storm drainage system servicing the community as required by governmental authorities with jurisdiction over such improvements.

8. **Underground Service, Utility Meters and Related Connections**. All utilities shall run underground to the Structure in accordance with applicable codes and utility company regulations. Unless otherwise approved by the DRC, meters and other utility connections for natural gas, electric, telephone and cable television shall be located in side yards.

9. **Natural Gas**. Peoples Gas will install and maintain an underground natural gas distribution system with lines stubbed out for each Lot. In accordance with the agreement between the natural gas provider and the Declarant, Merchant Builders are obligated to arrange for the natural gas provider to install necessary gas piping from the Lot boundary to the home. In addition, Merchant Builders are responsible for the cost and installation of an *Energy Efficient Gas Appliance Package* for each home to include the following:

   - ☐ Energy efficient gas water heater
   - ☐ Energy efficient gas furnace
   - ☐ One (1) other major energy efficient gas appliance [*as listed below*]

   In addition, Merchant Builders are required to offer for sale additional energy efficient gas appliances including, but not limited to, the following:

   - ☐ Dryer
   - ☐ Range
   - ☐ Cooktop
   - ☐ Oven
   - ☐ Cooktop/oven combination
   - ☐ Pool heater
   - ☐ Spa heater
   - ☐ Fireplace

   In the event a third-party purchaser elects not to purchase the Energy Efficient Gas Appliance Package in a home as part of original construction, the Merchant Builder may be required to pay an additional $750 per Lot pursuant to the builder agreement with Taylor Woodrow Communities at St. Johns Forest, LLC.

10. **Cable Television and Internet Access**. The Declarant is responsible for the installation of a connected community system to provide television and high speed internet service for Lots within the community. As part of initial construction, Merchant Builders are responsible for service fees, connection charges, and the cost and installation of service lines from the boundary of the Lot to the distribution panel in each home. Wiring shall be installed in accordance with specifications on file with the Declarant or DRC Administrator and as required by cable and internet vendors.

11. **Electronic Monitoring System**. As part of initial construction, Merchant Builders are responsible for the cost and installation of ***wiring only*** for an ***optional*** electronic alarm system for each home. Wiring shall accommodate a control panel, silent alarm, keypad, line connections, all openings on the first story, and all windows accessible by the roof on the second floor. Merchant Builders shall ensure the wiring vendor provides for "home run" wiring to all security monitoring points. Wiring for such system shall be of a type which transmits a signal to a central monitoring facility.

    If an electronic monitoring system is installed as part of original construction or as a modification to existing construction, no audible alarms are permitted on the exterior of homes. Interior security alarms, which are audible from outside of the home, must be connected to a monitoring service that is able to shut-off the alarm, or the security alarm must automatically shut-off after not more than fifteen [15] minutes. An external strobe light is not required, but one [1] such light is permitted and may be attached to the soffit on the front elevation of a home. All attendant wiring must be internal to the Structure.

Exterior Elevations and Materials

SECTION	4.04
PAGE	01
DATE	8/30/03

1. Design Approval. Exterior elevations and related materials, finishes and colors shall be shown on plans submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*]. Approval of exterior design will consider mass and scale; materials, textures, colors and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors and openings; and roof shingles and pitches. The massing of a home should be organized as a whole and should not appear as a mixture of unrelated forms. Detailing shall be compatible with other residences within the community and as set forth in this manual.

2. Maximum Height and Stories. Structures shall not be greater than 34'-0" in height as defined by St. Johns County. No Structure shall exceed two stories, excluding living space contained within the limits of roof structures.

3. Minimum Wall Plate and Entry Door Height. The minimum wall plate and entry door height for Structures shall conform to the following:

Typical Lot Width	Min. Entry Door Height	MINIMUM WALL PLATE HEIGHT			
		❶ 1st Floor: Main Living Area	1st Floor: Secondary Bedrooms	2nd Floor	Garage
60'	6'-8"	9'-0"	8'-0"	8'-0"	8'-0"
70'	8'-0"	9'-0"	8'-0"	8'-0"	8'-0"
80'	8'-0"	10'-0"	9'-0"	8'-0"	8'-0"

❶ Main living area of the Structure includes the foyer, living, dining and family rooms, kitchen and, if applicable, master bedroom and bath.

4. Exterior Structural Walls. Wood frame, concrete block, reinforced concrete or structural concrete panels are permitted for exterior walls.

5. Exterior Wall Finishes and Materials. The exterior wall finishes listed below are "permitted" or "not permitted", subject to overall design. Other materials will be considered on their own merits by the DRC but are subject to disapproval.

Permitted

- ☐ Stucco [*7/8" or greater cement-based finish*]
- ☐ Cementitious Finish [*cement-based or synthetic finish less than 7/8"*]
- ☐ Brick [*natural*]
- ☐ Stone [*natural, manufactured or cast*]
- ☐ Wood [*limited applications*]
- ☐ Fiber-cement siding

Not Permitted

- ☐ Aluminum siding
- ☐ Vinyl siding
- ☐ Wood shingle siding
- ☐ Plywood or wood laminate siding
- ☐ Exposed concrete block
- ☐ Decorative concrete block
- ☐ Imitation brick

➢ ***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.***

6. Stucco. Sand, textured and adobe finishes are permitted. Excessive joining marks between coats of stucco, due to scaffolding and construction practices, must be avoided and may be a cause for rejection in the field by the DRC. If consistent with the architectural theme of a home, stucco embellishments may be used for window trim and eyebrows, lintels and keystones, door trim and surrounds, watertables, corner quoins and pilasters.

7. Stone. Subject to the approval of the DRC, natural stone and quality, manufactured or cast stone products are permitted for exterior wall applications and wainscoting, window sills and trim, lintels and keystones, door trim and surrounds, watertables, corner quoins and pilasters. Stone is also permitted for chimneys, privacy walls, service fences and planters. Unless otherwise approved in writing by the DRC, stone wall veneers or wainscoting applications on front elevations shall wrap side elevations by a minimum of 3'-0".

8. Brick. Woodmould and sandfaced bricks are permitted for exterior elevations, subject to overall design approval. Other brick textures will be evaluated on their own merit by the ARC but are subject to disapproval.

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.

➤ ***The use of white, lightly colored, and certain blush bricks is not permitted. Imitation brick is not approved for exterior elevations.***

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

10. **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 and the use of half-round and elliptical transoms are encouraged. Where appropriate, specialty windows may be used. The window types and features listed below are "permitted" and other designs will be considered on their own merits by the DRC, but are subject to disapproval.

Permitted Types
- ☐ Fixed
- ☐ Double-hung
- ☐ Casement
- ☐ Gliding

Permited Configurations
- ☐ Rectangular [*with or without half-round or elliptical transoms*]
- ☐ Palladian
- ☐ Round [*specialty*]
- ☐ Elliptical [*specialty*]

Permitted Materials
- ☐ Aluminum
- ☐ Vinyl
- ☐ Vinyl Clad Wood

➤ ***Glass block is not permitted on front elevations. Glass block is allowed on side elevations located on the street side yard of corner Lots if buffered from view by landscaping or a privacy wall.***

11. **Window / Door Embellishments**. Windows shall employ architecturally acceptable details such as surrounds, eyebrows, lintels, keystones or sills. Window embellishments may consist of stucco, cast stone or formed synthetic products as may be approved by the DRC.

    In order to create a "dimensional effect", all window embellishments on front or side elevations exposed to a street shall be 3/4" or greater in depth. Stucco "cuts" in lieu of raised bands are permitted on side and rear elevations not exposed to the street, and on rear elevations for back-to-back Lots.

12. **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.

13. **Ornamental Metal**. If consistent with the architectural theme of a home, ornamental metal may be used for pot and flower box shelves, windows grilles, balconets, and balcony railings. Ornamental metal grilles shall be delicate and decorative in appearance. Security bars and similar devices are not permitted.

    - ➢ ***Fire safety codes regarding egress are the responsibility of Applicants and not the DRC.***

14. **Wood**. Wood may be used for minor infill areas and other limited applications, such as entry doors, railings, fascias, eave brackets, and bay or box windows.

    - ➢ ***Fiber-cement products or other approved synthetic materials must be used in place of wood for exterior siding, soffits, dormers, cupolas, gable ends or raised porches/decks.***

15. **Balustrades**. If consistent with the architectural theme of a home, balustrades may be used for balconets, balconies, exterior stairs and ponywalls. Subject to approval of proposed design elements, the following materials are "permitted" for railing caps, balusters and stretchers:

    - ☐ Cast stone
    - ☐ Cast cement

16. **Railings**. Railings shall be consistent with the architectural theme of a home and may be constructed of the following:

    - ☐ Wood
    - ☐ Painted Aluminum
    - ☐ Polyvinyl

17. **Cornices and Friezes**. Subject to approval of proposed design elements, cornices and friezes are permitted on exterior elevations and may be constructed from stucco, cast stone or synthetic products.

18. **Exterior Mouldings and Brackets**. Formed synthetics and cast stone are "permitted" for exterior mouldings, subject to overall design. Wood may be used for eave brackets and knee brackets for balconets and box or bay windows.

19. Columns. The number, scale and style of columns shall be consistent with the architectural theme and massing of the Structure. The following materials are "permitted" for columns:

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

20. **Quoins**. Depending on the architectural theme of a home, quoins may be composed of stucco, brick or stone for stucco wall finishes. Subject to approval of proposed design elements, the following types are "permitted":

    Permitted Faces
    - ☐ Flat faced [*stucco*]
    - ☐ Chamfered [*stucco*]

    Permitted Layouts
    - ☐ Stacked corners [*even leg lengths and tight spacing*]
    - ☐ Alternating stacked corners [*uneven leg lengths and tight spacing*]

    - ➤ ***Quoins with excessive horizontal staggering or excessive vertical spacing are not permitted.***

21. Front Entry Doors. As a minimum standard, front entry doors must be 6'-8" high in neighborhoods typically planned for 60' lot widths and 8'-0" high in neighborhoods typically planned for 70' and 80' lot widths. Specialty treatments are encouraged, such as transoms, glass side lights, and surrounds of wood, stucco, stone or formed synthetics. Entry doors may be composed of glass, wood, fiberglass or metal.

➤ *For additional details on exterior elevations, refer to the following:*

Roofs and Dormers . . . . . Section 4.05
Fireplaces and Chimneys . . . . . Section 4.06
Awnings and Shutters . . . . . Section 4.09
Exterior Colors . . . . . Section 4.13
Exterior Lighting . . . . . Section 4.14

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Exterior Colors . . . . . Section 4.13
Exterior Lighting . . . . . Section 4.14

Roofs and Dormers

SECTION	4.05
PAGE	01
DATE	8/30/03

1. Design Approval. The elevation and top view of roofs and related details shall be shown on plans submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*].

2. Roof Styles and Pitches. Roof structures may be conventionally framed or constructed of pre-fabricated trusses. Except for flared eaves, the minimum pitch shall be 5 on 12 for primary roof structures. For secondary elements, the minimum pitch may be lower with the written approval of the DRC as long as any such elements are used on a limited basis and are considered essential to the overall architectural character of the home. The maximum slope for primary roof structures is 8 on 12. A variance will be considered by the DRC if the authenticity of the architectural style is acceptable.

   A flat roof with a parapet or a flat roof with an entablature may be approved if it is part of an integral design element such as an entry portico, a covered porch, or a second floor balcony extending over a porch or living space below. Visor roofs or roof extensions may be used above windows and balconies. Eave brackets should be included, if appropriate.

   Subject to overall design approval, the roof styles below are permitted and other styles will be considered on their own merits by the DRC, but are subject to disapproval.

   - ☐ Gable [*with or without flared eaves*]
   - ☐ Hip [*with or without flared eaves*]
   - ☐ Jerkin
   - ☐ Conical, hexagonal, octagonal and pyramidal [*limited applications*]
   - ☐ Visor [*limited applications*]
   - ☐ Flat with parapets and/or entablatures [*limited applications*]

3. Roof Materials. The following roof materials are permitted subject to approval of manufacturers, series and colors by the DRC:

Typical Lot Width:	60'	70'	80'
Dimensional Fiberglass Asphalt Shingle	●	●	●
Flat Tile [*with integral color only*]			●
"S" Tile [*with integral color only*]			●
Barrel Tile [*with integral color only*]			●

Cedar shakes, non-dimensional asphalt shingles, and tile shingles with slurry coats are not permitted. Copper and other metal products acceptable to the DRC are permitted for limited applications on Boston hips, bay windows, cupolas and dormers.

- ***The approval of a shingle manufacturer and series does not imply that all colors within a series are permitted.***

4. Eaves. The use of boxed eaves with brackets or raked eaves with exposed rafters are permitted where appropriate.

5. Dormers. The dormers listed below are permitted subject to overall design and other styles will be considered on their own merits by the DRC, but are subject to disapproval.

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

6. Cupolas. Cupolas with glass panes or louvered vents are permitted with approval of design elements by the DRC.

7. Roof Elaborations. Sphere, pendant and spear point finials must be in keeping with the architectural theme of a home and will be considered on their own merits by the DRC.

8. Plumbing and Vent Stacks. Unless building codes require otherwise, all exposed plumbing and vent stacks shall be limited to 12" and installed on slopes not visible from the street or side yard of Corner Lots. All plumbing and vent stacks shall be painted to blend with the roof color, except for copper which may remain unfinished.

9. Ridge Vents. Ridge vents for roofs may be surface mounted or concealed. Surface mounted vents must be located off the ridge and not visible from the street or side yard of Corner Lots. All surface mounted vents must be painted to blend with the roof color, except for copper which may remain unfinished.

10. Valleys and Flashing. Flashing must be galvanized steel or copper. Other types will considered on their own merit by the DRC, but are subject to disapproval. Readily visible flashing shall be painted to match surrounding surfaces, except for copper, which may remain unfinished. All valleys on roofs with dimensional fiberglass asphalt shingles must be "closed".

11. Skylights. Skylights may be installed on rear slopes only and not visible from the street or side yard of corner Lots. Reflective glazing is not permitted.

12. Fascias. Fascias shall be a minimum of 6" on all elevations. The materials listed below are permitted and other types will considered on their own merit by the DRC, but are subject to disapproval:

    - ☐ Fiber-cement
    - ☐ Prime trim

13. Soffits. The materials listed below are permitted for soffits and other types will be considered on their own merit by the DRC, but are subject to disapproval:

    - ☐ Painted aluminum
    - ☐ Vinyl
    - ☐ Fiber-cement
    - ☐ Stucco

14. Gutters and Downspouts. Copper gutters and downspouts may remain unfinished. Aluminum gutters shall painted to match the color of the fascia, and downspouts shall be painted to complement the exterior wall color.

Fireplaces and Chimneys

SECTION	4.06
PAGE	01
DATE	8/30/03

1. Fireplace Types. The following types of fireplaces are permitted:

   - ☐ Masonry firebox and flue [*wood-burning or gas*]
   - ☐ Pre-fabricated metal firebox and flue [*wood-burning or gas*]
   - ☐ Pre-fabricated metal firebox with direct vent [*gas*]

   Fireplaces may be located outside the exterior wall or plane of a Structure, inside and flush with the exterior wall or plane, or internal to the Structure. Fireplaces penetrating an exterior wall shall extend from the foundation up. No cantilevered chimneys are permitted.

2. Chimney Materials. Chimney details shall be shown on floor plans and elevations submitted for Design Review or Modifications Review [*as applicable*]. Chimneys shall be finished with stucco, stone or brick as suggested by the architectural theme of the Structure.

   - ➢ ***No chimneys shall be permitted to be clad with wood siding, cedar shingles, or fiber-cement products.***

3. Chimney Caps. Product photos for chimney caps shall be submitted for approval as part of Design Review or Modifications Review [*as applicable*]. Subject to approval of design elements, the following chimney caps are "permitted":

   - ☐ Clay pots [*tapered*]
   - ☐ Arched crowns and half-round caps [*with stucco, stone or brick*]
   - ☐ Spark arrester [*with decorative metal cowling*]

   Other chimney caps will be considered on their own merit by the DRC. Chimneys finished with stucco must feature a banded lip [*continuous horizontal band around top edge*] unless it can be shown by the Applicant that this feature is not consistent with the architecture of the home. The use of an intermediate horizontal band is encouraged. Metal spark arresters must have a cowling or other decorative surround approved in writing by the DRC. Other than copper, all metal cowlings must be painted a color consistent with the exterior colors approved for the Structure.

   - ➢ ***Applicants, and not the DRC, are solely responsible for determining if fireplaces, chimney caps and cowlings are approved by fire codes and the fireplace manufacturer [if applicable].***

Garages and Driveways

SECTION	4.07
PAGE	01
DATE	8/30/03

1. Minimum Garage Requirements and Sizes. All homes must be initially constructed with an attached garage, which shall contain the minimum/maximum number of stalls as shown in the table under exhibits in this section. Garages may be integrated into the principal Structure or connected through the use of a covered breezeway. Detached garages are not permitted.

   - ➤ *For purposes of the minimum garage requirements, a "tandem" garage is considered a single car garage. By way of example, a garage with one regular stall and one "tandem" stall [for two cars] is counted as a two-car garage.*

   - ➤ *Except for the construction of model homes used for marketing purposes by Merchant Builders, the conversion of a garage to air conditioned office / living space is not permitted for initial construction or modifications to an existing home if such conversion results in less than the minimum stalls and standards in this section. Sales offices of Merchant Builders in garages shall be converted from office / living space to a garage prior to occupancy by a third party purchaser by submitting a Modifications Review Application to the DRC for approval.*

   - ➤ *The construction of living quarters above garages is permitted, subject to overall design approval of the DRC.*

2. Driveway Locations. Driveways shall be set back a sufficient distance from side Lot lines to accommodate surface drainage in swales. Unless otherwise approved by the DRC, the location of driveways shall conform to the provisions in this section, which vary by garage type. For front-loaded garages, the driveway shall be set back a minimum of 5'-0" from the side Lot line. For courtyard- and side-loaded garages, the driveway shall be a minimum of 5'-0" from the side Lot line at the front Lot line and, after entering the property, it may be extended to within 2'-0" of the side Lot line.

3. Garage Loading and Design. Allowable garage loading conditions for all Lot sizes are shown under exhibits in this section.

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

All front-loaded garages shall integrate sufficient details to enhance appearances and to reduce expanses of vertical space through the use of architectural appropriate treatments, such as expanded overhangs, stucco or cast stone surrounds, corner quoins, pilasters, watertables, banding, decorative vents and decorative gable-end appliques.

For 3-stall garages, the architectural design must minimize the effect of contiguous garage doors along a single plane. Options available to Lot Owners must include one or more of the following as necessary to mitigate this condition:

- ☐ Incorporating sufficient architectural details and embellishments [*OR*]
- ☐ Providing a planter with a cluster of accent palms and shrubbery to create a visual break between two of the stalls. The planter shall be a minimum of 2'-0" x 4'-0". [*OR*]
- ☐ Offsetting two of the stalls by 2'-0" to create two wall planes and to facilitate a change in the roof structure. [*OR*]
- ☐ Extending the roof overhang and adding columns to create the appearance of a covered walk with recessed garage doors.

4. Garage Door Designs. Garages doors for new construction or modifications shall incorporate decorative detailing such as glass panes, applied mouldings, simulated hinges or other embellishments. Standard garage door designs – without additional detailing or embellishments – are not permitted.

5. 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 for garage doors shall be 8'-0".

6. Garage Door Openers. As part of new construction, primary garage doors shall be supplied with garage door openers by Merchant Builders and included in the base price of homes, whether or not the primary door is a double or two singles. Additional garage door openers are not required but may be offered as an option or standard by Merchant Builders.

7. Driveway and Apron Layouts. Driveways shall conform to the standard driveway and apron details shown under exhibits in this section. Layouts shall be indicated on site plans submitted for Design Review or Modifications Review [*as applicable*].

- ***After initial construction, driveways may not be enlarged or altered in any manner without submitting a Modifications Review Application for approval of the DRC.***

8. Driveway Widths. The width of driveways at the entry to a Lot shall conform to the standards under exhibits in this section.

9. Driveway Materials and Finishes. A color product photo showing proposed patterns, banding and colors for driveway finishes shall be attached to Design Review Applications or Modifications Review Applications [*as applicable*]. Permitted materials and finishes are shown under exhibits in this section.

   - ***After initial construction, driveways may not be painted, stained, sealed or resurfaced without the approval of the DRC. Approval of driveway materials, finishes and colors on a certain Lot does not automatically the DRC to make similar approvals on other Lots with similar materials, finishes and colors.***

   - ***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 a home.***

EXHIBIT:
Garage Types and Driveway Finishes

SECTION	4.07
PAGE	04
DATE	8/30/03

Type of Garage	Max. Driveway Width at Entry to Lot	
	2-Stall Garage	3-Stall Garage
Front Load Entry	18'-0"	22'-0"
Courtyard Load Entry	16'-0"	16'-0"
Side Yard Load Entry	16'-0"	14'-0"

NOTE: Split garages and other exceptions will be reviewed on a case-by-case basis by the DRC.

Permitted Garage Loading			
Typical Lot Width:	60'	70'	80'
Front Entry: 2 Stalls	●	●	
Front Entry: 3 Stalls			
Courtyard Entry: 2 Stalls	●	●	
Courtyard Entry: 3 Stalls		●	●
Side Yard Entry: 2 Stalls			
Side Yard Entry: 3 Stalls			●

NOTE: Front entry garages may be located in the front half of the Lot or to the rear of the Structure. Split garages and other exceptions will be reviewed on a case-by-case basis by the DRC.

Permitted Materials and Finishes	60' and 70' Lots		80' Lots	
	Permitted	Not Permitted	Permitted	Not Permitted
Broom finish concrete with 4" picture frame edging	●			●
Broom finish concrete with no picture frame edging		●		●
Broom finish concrete with color agents		●		●
Broom finish concrete with exposed natural stone aggregate	●			●
Broom finish concrete trimmed in pavers or brick	●			●
Concrete with specialty coatings, paint or stain		●		●
Stamped concrete with approved color agent	●			●
Brick	●			●
Brick pavers	●		●	
Natural stone pavers	●			●
Precast or interlocking concrete pavers	●			●
Stone set in mortar		●		●
Decomposed granite, gravel or river rock		●		●
Asphalt		●		●
Chattachoochee set in epoxy		●		●
Mulch, pine bark or pine straw		●		●

NOTE: Driveways are subject to approval of manufacturers, materials, finishes, patterns and colors.

EXHIBIT:
Approved 3-Car Garage Layout

SECTION	4.07
PAGE	05
DATE	8/30/03

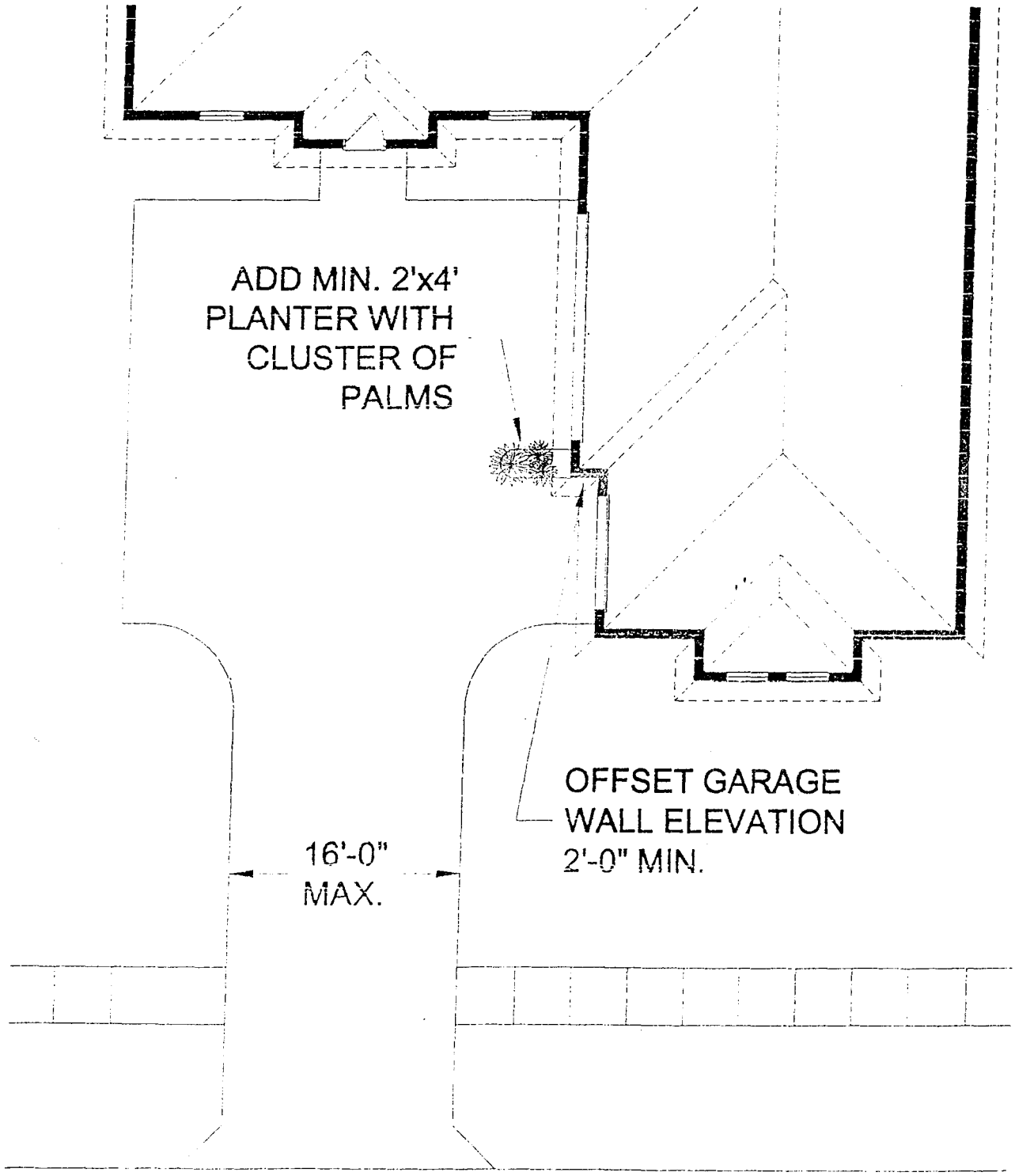


EXHIBIT:
Approved 3-Car Garage Layout

SECTION	4.07
PAGE	06
DATE	8/30/03

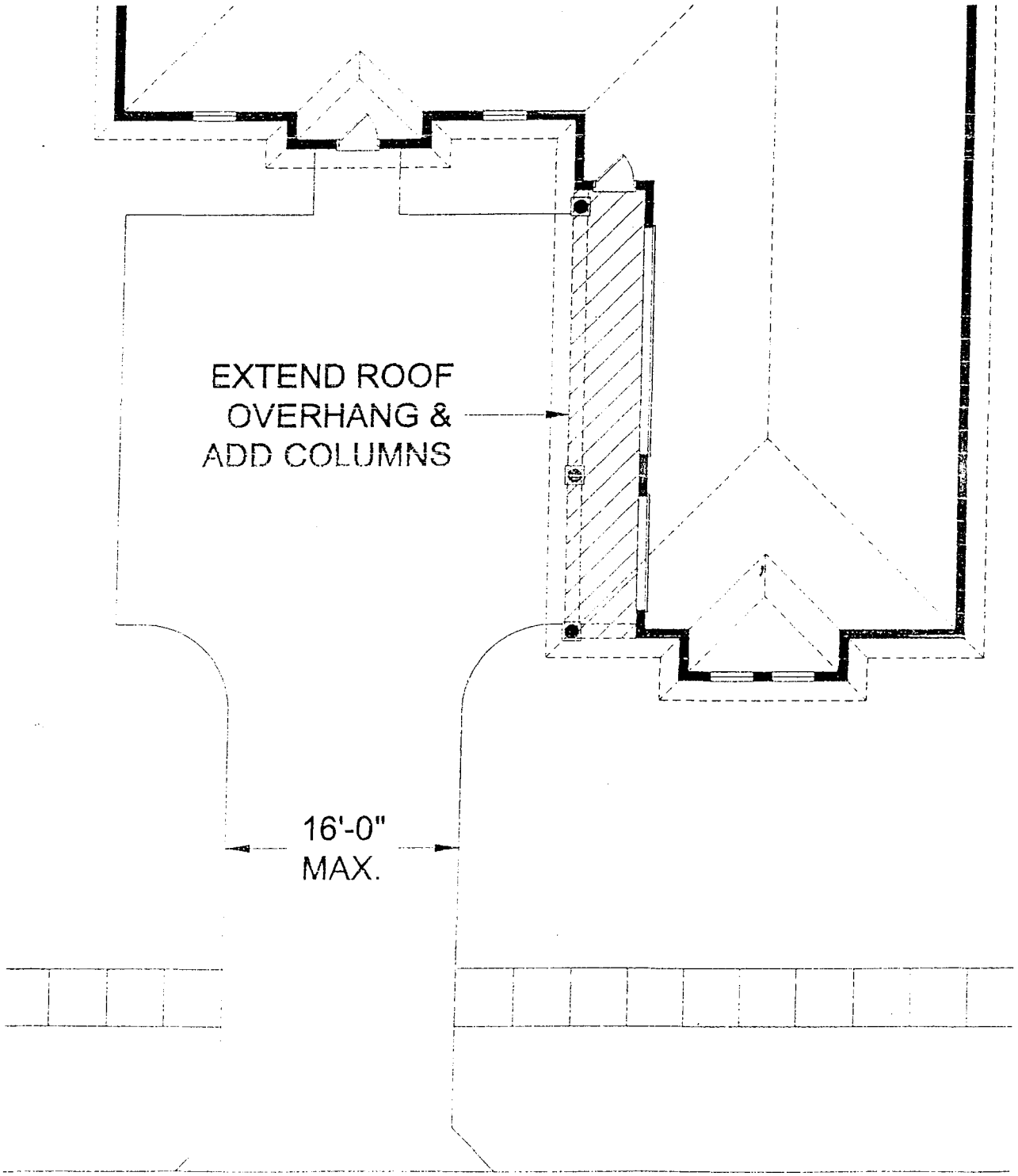
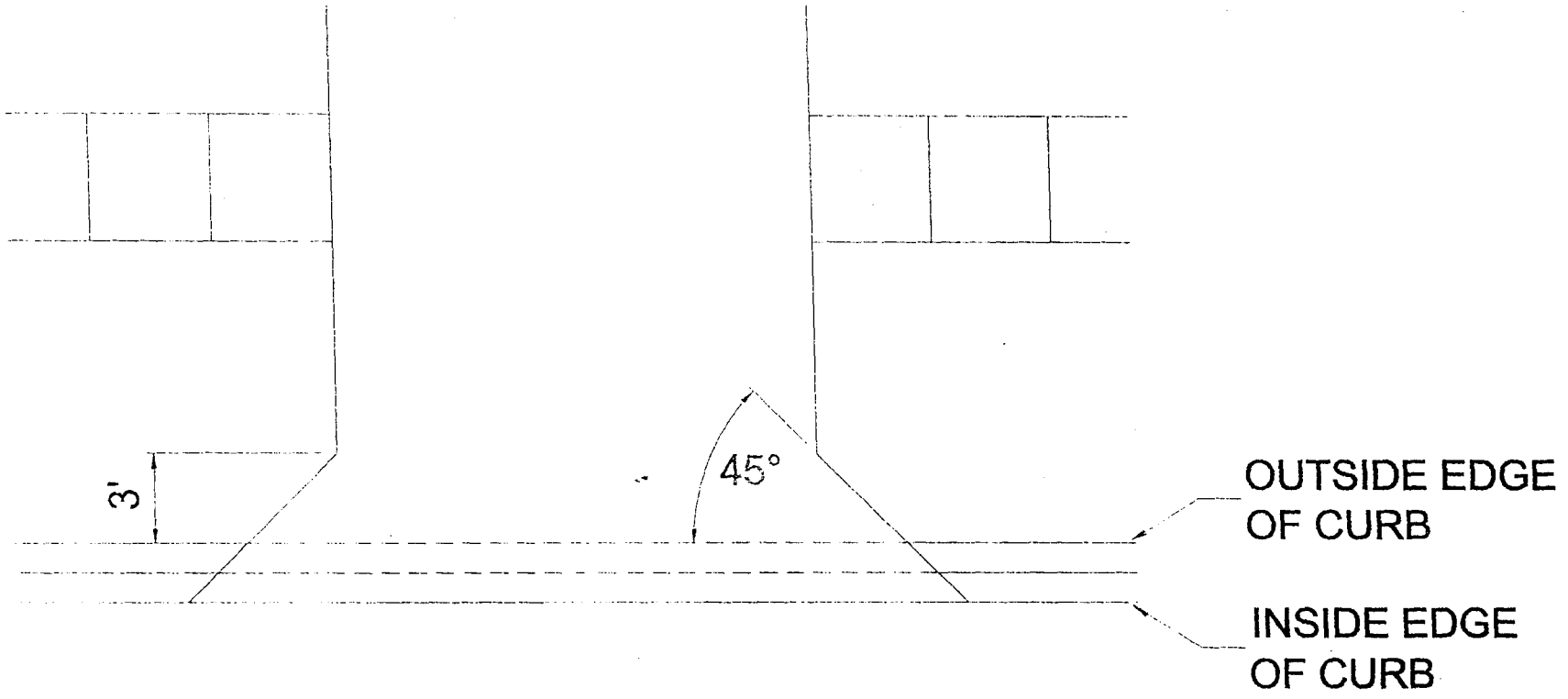


EXHIBIT:
Driveway Apron Layout

SECTION	4.07
PAGE	07
DATE	8/30/03



Entry Walkways and Community Sidewalks

SECTION	4.08
PAGE	01
DATE	8/30/03

1. Entry Walkways. An entry walkway at least 36" in width shall be provided from the driveway to the front entry door of each home. The location of entry walkways shall be shown on the site plan submitted for Design Review or Modifications Review [*as applicable*]. A color product photo showing proposed patterns, banding and colors for walkway finishes must be attached. Subject to overall design approval, permitted materials and finishes are shown under exhibits in this section.

2. Community Sidewalks. As part of original construction, Merchant Builders at their expense shall be responsible for the construction of sidewalks only for Lots requiring such as shown on the Sidewalk Plan for the Property. Generally, sidewalks are only required on one side of roadways within the community. Sidewalks shall be 4'-0" in width and constructed in accordance with plans on file with the Project Manager for St. Johns Forest.

   - *Portions of sidewalks damaged after initial installation shall be patched or replaced by Merchant Builders prior to receipt of a certificate of occupancy. The proper location, elevation grade and slope of sidewalks are the responsibility of Merchant Builders.*

Awning and Shutters

SECTION	4.09
PAGE	01
DATE	8/30/03

1. Awnings. Canvas awnings may be used on a limited basis for controlling glare and for decorative purposes. Awnings shall be compatible with the architectural theme and exterior colors of the Structure. Product photographs and canvas swatches must be submitted for Design Review or Modifications Review [*as applicable*].

   ➤ ***If canvas coverings are removed and not replaced, frames must also be removed.***

2. Decorative Shutters. Shutters are considered "decorative" if they are used primarily for ornamental embellishments or are not certified as hurricane shutters. Colonial and Bahama style decorative shutters are permitted for permanent installation on windows for all elevations, provided such details are consistent with the architectural theme of the Structure. Colonial shutters may be fixed or mounted to one or both sides of a window. Bahama shutters are hinged at the top and held in place by support rods.

   The following shutters are permitted, subject to approval of overall design:

Permitted Designs	Permitted Materials
☐ Louver	☐ Painted aluminum
☐ Panel	☐ Polyvinyl
☐ Batten	☐ Formed synthetics

3. Hurricane Shutters. If hurricane shutters are planned for a Structure, approval is highly recommended at time of Design Review rather than as part of a modification to an existing Structure. Installation details, product photos and color samples must be submitted for Design Review or Modifications Review [*as applicable*]. The type, manufacturer, installation, and color of hurricane shutters are subject to approval of the DRC.

   A. Types and Uses. Hurricane shutters include ***temporary*** and ***permanent*** types. Generally, more than one type of hurricane shutter is required to provide protection for doors, windows and fixed glass openings.

      Temporary hurricane panels must be stored inside a Structure and only installed as provided in this section. ***Permanent hurricane shutters*** are attached to the Structure and remain in place at all times. However, this type of shutter must be in the "open" position except when a hurricane is imminent.

Temporary hurricane panels may be installed and permanent hurricane shutters may be "closed" upon issuance of a hurricane watch. Temporary hurricane panels must be removed and permanent shutters released to the "open" position (1) within three (3) calendar days after a hurricane watch or warning is lifted; or (2) if damage has occurred, the latter of fifteen (15) days after a hurricane hits the Property or immediately after hurricane damage repairs have been made to the Structure.

➤ ***Arrangements for the installation or removal of hurricane shutters are the responsibility of Lot Owners.***

Subject to design criteria in this section, hurricane shutters may be approved for front, side and/or rear elevations, and for temporary or permanent installation based on the following:

Temporary	Approved For:
☐ Corrugated steel panels	☐ All elevations
☐ Corrugated aluminum panels	☐ All elevations

Permanent	Approved For:
☐ Accordion windows and doors	☐ Side and rear elevations
☐ Roll-down shutters	☐ All elevations
☐ Colonial or Bahama shutters	☐ All elevations

➤ ***Other products, materials and types of hurricane shutters will be considered on their own merit by the DRC.***

B. Temporary Hurricane Panels. Temporary hurricane panels may be composed of corrugated steel or aluminum and may be used on all elevations of a Structure. However, permanently affixed tracks are only permitted on side and rear elevations. As may be permitted, 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.

C. **Accordion Shutters for Windows and Doors**. Accordion shutters shall only be used on the rear and side elevations of a Structure. The color of accordion shutters shall match or blend with the door frame, window frame, wall or other surrounds to which such items are attached.

D. **Roll-Down Shutters**. Roll-down shutters may be made of foam-filled aluminum, extruded aluminum and other approved materials. Roll-down shutters are approved for all elevations. If used on front or side elevations, the "box" for roll-down shutters shall be concealed from view by installation inside the soffit or other methods approved by the DRC.

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

Porches, Patios, Pools, Spas and Screen Enclosures

SECTION	4.10
PAGE	01
DATE	8/30/03

1. Design Approval. The location and design details of covered porches, patio decks, pools, spas and screen enclosures shall be submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*].

2. Front Yard Porches. Front yard porches with on-grade slabs or raised foundations are permitted, provided such improvements are consistent with the architectural theme of the home and located within the Maximum Buildable Area. Approved finishes for on-grade and raised porches are shown under exhibits in this section.

   Raised front yard porches shall be designed with a foundation wall on all exposed sides. The deck portion of raised porches may be infilled with quality composite planks over crawl space or with concrete with approved finishes and edging. Natural wood products are not permitted.

   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 porch steps.

   - ➢ *Front yard porches may not be enclosed with screening.*

3. Other Porches, Patio Decks and Pool 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. Pool decks with or without a screen enclosure and unroofed patio decks with or without a screen enclosure must be set back at least 5'-0" from both the side and rear lot lines. Porches with a conventional roof must be located within the Maximum Buildable Area. Setbacks and allowable finishes are shown under exhibits in this section.

   - ➢ *Covered porches must be integrated into the roof system of the Structure with approved materials and finishes. Corrugated fiberglass panels, canvas, vinyl, fabric, aluminum pan roof panels or similar materials are not permitted for porch covers or roofs.*

4. In-Ground Pools and Spas

   A. 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 under exhibits in this section.

   B. Pool Equipment. All pumps, filtration and other equipment must be buffered from the street and adjoining Lots by a service yard wall or landscaping as provided in this manual. Pool equipment must be set back at least 5'-0" from the side lot line.

      ➤ ***Above-ground or portable pools are not permitted, except for small baby pools [less than 100 sq. ft.] which are removed when not in use.***

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

6. Pool and Spa Protection. Pools and spas are 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.***

7. 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.

   A. 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.

   B. Frames. White or bronze screen frames are permitted.

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

D. **Setbacks**. Setbacks for patio and pools decks with screen enclosures are shown under exhibits in this section. All setbacks are subject to easements and site drainage requirements.

- ***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. Homes encompassing a combination of 1- and 2-story elements will be evaluated on a case-by-case basis by the DRC.***

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

EXHIBIT:
Pool / Patio Setbacks and Finishes

SECTION	4.10
PAGE	04
DATE	1/21/04

SETBACKS			
Typical Lot Width:	60'	70'	80'
Pool or Patio Deck with or without Screen Enclosure: Min. Side Yard Setback	5'-0"	5'-0"	5'-0"
Pool or Patio Deck with or without Screen Enclosure: Min. Rear Yard Setback	5'-0"	5'-0"	5'-0"
Pool / Mechanical Equipment: Min. Side Yard Setback ①	5'-0"	5'-0"	5'-0"

NOTE: All setbacks are subject to easements and site drainage requirements. Minimum side yard setback for pool / mechanical equipment shall be 5'-0" or less as may be required by the county.

PORCH AND DECK FINISHES				
Materials and Finishes	Entry Stoops / Front Porches		Other Porches / Patio Decks	
	Permitted	Not Permitted	Permitted	Not Permitted
Broom finish concrete with picture frame edging	●		●	
Broom finish concrete with no picture frame edging		●		●
Broom finish concrete with color agents	●		●	
Broom finish concrete with exposed natural stone aggregate	●		●	
Broom finish concrete trimmed in pavers or brick	●		●	
Concrete with specialty coatings	●		●	
Brick	●		●	
Brick pavers	●		●	
Natural stone pavers	●		●	
Precast or interlocking concrete pavers	●		●	
Stone set in mortar	●		●	
Composite tile	●		●	
Wood		●		●
Recycled plastic and wood polymer composites	●		●	
Chattachoochee set in epoxy		●		●

Fences, Walls and Planters

SECTION	4.11
PAGE	01
DATE	8/30/03

1. **Design Approval**. The location and design details of all fences, walls and planters shall be submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*]. Perimeter and pool fences shall conform to a standard design established by the DRC. All other types of fences, walls and planters are considered custom in nature and, in addition to showing the location, Design Documents shall include elevations with full details and finishes, such as colors, caps, specialty bands, tile inserts or decorative embellishments.

2. **Classifications**. Depending on location and function, fences and walls are classified as one of the following:

   - ☐ Perimeter fences
   - ☐ Pool fences
   - ☐ Privacy walls
   - ☐ Service area walls
   - ☐ Planters and decorative walls

   ➢ ***Walls and fences intended to serve as dog runs are not permitted on any Lot.***

   ➢ ***Wall and fence classifications, locations and types will be reviewed on a case-by-case basis by the DRC. The view of walls and fences from the street, adjoining Lots or Common Areas will be taken into consideration in the review process.***

3. **Locations**. Unless otherwise approved in writing by the DRC, fences, walls and planters shall be limited to the locations as provided in this section. Due to site conditions, swale grades, drainage and easements, locations may become more restrictive as may be determined by the DRC on a case-by-case basis. Fences and walls may not impede drainage for the Lot upon which such improvements are proposed or for any adjoining Lots.

   ➢ ***If fences, walls and planters are approved within an easement of record, the Lot Owner shall be responsible for the prompt removal and replacement of any such improvements and related landscaping as may be required for access by the Declarant, Master Association, CDD or grantee of the easement.***

4. Perimeter Fences. Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards.

   A. Location: Interior Lots. A perimeter fence for an interior Lot may extend from a point 10'-0" behind the facade of a Structure to the side property line on each side and, thereafter, to and across the rear property line.

   B. Location: Corner Lots. On the interior side yard of a corner Lot, a perimeter fence may extend from a point 10'-0" behind the facade of a Structure to the side yard property line and, thereafter, to the rear property line. On the street side yard of a corner Lot, a perimeter fence may extend from the rear corner of a Structure to the Maximum Buildable Area line and, thereafter, along the Maximum Buildable Area line to and across the rear property line.

   C. Height. Perimeter fences shall be 5'-0" in height.

   D. Design. Perimeter fences shall be open-picket in style and conform to a standard design, finish, color, height, post and gate detail as provided under exhibits in this section.

5. Pool Fences. 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, except pool fences typically require a smaller portion of the Lot and must be equipped with safety latches on gates.

6. Privacy Walls. Privacy walls 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 location and height of a privacy wall, intermediate detailing may be required, such as specialty bands, tile inserts or decorative embellishments.

   A. **Location: Front Yard** — For the sole purpose of screening a bathroom, a privacy wall may extend up to 8'-0" beyond the front plane of the Structure, but not more than 5'-0" beyond the Maximum Buildable Area in the front yard.

B.	**Location: Interior Lots**	Only to the extent necessary to satisfy its intended purpose as determined by the DRC, a privacy wall for an interior Lot may be located between a point 10'-0" behind the front plane of a Structure and the rear of a Structure and extending to the side property line.
C.	**Location: Corner Lots**	The requirements above for an interior Lot apply to the interior side yard of a corner Lot. However, along the street side yard, a privacy wall may extend to and along the line of the Maximum Buildable Area only to the extent necessary to satisfy its intended purpose as determined by the DRC.
D.	Height:	5'-0" [*maximum*]
E.	Gate Materials:	(1) Wood (2) Polyvinyl (3) Painted aluminum
F.	Wall Materials:	(1) Stone (2) Brick (3) Concrete block [*with stucco, stone or brick applications*]

7. Service Area Walls. Service equipment must be buffered by either landscaping or a service area wall with landscaping to reduce noise and/or screen air conditioning compressors, pool/spa equipment, utility connections, garbage receptacles and log storage from the street, adjoining Lots or Common Areas. Service area walls shall be limited to a maximum height of 5'-0" and may be constructed of stone, brick or concrete block with stucco, stone or brick applications. All service area walls must be surrounded by landscaping. The minimum side yard setback for service area walls is 5'-0" or less as may be required by the county. Slabs located inside service area walls shall be designed for positive drainage. The location and construction of a service area wall may not impede site drainage between Lots.

8. Planters and Decorative Walls. Planters and decorative walls, such as balustrades, may be permitted on a ***limited basis*** to define entry walks or outdoor spaces and for landscape purposes within the Maximum Buildable Area of a Lot. Unless otherwise approved in writing by the DRC, decorative walls and planters shall be limited to a height of 3'-0".

EXHIBIT:
Perimeter & Pool Fence Specifications

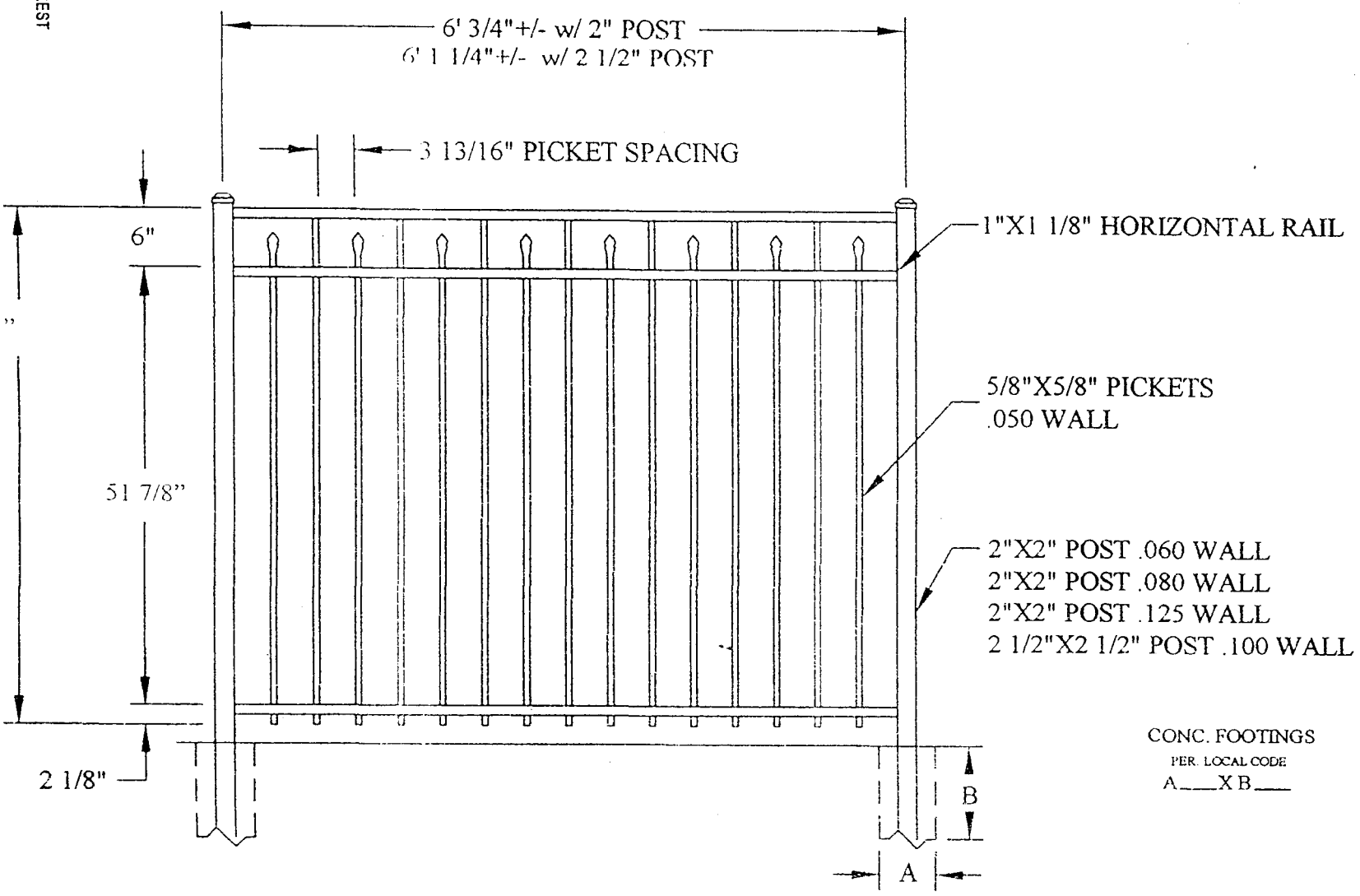
SECTION	4.11
PAGE	04
DATE	8/30/03

ITEM	STANDARD
Manufacturer	Elite Aluminum Fence Products, Inc. or equal
Style	EFF - 25 Residential or equal
Material	Extruded aluminum
Pickets	5/8" X 5/8" (.050" wall)
Picket Spacing	3 13/16"
Finials	None
Scrolls	None
Ball Caps	None
Top Rail	1" X 1 1/8"
Intermediate Rail	1" X 1 1/8"
Bottom Rail	1" X 1 1/8"
Section Posts	2" X 2" post (.060", .080" or .125" wall) or 2 ½" X 2 ½" post (.100" wall)
Post Spacing	6'-3/4" max. with 2" post or 6'-1 1/4" max. w/2 ½" post
Color	Black
Finish	Polyester powder coating or electrostatic paint
Height	5'-0"
Single Gate Width	36" [*minimum*] / 48" [*recommended*]
Gates for pool fences must be equipped with self-closing and self-latching devices.	

ST. JOHNS FOREST

EXHIBIT:
Approved Perimeter & Pool Fence

SECTION	PAGE	DATE
4.11	05	8/30/03



Accessory Structures

SECTION	4.12
PAGE	01
DATE	8/30/03

1. **Design Approval**. The location and appropriate design details for Accessory Structures shall be submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*]. Design Documents shall include top views, elevations, exterior finishes, colors and related details. All Accessory Structures shall be located within the Maximum Buildable Area and consistent with the design, materials, and colors of the principal Structure to which they apply.

2. **Classifications**. Subject to the approval of the DRC, the types of Accessory Structures listed below are "permitted" or "not permitted". Other types of Accessory Structures will be evaluated on their own merits, but are subject to disapproval.

Permitted	Not Permitted
☐ Detached gazebos	☐ Detached garages
☐ Detached pavilions	☐ Detached guest houses
☐ Detached cabanas	☐ Detached storage or tool sheds
☐ Detached pergolas	☐ Dog houses

3. **Detached Pergolas**. Detached pergolas or arbors are an effective method of producing shade and defining outdoor spaces. Pergolas shall have a minimum of two layers of top cross members unless otherwise approved by the DRC.

4. **Detached Gazebos, Pavilions and Cabanas**. Roof shingles for gazebos, pavilions, and cabanas shall match the manufacturer, style and color of those used for the principal Structure. Fascias, soffits, trim and columns shall be compatible as determined by the DRC.

Exterior Colors

SECTION	4.13
PAGE	01
DATE	8/30/03

1. Design Approval. Exterior colors for original construction must be submitted on a color chip sheet attached to a Design Review Application for approval by the DRC. In some cases, color swatches, product samples and/or color product photographs may be required by the DRC. A Request for Change must be used for changes to colors for work in progress. After completion of a Structure, any such changes must be submitted for approval on a color chip sheet attached to a Modifications Review Application.

   - ➤ *As part of original construction, master color palettes for the items listed in this section must be submitted by Merchant Builders for homes to be constructed within the community.*

   - ➤ *The DRC has the authority to require the replacement of exterior materials or the re-painting of a Structure, at the Lot Owner'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.*

2. Color Schemes. The use of exterior color acts as a theme-conveying element, reflective of the architectural styles within the community. Color has a major impact on how a home and its architecture are perceived. It can even affect the value of the home and surrounding properties. Handled properly, however, color can be an expressive tool.

   When planning a color scheme, start by identifying the color of homes on either side and across the street. Examine the native vegetation, tree coverage and availability of sunlight that may influence selections. Determine what colors are suggested by the architectural detailing or work best with exterior materials that may be included. Thereafter, select colors starting -- in order of priority -- with the roof, walls and accents.

   The roof of a home is usually its dominant element, and the shingle color has a considerable influence on the remainder of the home. Consequently, it is beneficial to select the roof color before wall or accent colors.

Here are some other standards to follow before the overall scheme is finalized:

A. Contrasting Colors. Contrasting colors can be helpful in calling attention to specific design elements of a home. In some cases, contrasting colors can also result in major conflicts. For example, two equally large areas of contrasting colors tend to produce an uneasy effect because they compete with each other. On the other hand, if one of the contrasting colors is utilized for the walls of a home and the other is used for accents, the combination may work effectively. Otherwise, large areas of contrasting colors are subject to disapproval by the DRC.

B. Neutral and Earth Tone Colors. The use of neutrals and earth tones are required for the body of a home. ***Light-tones*** work well for the walls as well as some ***mid-tones***. ***Deep-tones*** may be used in a limited way for focal areas such as front doors.

C. Accent Colors. Individual design expressions are encouraged through the use of accent colors. Accent colors can be lighter or darker than the body of a home. Regardless of the approach, accent colors can add interest to exteriors, but they must be handled carefully. Too many accent colors and overly contrasting accents may not produce the desired results and are subject to disapproval by the DRC.

D. Repetitious Colors. Homes next door to one another or directly across the street from each other must not be painted with the same or very similar color combinations unless sufficient variations in elevation details or materials exist in the opinion of the DRC.

E. Wall Colors. In addition to the standards in this section, white walls are only permitted on every fourth home on either side of the road.

F. Roof Colors. Approved roof shingle and tile colors are available under ***Roofs and Dormers*** in Section 4.05. Other colors will be considered on their own merits by the DRC, but are subject to disapproval.

3. Exterior Wall, Trim and Accent Colors. Unless master color palettes have been approved, color chip sheets for exterior walls, trim and accents must be attached to the Design Review Application or Modifications Review Application [*as applicable*] and approved by the DRC.

4. **Stone and Brick Colors**. Unless master color palettes have been approved, stone and brick for exterior wall veneer, window and entry door trim, chimneys, planters or other uses must be submitted for approval by the DRC. Stone and brick colors must complement the overall color scheme of the home and will be evaluated on their own merits by the DRC.

5. **Screen Enclosure Colors**. White or bronze screen enclosure frames are "permitted" with charcoal or black screening, subject to approval of the other exterior color selections.

6. **Window Colors**. White, cream and bronze are "permitted" for aluminum window and glass sliding door frames, subject to approval of the other exterior color selections. Colors permitted for wood and other types of frames will be evaluated on their own merits by the DRC.

7. Driveway Colors. A color product photograph showing proposed patterns, banding and colors for driveway finishes shall be attached for Design Review or Modifications Review [as *applicable*].

   - ***If stamped concrete, pavers or stone are used, mid- and deep-tone colors are recommended to reduce glare and to blend with landscaping.***

8. **Repaints**. Existing homes may be repainted the same color as originally constructed by submitting a Modifications Review Applicable for approval by the DRC. Color changes are considered a major modification and Lot Owners must submit a color chip sheet and a Modifications Review Application to the DRC for approval. This provision applies to all exterior colors including, but not limited to, exterior walls, trim, accents and roofs.

Exterior Lighting

SECTION	4.14
PAGE	01
DATE	8/30/03

1. Overview. The intent of the standards in this section is to ensure that 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. After completion of a Structure, any additional architectural or landscape lighting must be approved as part of Modifications Review.

2. Location of Lighting Fixtures. All architectural lighting must be attached to the Structure and all landscape lighting must be located within the Maximum Buildable Area of the Lot. Post lamps are not permitted.

3. 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. Globe lights will not be permitted. Approved finishes include ***copper***, ***verde green***, ***patina, brown, rust*** or ***black***. White fixtures are not permitted.

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

5. Bulbs. All exterior lighting must be equipped with white, frosted or clear incandescent bulbs. No other types of bulbs are permitted including, but not limited to, fluorescent, quartz, mercury vapor, high pressure sodium or metal halide. Colored bulbs are not permitted.

6. Lenses. 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.

7. Path Lights. Path lights, not exceeding 30" in height above grade, may be used on a ***limited basis*** to light walkways leading from the driveway to the front entry. 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 outside the Maximum Buildable area.***

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

9. Entry Lights. Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for lighting under a portico or proximate to the entry door. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

10. 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.

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

12. Eave Lights. Recessed high hats are permitted for installation inside roof eaves on the front elevation only.

13. Side Yard Lights. If illuminated, doors facing or opening to the side yards of a Structure must be lighted with a shielded fixture which provides up and/or down light only.

14. Spot / Flood Lights. A maximum of two [2] wall- or eave-mounted spot lights, 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.

15. 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. Except for normal landscape and architectural***

lighting as may be approved for the Lot and/or Structure, exterior lighting is not permitted for the purpose of illuminating basketball play areas or other exterior play equipment.

Landscaping, Irrigation and Wells

SECTION	4.15
PAGE	01
DATE	8/30/03

1. Design Approval. The purpose of the landscape review process is to ensure a harmonious neighborhood streetscape 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 Lot Owner in a manner which also protects the lifestyle of adjoining neighbors. Landscape plans shall be submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*].

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

   - ➤ *Installation and removal of landscaping shall be subject to the prior approval of the DRC. No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other landscaping, or for safety reasons, and such removal may be conditioned upon replacement of removed trees at the Lot Owner's expense as determined by the DRC.*

2. Minimum Landscape Budget. For landscaping, Merchant Builders shall spend the *greater of* two percent [2%] of the sales price of a Lot and completed home or the minimum budget below, which amounts are both calculated at ***wholesale prices*** and exclusive of the cost of ***fill***, ***lighting***, ***street trees***, ***sod***, ***irrigation systems*** and ***landscape design.***

Typical Lot Width	Minimum Budget
60'	$5,500
70'	$6,500
80'	$7,500

   - ➤ *The minimum fixed amount may be increase for oversized Lots and display model Lots as determined by the Declarant or DRC.*

   - ➤ *For purposes of calculating the minimum budget, landscape material installed inside screen enclosures will not be considered.*

3. Landscaping of Easements. Easements for drainage, installation and maintenance of utilities and for ingress and egress are shown on the recorded plats of the Properties. Within these easements, no structure, planting or other material may be placed or permitted to remain that will interfere with vehicular traffic, prevent maintenance of utilities or impede drainage.

   ➢ ***Owners of Lots shall be responsible, at the Lot Owner's expense, for the prompt cutting, trimming, removal or relocation of vegetation, including trees hedges, walls and fencing, and any other improvements which are a hindrance in maintenance or use of an easement.***

4. 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

   ➢ ***An illustration of landscape zones is available under exhibits in this section.***

5. Landscape Requirements: Streetscape Zone. The Streetscape Zone stretches from the curb to the front property line, and runs the full width of the Lot. On corner Lots, this zone also extends the full length of the street side yard to the rear property line.

   As part of initial construction, Merchant Builders shall install street trees, at their expense, within the Streetscape Zone in accordance with the Street Tree Plan on file with the Declarant or DRC Administrator. Street trees shall be 65 gallon, container grown live oaks installed in accordance with the tree staking details under exhibits in this section. A 4'-0" diameter ring of minimum 3" layer of shredded cypress or small pine bark mulch is required. The remainder of the Streetscape Zone shall be sodded as per turf specifications in this section. No other landscape material is permitted in Streetscape Zones unless approved by the DRC.

6. **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:

   - ☐ One [1] approved shade tree shall be planted per 2,000 square feet of total area within the Front Yard Zone or a minimum of one [1] shade tree, whichever is greater. 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 4:1*** 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 25%*** and ***no more than 33%*** of the Front Yard Zone [*excluding hardscape areas*].

7. **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:** Along each side yard elevation of the Structure, one [1] approved shrub shall be required per 6 linear feet for 60' and 70' Lots, and one [1] approved shrub per 4 linear feet for 80' Lots. Shrubs may be clustered within the Size Yard Zone so long as the required number is installed.

   - ☐ **Corner Lots ~ Interior Side Yard:** Along the interior side yard elevation of the Structure, one [1] approved shrub shall be required per 6 linear feet for 60' and 70' Lots, and one [1] approved shrub per 4 linear feet for 80' 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 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 for all Lot sizes. 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 or a minimum of one [1] shade tree,

whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees.

8. 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:

   - ☐ One [1] approved shade tree shall be planted per 2,000 square feet of total area within the Rear Yard Zone or a minimum of one [1] shade tree, whichever is greater. 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*** in the Rear Yard Zone. Essentially, this means that the landscape allocated to shrub and ground cover shall be ***no less than 20%*** of the Rear Yard Zone [*excluding hardscape areas*].

     - ➢ ***For purposes of calculating the preceding requirements, landscape material installed inside screen enclosures will not be considered.***

9. Landscape Requirements: Lakefront Zone. The Lakefront Zone only applies to Lots with rear property lines abutting a lake track 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 3 crepe myrtles. The minimum size shall be 30 gallons and 3 cane. Approved colors include red, lavender and pink.

10. General Landscape Requirements

    A. Design Approach. The recommended landscape character of yard areas should emphasize a ***casual*** or ***natural environment*** versus a ***formal appearance***.

    B. 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.

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

D. 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 must be groomed and mulched for a neat appearance or planted with shrubs or ground cover.

E. Tree Fences, 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.

F. Mulch. All shrubs shall be top-dressed with 2" to 3" of shredded cypress mulch or small pine bark mulch after watering in. Stone, rock, gravel, crushed brick or similar materials are not allowed as a substitute for mulch for new construction or modifications.

G. Shrubs and Ground Covers. Unless otherwise approved by the DRC, shrubs and ground covers shall conform to the following minimum standards at the time of planting:

Type	Min. Size	Min. Height
Shrubs	3 gal.	24"
Ground Covers	1 gal.	12" [*varies by species*]

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 areas, blank walls, patio decks and swimming pools. 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.

H. Hedges. 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. Linear buffer hedges in side and rear yards must be routinely trimmed not to exceed 72" in height.

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

J. Sod: Right-of-Ways and Yard Areas. Unless required to remain natural, all remaining portions of a Lot and the road right-of-ways abutting a Lot shall be sodded by Master Builders. To insure a consistent turf color and texture throughout the community, St. Augustine Floratam must be used. Seville is permitted in shaded areas only. After initial installation, turf areas may not be replaced with mulch, stone, rock, gravel, crushed brick or similar materials without written approval of the DRC.

K. Sod: Lake Banks. As part of original construction, Merchant Builders shall resod any lake banks where the lake bank abuts the Lot with St. Augustine [*Floratam, Seville, FX-10 or Palmetto varieties*] to the mean normal water design elevation.

L. Utility Equipment. All utility company boxes and transformers are set within road right-of-ways 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 such equipment.

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

N. 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.

O. **Artificial Vegetation and Decorative Embellishments**. No artificial grass, plants or vegetation are permitted on the exterior of a Lot or Structure. Decorative embellishments, readily visible from the street or adjoining Lots, are not permitted including, but not limited to, the following: deers, swans, flamingos, ducks, birdbaths, sculptures, windmills, or similar items.

P. **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. Any such items must be shown on plans submitted for Design Review or Modifications Review [*as applicable*].

11. **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.

12. Irrigation Systems. The CDD will construct a potable water distribution system to serve Lots within the community. Such system will be stubbed out to the boundary of each Lot. As part of initial construction, each Merchant Builder shall install and every Lot Owner shall subsequently maintain the underground irrigation system on a Lot in accordance with the following requirements:

- ☐ Irrigation systems shall be of sufficient size and capacity to provide full coverage for the Lot or as may be reasonably achieved.
- ☐ Irrigation systems shall be designed to minimize over-spray to adjacent properties, sidewalks, streets and driveways.
- ☐ Irrigation 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.
- ☐ Pop-up spray shall be utilized in shrub beds; bubblers for each tree location; and pop-up rotors in sod areas. Drip irrigation may be used in areas immediately adjacent to building walls in tight planters.

☐ Owners of Lots on any lake tract 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, Builders shall extend irrigation lines into lake easements with sufficient lines and heads to irrigate from the abutting Lot line to an area of not less than 10' beyond the normal water design elevation.

EXHIBIT: Summary of Key Landscape Standards

SECTION	4.15
PAGE	09
DATE	8/30/03

Streetscape Zone	Front Yard Zone		Side Yard Zone	
Street Trees	**Shade Trees**	**Shrubs & Ground Cover**	**Shade Trees**	**Shrubs & Ground Cover**
Street trees to be installed by Merchant Builder as per plan on file with the Declarant or DRC Administrator. Street trees shall be 65 gallon, container grown live oaks with 4'-0" diameter ring of minimum 3" layer of shredded cypress or small pine bark mulch. Irrigation and sod required in the remainder of the Streetscape Zone. No other landscaping permitted without approval of the DRC.	One [1] approved shade tree per 2,000 square feet of total area within the Front Yard Zone or a minimum of one [1] shade tree, whichever is greater. 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 25%*** and ***no more than 33%*** of the Front Yard Zone [*excluding hardscape areas*].	**Corner Lots / Street Side Yard:** One [1] approved shade tree per 2,000 square feet of total area within the Side Yard Zone along the street side yard or a minimum of one [1] shade tree, whichever is greater. 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.	**Interior Lots / Interior Side Yard:** Along the interior side yard elevation, one [1] approved shrub per 6 LF for 60' and 70' Lots and one [1] per 4 LF for 80' Lots. Shrubs may be clustered. **Corner Lots / Interior Side Yard:** Along the interior side yard elevation, one [1] approved shrub per 6 LF for 60' and 70' Lots and one [1] per 4 LF for 80' Lots. Shrubs may be clustered. **Corner Lots / Street Side Yard:** Continuous foundation hedge with one [1] approved shrub per 4' LF of street side yard elevation for all Lot sizes. Only shrubs beyond those required for the foundation hedge may be clustered.

EXHIBIT - Summary of Key Landscape Standards

SECTION	4.15
PAGE	10
DATE	8/30/03

Rear Yard Zone		Lakefront Zone	General Notes	
Shade Trees	**Shrubs & Ground Cover**	**Ornamental Trees**		
One [1] approved shade tree is required per 2,000 square feet of total area within the Rear Yard Zone or a minimum of one [1] shade tree, whichever is greater. 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%*** of the Rear Yard Zone [*excluding hardscape areas*].	The Lakefront Zone applies to the rear 15' of the Rear Yard Zone for Lots abutting a lake track. In addition to required landscaping within the Rear Yard Zone, the Lakefront Zone shall include a minimum of 3 crepe myrtles. The minimum size shall be 30 gallons and 3 cane. Approved colors include red, lavender and pink.	The minimum landscape budget varies by typical Lot size and total lot / house package price. Additional requirements may apply to oversized Lots and display model Lots. For purposes of calculating the minimum budget, landscape material installed inside screen enclosures will not be considered. Open yard areas shall be sodded with St. Augustine Floratam. Seville is permitted in shaded areas only. Lake banks shall be resodded where the lake bank abuts the Lot with St. Augustine [*Floratam, Seville, FX-10 or Palmetto varieties*] to the mean normal water design elevation.	All shrubs and ground cover shall be top-dressed with 2" to 3" of shredded cypress mulch or small pine bark mulch after watering in. All trees shall be staked with an ArborGuy Pro40E System as manufactured by Staking Systems Supply, Inc. or an equivalent system. An irrigation system is required with full coverage for yard areas and right-of-ways. If applicable, irrigation shall extend into lake easements with sufficient lines and heads to irrigate from the abutting Lot line to an area of not less than 10' beyond the normal water design elevation. See Section 4.15 for additional details regarding mulch, sod, irrigation, and additional landscape requirements.

EXHIBIT:
Tree Staking Details

SECTION	4.15
PAGE	11
DATE	8/30/03

Staking Systems Supply, Inc.

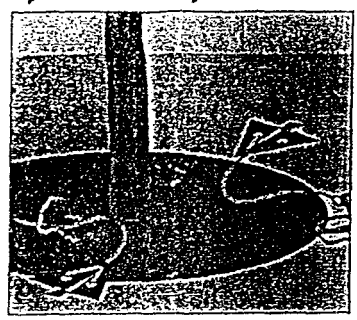
How to install ArborGuy Pro40E System

FOR TREES UP TO 4" IN CALIPER

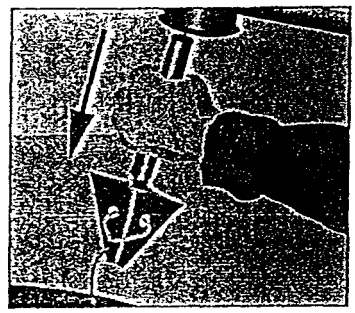
Tools needed:
Sledgehammer
Arrowhead anchor drive rod



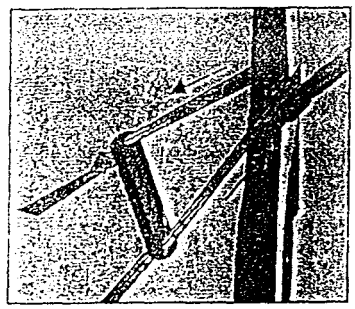
INSTALLS IN LESS THAN 10 MINUTES!!



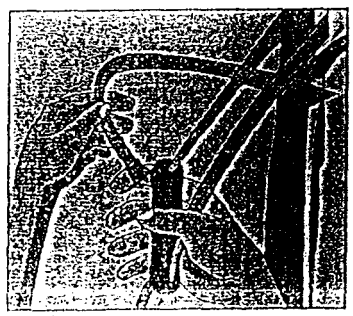
1. Remove binding from kit and place anchors in soil surrounding tree. Be sure that guylines are facing toward the tree.



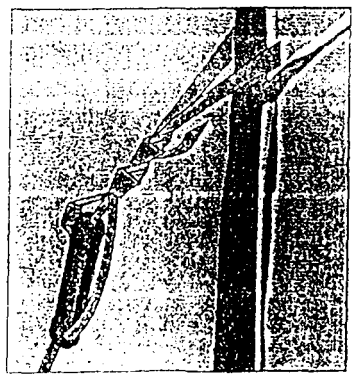
2. Using the Staking Systems Drive Rod, drive the first anchor straight down 18" - 24", depending on soil content. The sandier the soil, the deeper the anchor should be driven.
3. With your back to the tree,grasp the guyline and pull firmly toward you until the anchor is set and no longer "gives." DO NOT PULL STRAIGHT UP. Remove drive rod.



4. Wrap guyline around first established branch. Feed guyline through open hole in tension bar, pull to take up slack then create stop knot directly below that hole.
5. Firmly grip tension bar, pull downward for desired tension.



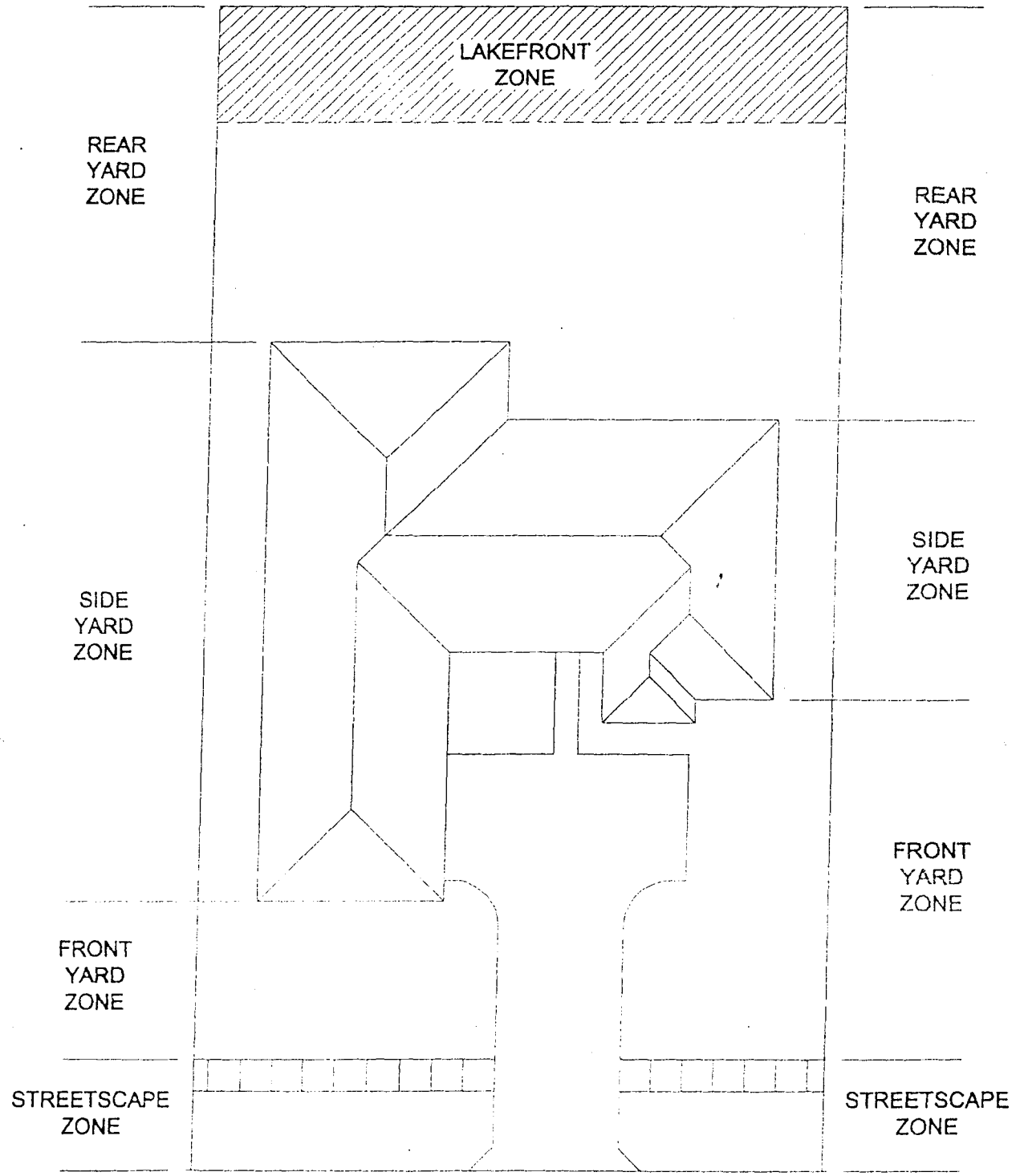
6. With right hand grab guyline and tension bar together. With left hand wrap loose end of guyline around both sections directly above tension bar.



7. Tie double slip knot. Tuck in excess guyline
Repeat steps one through six for remaining anchors

EXHIBIT:
Landscape Zones

SECTION	4.15
PAGE	12
DATE	8/30/03



Lot and Landscape Maintenance

SECTION	4.16
PAGE	01
DATE	8/30/03

1. **Maintenance: Vacant Lots**. Except as may be prohibited in conservation tracts and/or easements, 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.

2. **Maintenance: Landscaped Lots**

   A. **Maintenance of Lots**. Except for conservation tracts and/or easements 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; dispose of trash; 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.

   B. **Maintenance of Driveways and Right-of-Ways, Water's Edge and Greenbelt Buffers**. Lot Owners of Lots fronting on any roadway shall maintain their respective driveways, including portions of driveways and aprons within right-of-ways. Lot Owners shall be responsible for maintaining and irrigating sod within the right-of-way between the pavement edge and the Lot line. Lot Owners of Lots fronting on the water's edge or upon greenbelt buffer fronting the water's edge of any lake or other body of water within the Properties shall maintain and irrigate, at such Owner's expense, all landscaping between the Lot boundary and such water's edge. Maintenance shall include, but not be limited to, mowing, irrigation, fertilization, irrigation repair and other maintenance procedures to sustain landscaping in a neat, orderly and health condition. Irrigation shall be required ten [10] feet beyond the normal water control design elevation. Lot Owners performing maintenance of the foregoing areas abutting a Lot shall have no right to remove trees, shrubs or similar vegetation from these areas without the prior written approval of the DRC.

C. **Maintenance of Street Trees**. Trees bordering the pavement edge of the roadways [*street trees*] as installed by Declarant or Merchant Builders throughout the Properties will be maintained by the Master Association, including trimming, fertilization and replacement. Each Lot Owner shall be responsible for the proper irrigation of these trees. The cost of any maintenance, repair or replacement of such trees caused by the neglect of an Lot Owner to maintain his or her irrigation system in a proper manner, or for damage to the trees resulting from an intentional act of the Lot Owner, will be levied as a Benefit Assessment against such Lot Owner. Unless approved by the DRC, no landscape materials -- other than street trees and sod -- are permitted in right-of-way areas between the pavement edge and sidewalk adjoining a Lot.

Signs and Mailboxes

SECTION	4.17
PAGE	01
DATE	8/30/03

1. **Signs**. 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 DRC.

   A. **Model Center and "For Sale" Signs**. Model center and "for sale" signs for Merchant Builders are permitted in accordance with standard designs and locations approved by the Declarant or DRC. The cost of fabrication and installation is the responsibility of the Merchant Builder.

   B. **Lot Markers**. Lot markers may be installed by a Merchant Builder to identify the general location of single-family Lots within the community in accordance with a standard design approved by the Declarant or DRC. The cost of installation and replacement of Lot Markers, as may be required, is the responsibility of the Merchant Builder.

   C. **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 single "for sale" or "for lease" sign, provided it conforms to the standard design criteria contained in this manual. "For sale" and "for lease" signs shall be placed at least 10 feet behind the front property line of a Lot.

   D. **Miscellaneous Signs and Advertising Devices**. Except as provided in this manual or otherwise approved by the Declarant or the DRC, no other signs, flags, banners, advertising devices or similar items 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.

   E. **Removal of Non-Conforming or Unapproved Signs**. Any sign, flag, banner, advertising device or similar item 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.

   - ***See Approved Signage Details under exhibits in this section. For details on ordering or installing approved signs, contact the DRC Administrator.***

   - ***Unless approved by the Developer or DRC, roadside or "bandit" signs are not permitted within any portion of the community or within areas of common responsibility or rights-of-way along the perimeter of the community.***

2. **Mailboxes**. Mailboxes shall be installed as part of original construction and shall conform to the location, standard design, color, size, lettering, post detail, and manufacturer on file with the Declarant or DRC. Twin mailboxes shall be required for all adjacent Lots. The cost of fabrication and installation is the responsibility of the Merchant Builder [*if both Lots are owned by the same Merchant Builder*] or shared by Merchant Builders [*if adjacent Lots are owned by separate Merchant Builders*].

   After completion of new construction, Lot Owners are responsible for the cost of maintenance and replacement of mailboxes serving their respective Lots. All replacements shall conform to the approved design on file with the Declarant or DRC.

   ➤ *See Approved Mailboxes under exhibits in this section. For details on ordering or installing approved mailboxes, contact the DRC Administrator.*

EXHIBIT: Approved Signs

SECTION	4.17
PAGE	03
DATE	8/30/03

LOT MARKER and FOR SALE / SOLD SIGN

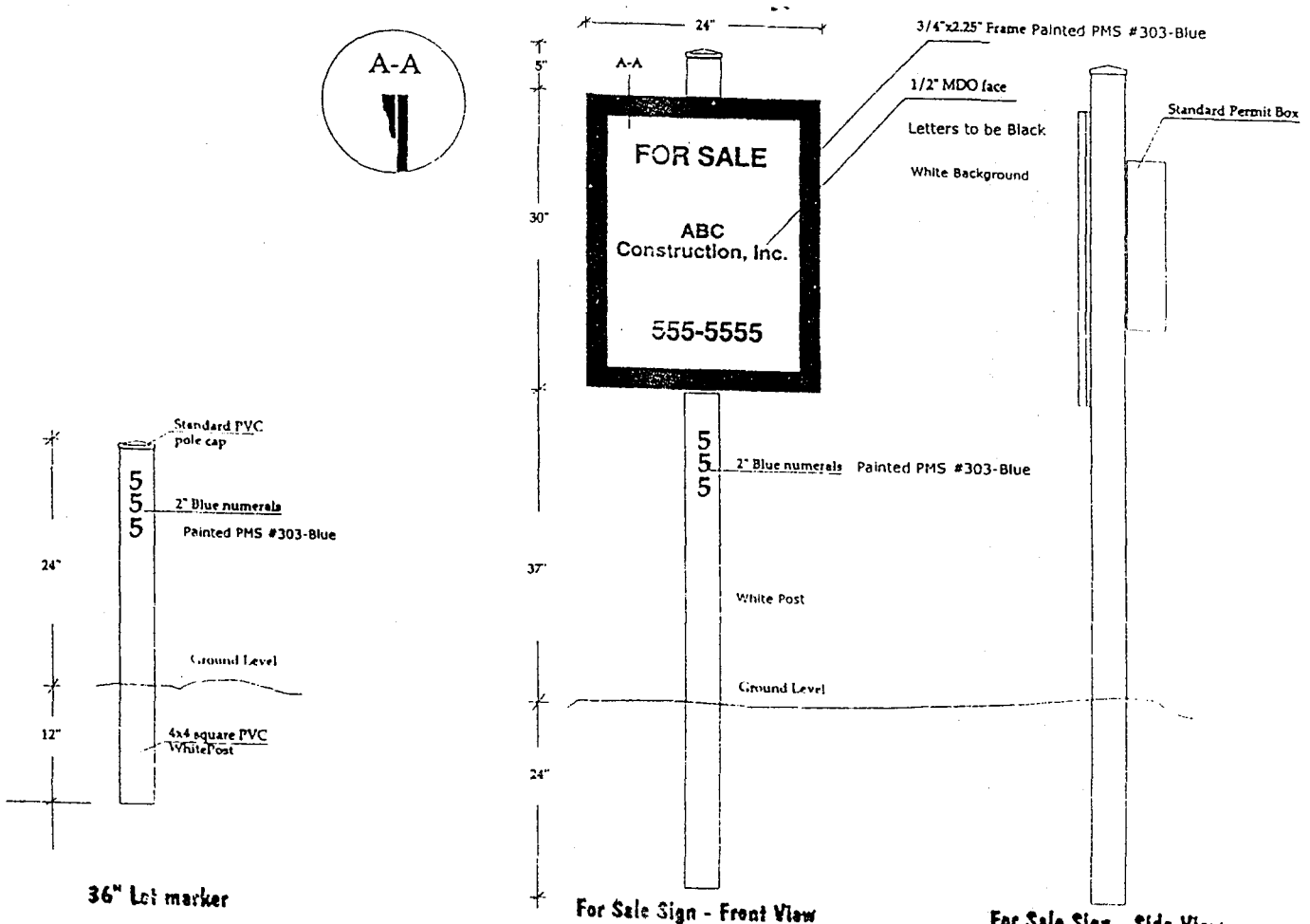


EXHIBIT: Approved Signs

SECTION	4.17
PAGE	04
DATE	8/30/03

MODEL HOME BUILDER SIGN

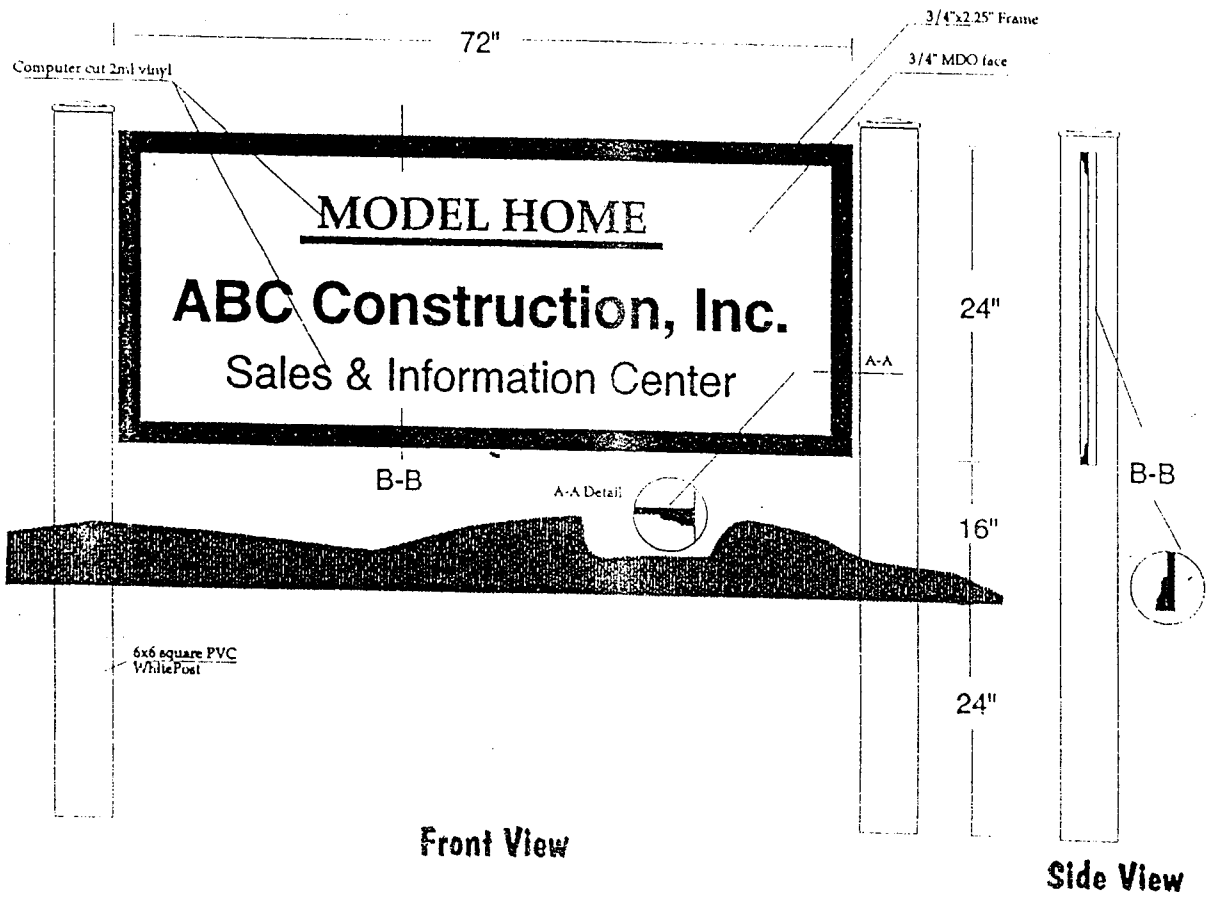


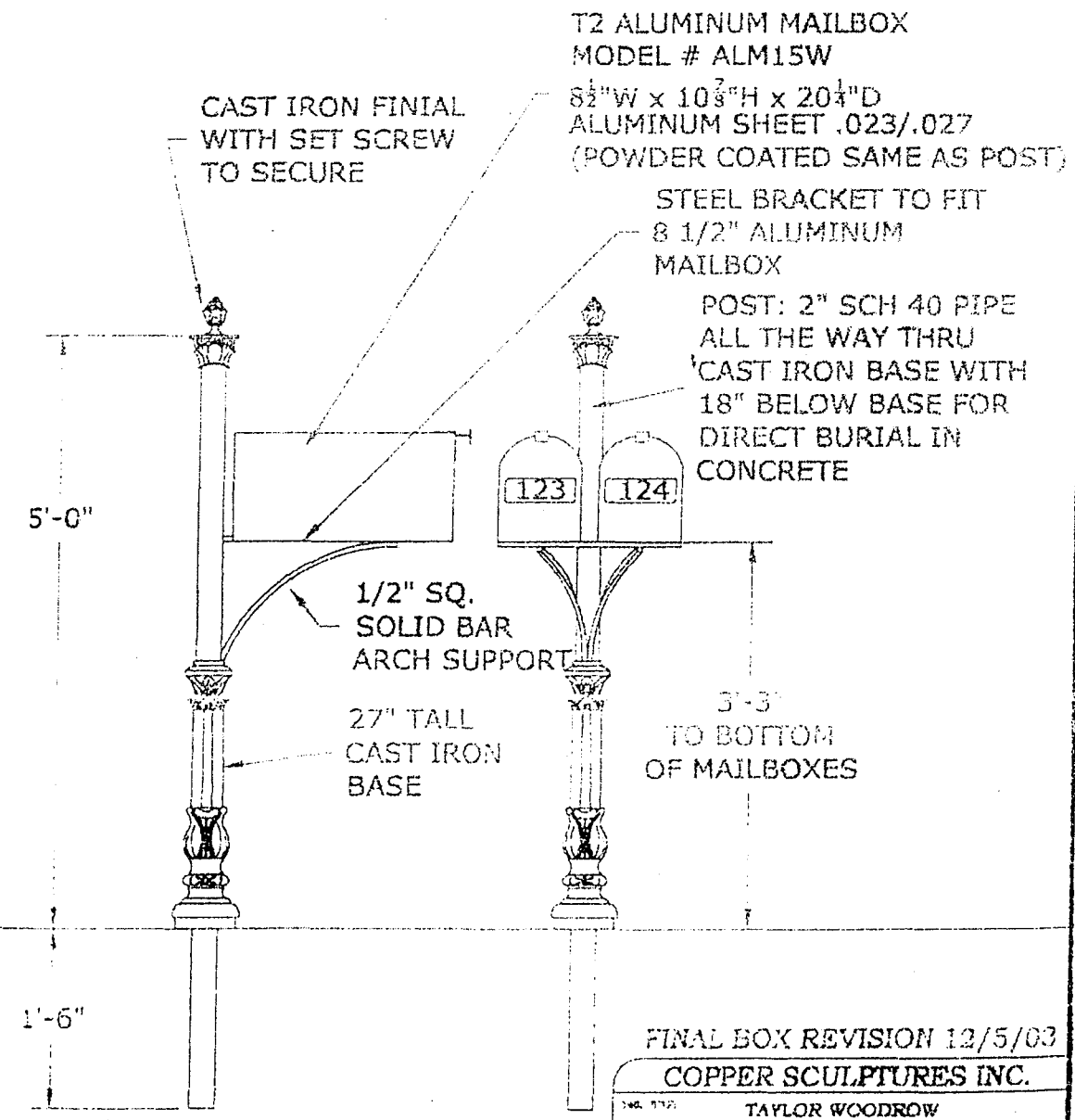
EXHIBIT: Approved Mailboxes

SECTION	4.17
PAGE	05
DATE	8/30/03

TAYLOR WOODROW
COMMUNITIES

ST. JOHN'S FOREST

-2" SCH 40 PIPE POST
-CAST IRON FINIAL
-CAST IRON BASE (6" DIA./27" TALL)
-(2) U.S. POST OFFICE APPROVED ALUMINUM MAILBOX
-(2) STEEL MAILBOX BRACKET
-(2) SOLID SQUARE BAR ARCH SUPPORT
-DIRECT BURIAL IN CONCRETE
-POWDER COAT SHERWIN WILLIAMS BLACK # P854.0009 POLYESTER



FINAL BOX REVISION 12/5/03

COPPER SCULPTURES INC.

TAYLOR WOODROW

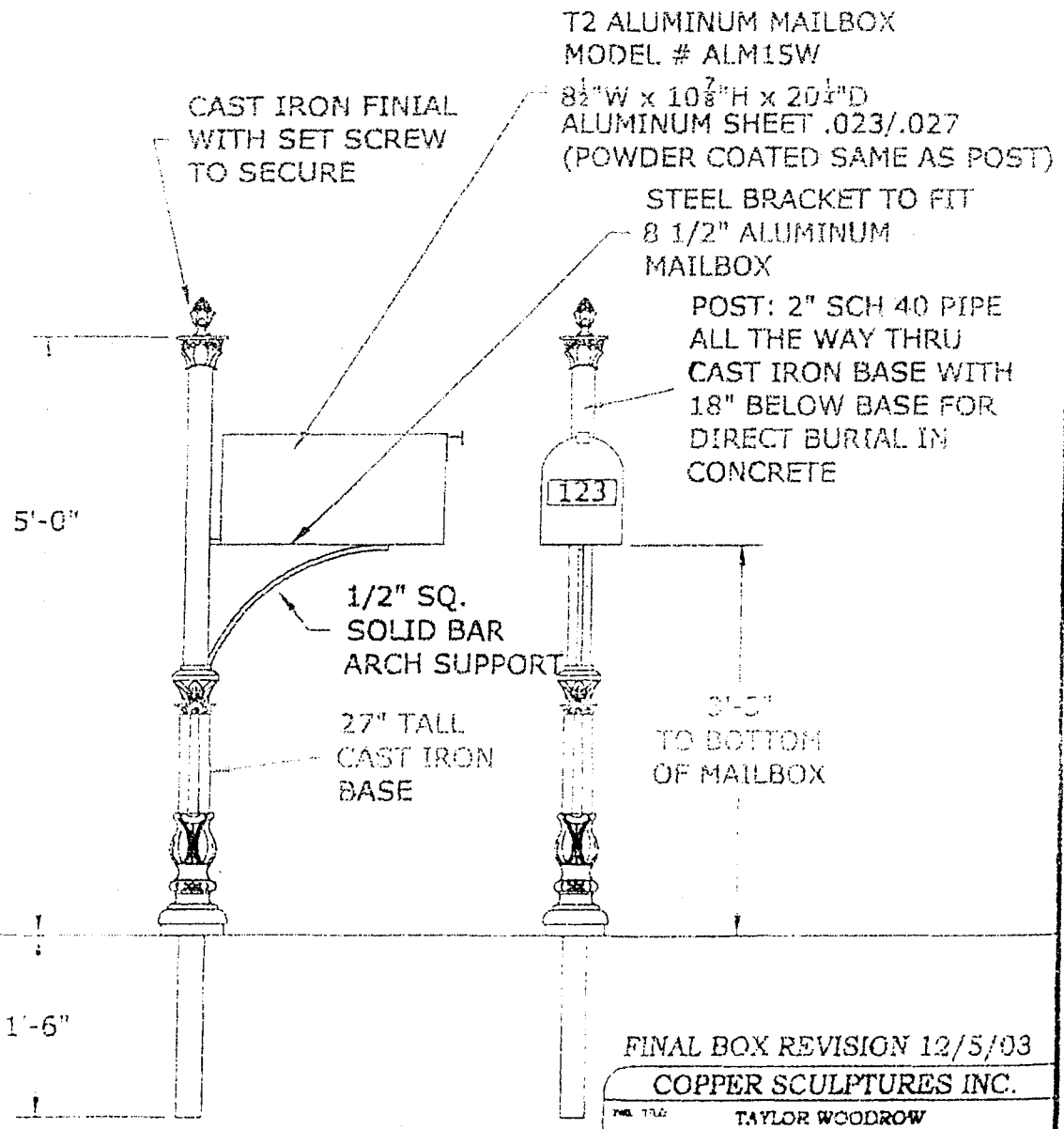
EXHIBIT: Approved Mailboxes

SECTION	4.17
PAGE	06
DATE	8/30/03

TAYLOR WOODROW COMMUNITIES

ST. JOHN'S FOREST

- -2" SCH 40 PIPE POST
- -CAST IRON FINIAL
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FINAL BOX REVISION 12/5/03

COPPER SCULPTURES INC.

TAYLOR WOODROW

Satellite Dishes and Antennas

SECTION	4.18
PAGE	01
DATE	8/30/03

1. Design Approval. The size, location and method of installation for a satellite dish shall be submitted with a Modifications Review Application for approval by the DRC prior to installation.

   ➤ ***Requests for the installation of a satellite dish will be processed on a expeditious basis without unreasonable delay by the DRC. No design review fees will be charged for Modifications Review Applications pertaining solely to requests for satellite dishes. Lot Owners are highly encouraged to obtain approval of satellite dishes prior to installation.***

2. Satellite Dishes. Subject to provisions in this section, one [1] satellite dish is permitted if it is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite. Satellite dishes must be 18" or less in diameter or diagonal measurement. Except for standards which may result in unreasonable delay, use or cost or preclude acceptable quality signals, satellite dishes shall comply with the following:

   ☐ Satellite dishes shall be located in a place shielded from view from the street, adjoining Lots, and Common Areas to the maximum extent possible as determined by the DRC.

   ☐ All attendant wiring for satellite dishes shall be internal to the Structure.

   ☐ Installation of satellite dishes by an Owner or professional installer shall be in accordance with permits, regulations and safety requirements of government or quasi-government authorities with jurisdiction over such equipment.

   ☐ The repainting of satellite dishes shall be required of Lot Owners if such colors are considered inharmonious, discordant, incongruous or aesthetically displeasing by the DRC, and if repainting does not impair the use of such equipment or reception of an acceptable quality signal.

- ☐ Lot Owners shall not permit satellite dishes to fall into disrepair or to become safety hazzards.

  - ➤ ***Lot Owners in violation of these provisions may be required by the DRC to repair, repaint, relocate and/or modify any such satellite dish at their sole expense.***

3. <u>Other Transmission or Reception Antennas</u>. Unless otherwise permitted by government authorities with jurisdiction over transmission or reception equipment, no other antennas, masks, towers, poles, aerials, satellite dishes or similar appurtenances shall be erected, constructed or maintained on the exterior of any Structure or Lot. No radio station or shortwave operations of any kind shall operate from any Lot.

Play Equipment

SECTION	4.19
PAGE	01
DATE	8/30/03

1. Overview. Planning for the recreation of children and young adults is an essential part of life at St. Johns Forest. Commercially available play equipment, however, is often less than desirable in appearance. As a result, the standards in this section have been established to create a balance between the need for play equipment and the impact on streetscapes, adjoining Lots and Common Areas.

   Play equipment includes, but is not limited to, basketball goals, swing sets, jungle gyms, play pools, playhouses, play complexes, tree houses, trampolines and similar items. The location, number, size, materials and colors for play equipment shall be reviewed on a case-by-case basis. A color photograph and size information should be submitted with a Modifications Review Application to the DRC prior to installation.

2. Location of Play Equipment. Permanent basketball goals shall be located as provided below. Portable play equipment, including portable basketball goals, shall be removed when not in use and may be stored in lanais or porches. All other play equipment shall be located in the rear yard within the Maximum Buildable Area.

3. Buffer Landscaping. Landscaping may be required for permanent play equipment to buffer views from the street, adjoining Lots and Common Areas. The location of play equipment will be evaluated on an individual basis to determine the extent of landscaping required. Generally, more extensive landscaping is required for corner Lots.

4. Permanent Basketball Goals. Permanent basketball goals may be approved and the location of each request will be evaluated on a case-by-case basis by the DRC. In order of priority, the preferred location for permanent basketball goals is the rear yard, followed by the side yard behind the front plane of the home. However, several factors will be examined when considering a request, such as the size of the Lot, the siting of the Structure on the Lot, and the potential damage to landscaping and automobiles on adjacent Lots. Regardless of the location, all permanent basketball goals shall have a black pole with a clear backboard.

   - ***No basketball backboards or goals may be attached to any portion of a Structure. Except for normal landscape and architectural lighting as may be approved for the Lot and/or Structure, exterior lighting is not permitted for the purpose of illuminating basketball play areas or other exterior play equipment.***

Play Equipment

SECTION	4.19
PAGE	02
DATE	8/30/03

5. Swing Sets. Wood swing sets may be made of cedar or redwood lumber and left natural or stained a medium to dark earth tone color to blend with the landscaping. Other materials will be considered, provided the color is acceptable.

6. Playhouses. Playhouses are limited to 100 square feet in area and a maximum height of 6'-0" above grade. The exterior of play houses shall be stained or painted a medium to dark earth tone color to blend with the landscaping. No electrical or plumbing connections are permitted to service playhouses.

7. Play Complexes. Play complexes may not exceed 250 square feet in area or more than 12'-0" in height above grade. The exterior of play houses shall be stained or painted a medium to dark earth tone color to blend with the landscaping.

8. Tree Houses. Tree houses are not permitted on any Lot within the community.

9. Trampolines. Other than portable trampolines which are moved inside when not in use, trampolines intended to remain outside will be evaluated on a case-by-case basis by the DRC.

10. Skateboard Ramps. Permanent skateboard ramps are not permitted on any Lot within the community.

Miscellaneous Provisions

SECTION	4.20
PAGE	01
DATE	8/30/03

1. Solar Collectors. The location and design details for solar collectors shall be submitted for Design Review or Modifications Review [*as applicable*]. 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.

2. Window Air-Conditioning Units. Window air-conditioning units are not permitted for residential units.

3. House Numbers, Family Names and Related Symbols. One [1] set of house numbers of no more than 6" in height may be mounted to the exterior wall of a Structure. House numbers may not be attached to fascias. House numbers shall be numeric in format. Back-lighted house numbers are prohibited. No additional house numbers or family names, coat of arms, crests, insignias, medallions or similar items may be attached to any Structure or located in the open yard area of any Lot.

4. Flags and Poles. Lot Owners may install one [1] American flag not to exceed 30" x 48" on a wall-mounted flag pole sleeve of 5'-0" in length or less. The flag pole sleeve must be attached to the exterior wall of a Structure with brackets and the highest point of the flag may not exceed 10'-0" above grade. Except as otherwise provided in the Declaration, no other flags are permitted on a Lot and no flag poles may be installed in the ground on any Lot.

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

6. Sheds. No portable or detached sheds are permitted.

7. On-Site Fuel Storage Tanks. Below- or above-ground storage tanks for gasoline or other fuels are not permitted on any Lot, except that up to five [5] gallons of fuel may be stored on each Lot for emergency purposes and operation of lawn movers and similar tools or equipment. Propane tanks normally associated with outdoor barbecue grills are permitted above-ground.

8. **Clothes Lines**. Clothes lines are not permitted on a Lot if such equipment is visible from Common Areas or other Lots.

9. **Utility Sheds**. Permanent, portable or detached utility sheds are not permitted on any Lot.

5 ENVIRONMENTAL STANDARDS

Environmental Standards

SECTION	5.01
PAGE	01
DATE	8/30/03

The lakes and conservation areas within St. Johns Forest are highly valued amenities. Every effort must be made to preserve and protect the environment that contributes to the community's identity as a most desirable place to live. Accordingly, Applicants and Owners are required to comply with the following standards:

1. Lakes and Conservation Areas. Lakes and conservation areas within St. Johns Forest may in no way be altered without approval from the Master Association, CDD, Declarant, DRC and the requisite governmental or quasi-governmental authorities with jurisdiction over such areas.

2. Environment Control During Construction. Environmental fences, silt fences, hay bales, and other sediment control methods shall be employed by Applicants upon request by the Project Manager or the DRC Administrator and as required by governmental or quasi-governmental authorities.

3. Hazardous Substances. No petroleum substances or other potentially hazardous or toxic substances shall be dumped, whether intentionally or unintentionally, on any Lot or in any conservation area, lake or drainage system within the Property. All violations of this provision must be immediately reported to the Project Manager and the DRC Administrator.

4. Tree and Native Landscape Material. The employees of building and trade contractors must protect existing trees and native landscape material targeted to remain during construction and to respect tree fence areas for the protection of root systems from heavy vehicles and equipment.

5. Aeration Systems and Tree Wells. When fill is required around trees, aeration systems or tree wells will be installed by Applicants as may be required by the DRC.

6. Protective Tree Fences. If required by the DRC, protective fences must be installed at the drip line or farther for more mature trees prior to any clearing, site work or construction activities. Protective fencing must be maintained throughout the building phase and shall conform to a standard design established by the DRC. No equipment, material, fill, trash or toxic substances may be placed within boundaries of protective fencing for trees.

7. Concrete Washout & Vehicle Washing. The washing of concrete trucks or other vehicles is not permitted on roadways or within the drip line of trees. All concrete washouts must be performed entirely on the Lot where such materials was provided or in areas designated by the Project Manager or DRC Administrator. If

street cleaning work is required to restore the appearance of street surfaces in front of a Lot, the cost of any such repairs will be the responsibility of the Applicant.

8. Tree Maintenance. Unless otherwise required to remain in a natural state, all trees will be maintained and cared for throughout construction. As provided in this manual, no trees may be removed from Lots without the written approval of the DRC.

9. Fines for Damage. In the event native landscape material or trees targeted to remain are damaged, the Applicant or Owner may be required to pay a fine and/or to replace such vegetation or trees with comparable materials of such size and number, and in such locations, as the DRC may determine to mitigate the damage.

10. Vehicle Maintenance. Oil changes and the removal of other vehicle and equipment fluids must be performed in accordance with environmental regulations and, under no circumstances, are any toxic fluids permitted to be discharged onto the ground.

➢ ***Applicants are responsible for ensuring compliance with Environmental Standards by all building contractors, subcontractors and suppliers. Depending on the nature of a violation, Applicants and/or their building contractors, subcontractors and suppliers may be required to pay costs involved in any violation, to remedy a violation in a timely manner, to leave the community, temporarily or permanently, and/or to pay fines.***

6 CONSTRUCTION SITE STANDARDS

Construction Site Standards

SECTION	6.01
PAGE	01
DATE	8/30/03

Construction Site Standards have been established to foster a positive working relationship among the employees of building contractors, subcontractors and suppliers entering or performing work within the community. All Applicants and their building contractors, subcontractors and suppliers are required to comply with Construction Site Standards, which include the following:

1. Construction Access. All construction vehicles [*trucks, vans and cars*] are required to check in at the construction gate, to follow instructions of gatehouse personnel, to obtain passes as may be required, and to limit travel to certain roadways within the community.

2. Registration of Trade contractors. Upon request by the Project Manager or DRC Administrator, Applicants will provide a list, and changes as they occur, of their building contractors, subcontractors and suppliers who are authorized to perform work or to deliver materials within the community. Unregistered persons and parties may be denied access.

3. Employees Only. Only construction personnel, employed by building contractors, trade contractors and suppliers, are permitted access to construction sites within the community. No family members or children are allowed, unless such persons are bona fide employees or riding in a vehicle to drop off or pick up construction personnel.

4. Community Amenities and Common Areas. Community amenities and common area are for the benefit of residents. Construction personnel are not permitted to use community amenities or common areas.

5. Damage to Improvements. Applicants assume full responsibility for the cost of any reconstruction, maintenance or repair of property or improvements within the Property arising from activities of any building contractor, subcontractor and supplier or their employees.

6. Speed Limits. For the safety of residents, the speed limit within the community is 25 m.p.h. for all vehicles.

7. Construction Parking. Under certain circumstances, construction personnel may be required to park in designated areas. When parking is permitted along roadways, only one side of the street may be used. No parking is permitted in permanently landscaped or grassed areas.

8. **Removal of Construction Vehicles**. Construction vehicles [*trucks, vans and cars*] must be removed from job sites at the end of day unless otherwise approved by the Project Manager or DRC Administrator. Vehicles left within the community are subject to removal at the owner's expense and without prior notice.

9. **Job Site Conditions and Dumpsters**. All job sites shall be kept in a clean and orderly condition. Applicants are responsible for removal and placement of trash in dumpsters or "caged" areas on a daily basis in all areas that are open to public view.

10. **Street Cleaning**. Until a cooperative street cleaning program is in effect, Applicants will provide street cleaning and removal of construction materials, trash and debris from roadways, easements and swales on a routine basis or upon request of the Project Manager or DRC Administrator.

11. Pedestrian Paths & Driveways. Driving across pedestrian paths is not permitted. Residential driveways may not be used for parking or to turn around vehicles.

12. **Storage of Fill & Materials**. No fill or materials may be stored or placed in right-of-ways, on vacant lots, or any other portions of the community without approval of the Project Manager or DRC Administrator. No spoils or dump sites are available within the community to receive export cuts. Applicants requiring import fill should check with the Project Manager to determine availability.

13. **Temporary Electric & Water**. Applicants are responsible for providing temporary electric and water service for homes under construction. Applicants and their building and subcontractors are not permitted to use the services of another Applicant or building and subcontractor without permission. The use of electricity or water from homeowners is strictly prohibited.

14. Loud Music. For the benefit of residents and other workers, the playing of loud music is prohibited. Construction personnel who continue to violate this provision, after adequate warning, will be required to leave the community.

15. Pets. Pets of construction personnel are not permitted on job sites or inside vehicles parked within the community.

16. Signage. No signage is permitted within the community, except signs authorized by the DRC or Declarant. Unapproved signage, located on lots or other portions of the community, will be removed and discarded without notice or obligation to the offending party.

17. Portable Restrooms. Applicants shall provide one portable restroom per home under construction. Portable restrooms must be located 10' back from the edge of the curb with the access door facing the opposite direction of the street.

18. Construction Trailers, Sheds & Offices. Construction trailers, sheds or offices will not be permitted within the community without the prior written approval of the Project Manager or DRC Administrator.

19. Construction Deliveries and Work Hours. Work hours for deliveries or construction shall be from 6:30 a.m. to 7:00 p.m. Monday to Saturday. After move in of the first resident, no construction deliveries or work is permitted on Sundays or on days when community-wide promotional events are scheduled. Any exceptions to construction delivery or work hours must be approved in advance by the Project Manager or DRC Administrator.

20. Fires. Applicants and their building and subcontractors are not permitted to burn rubbish or trash on any portion of the property without approval of the Project Manager or DRC Administrator and obtaining necessary permits from governmental authorities.

21. Alcoholic Beverages. No alcoholic beverages may be consumed by construction personnel within the community. Failure to comply with this provision will result in *immediate dismissal.*

22. Intentional Damage. Building and trade contractors will respect the work of other trades. Workmen causing intentional damage to materials or workmanship of others are subject to ***permanent dismissal*** from the community.

23. **Security**. The security of construction improvements and materials is the responsibility of each Applicant. Construction vehicles are subject to search at any time, and construction personnel are required to cooperate fully with gatehouse personnel and representatives of the Declarant and DRC.

    ➤ ***Applicants are responsible for ensuring compliance with Construction Site Standards by all building contractors, subcontractors and suppliers. Depending on the nature of a violation, Applicants and/or their building contractors, subcontractors or suppliers may be required to pay costs involved in any violation, to remedy a violation in a timely manner, to leave the community, temporarily or permanently, and/or to pay fines.***

7 DRC APPLICATIONS

DRC Applications

SECTION	7.01
PAGE	01
DATE	8/30/03

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

- ☐ Design Review Application for Master Approval ~ Long Form: Section 7.02.01
- ☐ Design Review Application for Master Approval ~ Short Form: Section 7.03.01
- ☐ Modifications Review Application: Section 7.04.01
- ☐ Request for Change Application: Section 7.05.01

EXHIBIT:
Design Review Application For Master Approval ~ Long Form

SECTION	7.02
PAGE	01
DATE	8/30/03

Use this application for master approval of plans, colors and landscaping only. Changes which may be desired subsequent to master approval must be approved on a Request for Change Application.



ST. JOHNS FOREST

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 1 of 4

Use for master approval of plans, colors and landscaping

To	DRC Administrator		
Applicant			
Typical Lot Width			
Plan Name			
Elevation Name	(a)	(b)	(c)
AC Sq. Ft. by Elevation	(a)	(b)	(c)
Landscape Budget	(a) $	(b) $	(c) $

CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant certifies the air-conditioned square footages to be true and correct. Applicant agrees to construct plans, colors, landscaping and related improvements in accordance with this Application, the Design Review Manual and the Declaration. All changes must be approved in advance by submitting a Request for Change to the DRC.

Applicant Signature (Lot Owner)	Date

ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS FOR EACH ELEVATION

- ❑ Design Review Application [*2 copies*]
- ❑ Product Photo Copies and Literature [*2 copies*]
- ❑ Site Plan for Typical Lot [*2 copies*]
- ❑ Floor Plans [*2 copies for each elevation*]
- ❑ Wall Sections [*2 copies for each plan*]
- ❑ Exterior Elevations [*2 copies for each elevation*]
- ❑ Roof Plans [*2 copies for each elevation*]
- ❑ Pool Plans [*2 copies for each pool plan*]
- ❑ Screen Enclosure Plans [*2 copies for each pool plan*]
- ❑ Landscape Plans [*6 total. 1 with and 1 without a pool for a standard lot, back-to-back lot and corner lot*]
- ❑ Design Review Fee

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS [*if any*] ▪ STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 2 of 4

Exterior Material and Finish Schedule

Applicant	
Plan Name	

Item	Manufacturer, Model, Series and/or Description	Finish and/or Pattern	Submit With Application		
			B&W Photo Copy	Color Photo Copy	Product Literature
Roof Shingles				●	●
Chimney Cap / Cowling			●		
Fascia					
Soffit					
Louvered Vents					
Fiber-Cement Siding					
Brick				●	●
Stone				●	●
Windows			●		
Columns			●		
Shutters			●		●
Railings			●		
Front Door			●		
Garage Door			●		●
Driveway				●	●
Entry Walkway				●	●

DESIGN REVIEW APPLICATION
FOR MASTER APPROVAL ~ LONG FORM: 3 of 4

Color Chip Sheet

Applicant	
Plan Name	
Color Pallette No.	

ATTACH ONLY ONE SHEET PER APPLICATION FOR EACH COLOR PALLETTE ▪ MAKE COPIES OF THIS SHEET AS REQUIRED

APPLIES TO: [✔]		CHIP #1
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #2
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #3
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #4
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 4 of 4

Landscape Material Schedule and Budget

Applicant	
Landscape Plan No.	
Landscape Plan Type	Check One ❑ Standard Lot [*with rear lot line to lake, conservation or open space*] ❑ Back-to-Back Lot ❑ Corner Lot

COMPLETE THIS SHEET FOR EACH LANDSCAPE PLAN ▪ MAKE COPIES OF THIS SHEET AS REQUIRED ▪ CODE ITEMS BELOW TO LANDSCAPE PLANS
SHOW LIGHTING ON LANDSCAPE PLANS ▪ ATTACH TWO SETS OF PLANS EACH FOR POOL, SCREEN ENCLOSURE AND LANDSCAPING ▪ 6 DIFFERENT LANDSCAPE PLANS ARE REQUIRED [*1 WITH AND 1 WITHOUT A POOL FOR A STANDARD LOT, BACK-TO-BACK LOT AND CORNER LOT*]

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

EXHIBIT:
Design Review Application For Master Approval ~ Short Form

SECTION	7.03
PAGE	01
DATE	8/30/03

After Applicant obtains master approval of plans, colors and landscaping, use this form to obtain approval for the use of a plan on a specific Lot.



ST. JOHNS FOREST

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ SHORT FORM: 1 of 2

To	DRC Administrator
Applicant	
Purchaser [*If any*]	
Lot No.	
Street Address	
Plan Type	Check one: ❑ Model Home ❑ Speculative Home ❑ Pre-Sale Home
AC Sq. Ft.	
Impervious Surface %	
Plan Name / Elevation	
Closest Lot(s)	[*closest Lots where same model has been approved or for which another application is pending*]
Color Pallette No.	
Landscape Plan No.	
Pool Plan No.	

CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant certifies the air-conditioned square footage and impervious surface ratio to be true and correct. If approved by the DRC, Applicant agrees to construct the home and related improvements in accordance with this Application, the Design Review Application for Master Approval ~ Long Form, the Design Review Manual and the Declaration.

Applicant Signature [*Lot Owner*]	Date

ATTACH COPIES OF THE FOLLOWING ITEMS

❑ Design Review Application [*2 copies*]	❑ Site Plan [*2 copies*]

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS [*if any*] ■ **STIPULATIONS ARE BINDING ON APPLICANTS**

ISSUED BY

DRC Administrator Signature	Date

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ SHORT FORM: 2 of 2

Applicant	
Lot No.	
Street Address	

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

- ❑ Property Lines with dimensions
- ❑ Easements with dimensions
- ❑ Building setback lines with dimensions
- ❑ Building location with dimensions
- ❑ Building corners with dimensions to property line
- ❑ Finish floor elevations
- ❑ Driveway and apron dimensions
- ❑ Existing and proposed grades at lot corners
- ❑ Existing and proposed grades along side property lines
- ❑ Arrows showing direction of drainage flow
- ❑ Sidewalks and walkways
- ❑ Above-ground utilities on lot or in adjacent ROWs
- ❑ Street light locations in adjacent ROWs
- ❑ Mailbox location
- ❑ Porches, patios, pools and decks with dimensions
- ❑ Fences and walls
- ❑ HVAC equipment and screening
- ❑ Pool equipment and screening
- ❑ Retaining walls and tree wells
- ❑ Trees to be saved [*4" and over caliper @ 18" above grade*]

INDICATE CHANGES [*IF ANY*] TO MASTER APPROVAL ▪ ATTACH PLANS AND SKETCHES AS NECESSARY

EXHIBIT:
Modifications Review Application

SECTION	7.04
PAGE	01
DATE	8/30/03

Use this form for
the approval of modifications to
completed homes.



ST. JOHNS FOREST

MODIFICATIONS REVIEW APPLICATION: 1 of 2

Use to request modifications for completed homes

To	DRC Administrator
Applicant	
Lot No.	
Street Address	
Telephone	
Existing AC Sq. Ft. (+)	[*applies only if additional AC square footage will be added to home*]
Additional AC Sq. Ft. (+)	[*applies only if additional AC square footage will be added to home*]
Revised AC Sq. Ft. (=)	[*applies only if additional AC square footage will be added to home*]

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, the Design Review Manual and the Declaration

Applicant Signature [Lot Owner]	Date Submitted

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

- ❑ Modifications Review Application [*1 copy*]
- ❑ Sketches [*1 copy*] [*if applicable*]
- ❑ Product Photo Copies and Literature [*1 copy*] [*if applicable*]
- ❑ Site Plan [*1 copy*][*if applicable*]
- ❑ Floor Plans [*1 copy*][*if applicable*]
- ❑ Wall Section [*1 copy*][*if applicable*]
- ❑ Exterior Elevations [*1 copy*] [*if applicable*]
- ❑ Roof Plans [*1 copy*] [*if applicable*]
- ❑ Pool Plans [*1 copy*] [*if applicable*]
- ❑ Screen Enclosure Plans [*1 copy*] [*if applicable*]
- ❑ Landscape Plans [*1 copy*] [*if applicable*]
- ❑ Color Chips [*1 set*] [*if applicable*]
- ❑ Insurance Certificates [*1 copy*] [*if applicable*]
- ❑ Contractor or Trade Licenses [*1 copy*] [*if applicable*]
- ❑ Modifications Review Fee

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS [*IF ANY*] ▪ **STIPULATIONS ARE BINDING ON APPLICANTS**

ISSUED BY

DRC Administrator Signature	Date

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ SHORT FORM: 2 of 2

Applicant	
Lot No.	
Street Address	

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

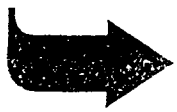
- ❑ Property Lines with dimensions
- ❑ Easements with dimensions
- ❑ Building setback lines with dimensions
- ❑ Building location with dimensions
- ❑ Building corners with dimensions to property line
- ❑ Finish floor elevations
- ❑ Driveway and apron dimensions
- ❑ Existing and proposed grades at lot corners
- ❑ Existing and proposed grades along side property lines
- ❑ Arrows showing direction of drainage flow
- ❑ Sidewalks and walkways
- ❑ Above-ground utilities on lot or in adjacent ROWs
- ❑ Street light locations in adjacent ROWs
- ❑ Mailbox location
- ❑ Porches, patios, pools and decks with dimensions
- ❑ Fences and walls
- ❑ HVAC equipment and screening
- ❑ Pool equipment and screening
- ❑ Retaining walls and tree wells
- ❑ Trees to be saved [*4" and over caliper @ 18" above grade*]

INDICATE CHANGES [*IF ANY*] TO MASTER APPROVAL ▪ ATTACH PLANS AND SKETCHES AS NECESSARY

EXHIBIT:
Request for Change Application

SECTION	7.05
PAGE	01
DATE	8/30/03

Use this form to request an exterior change, including color changes, to a Design Review Application for Master Approval or Modifications Application after approval of any such application and prior to commencing changes. This application applies to work in progress only. For changes to a completed home, use the Modifications Review Application.



ST. JOHNS FOREST

REQUEST FOR CHANGE: 1 of 2

Use to request a change to work in progress

To	DRC Administrator
Applicant	
Lot No.	
Street Address	
Plan Type	Check one: ❑ Model Home ❑ Speculative Home ❑ Pre-Sale Home ❑ Completed Home
Plan Name / Elevation	*[required for new construction only]*
Request Applies To:	❑ Design Review Application for Master Approval ❑ Design Review Application for Individual Approval ❑ Landscape Review Application ❑ Modifications Review Application

ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant requests a change to the application checked above. If approved by the DRC, Applicant agrees to complete changes in accordance with this Application and the Design Review Manual.

Applicant Signature *(Lot Owner)*	Date Submitted

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

❑ Request for Change Application *[1 copy]*	❑ Roof Plans *[1 copy] [if applicable]*
❑ Sketches *[1 copy] [if applicable]*	❑ Pool Plans *[1 copy] [if applicable]*
❑ Product Photo Copies and Literature *[1 copy] [if applicable]*	❑ Screen Enclosure Plans *[1 copy] [if applicable]*
❑ Site Plan *[1 copy] [if applicable]*	❑ Landscape Plans *[1 copy] [if applicable]*
❑ Floor Plans *[1 copy] [if applicable]*	❑ Color Chips *[1 set] [if applicable]*
❑ Wall Section *[1 copy] [if applicable]*	❑ Request for Change Fee
❑ Exterior Elevations *[1 copy] [if applicable]*	

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS *[if any]* - STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

REQUEST FOR CHANGE: 2 of 2

Applicant	
Lot No.	
Street Address	

DESCRIPTION OF CHANGE ▪ ATTACH PLANS AND SKETCHES AS REQUESTED BY THE DRC ADMINISTRATOR

8

DEFINITIONS

Interpretations and Definitions

SECTION	8.01
PAGE	01
DATE	8/30/03

INTERPRETATIONS

The following interpretations shall apply to the contents of the Design Review Manual:

- ☐ Unless the context expressly requires otherwise, the use of the singular includes the plural and vice versa; the use of one gender includes all genders.
- ☐ The use of the terms ***including*** or ***include*** is without limitation.
- ☐ The use of the terms ***will***, ***must*** and ***should*** have the same effect as the use of the term ***shall***.
- ☐ The use of headings and other textual divisions in this manual are for indexing purposes only.
- ☐ Any reference to ***DRC approval*** or similar terms and phrases shall be interpreted as ***approval in writing***. Oral statements may not be relied upon.

DEFINITIONS

The words, terms and phrases contained in this section are defined below and shall be interpreted as such throughout the Design Review Manual. Terms not defined herein or within the content of the manual shall have the meaning customarily assigned to them or such as the context may imply.

Accessory Structure shall mean and refer to a detached structure which is customarily associated with a single-family residential dwelling including, but not limited to, detached gazebos, pavilions, cabanas and pergolas.

Air-Conditioned Square Footage shall mean and refer to the finished space of a Structure as measured at floor level from the outside of finished perimeter walls and from the center line of demising walls separating air conditioned and non-air conditioned space. Openings in floors are not included in calculations. The area of stair treads and landings proceeding to the floor below is included for the floor from which the stairs descends, not to exceed the area of the opening in the floor. To be included in calculations, finished areas must have a ceiling height of at least 7'-0" except: (a) under beams, ducts and other obstructions where the height may be 6'-4"; (b) under stairs where there is no specified height requirement; or (c) where the ceiling

is sloped. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7'-0"; no portion of the finished area that has a height of less than 5'-0" may be included in calculations. Garages and unfinished areas are not included in calculations. Chimneys, windows and other finished areas that protrude beyond the exterior finished surface of the outside walls and do not have a floor on the same level are not included in calculations.

Applicant shall mean and refer to a legal owner of a Lot who submits an application to the Design Review Committee.

Application shall mean and refer to a Design Review Application for Master Approval, Design Review Application for Individual Approval, Landscape Review Application, Modifications Application or Request for Change as the context may imply.

Board of Directors or **Board** shall mean and refer to the elected or appointed body of the Association having its normal meaning under Florida corporate law.

Commencement of Construction shall mean and refer to the start of construction which shall not have been deemed to commence until (a) all plans for such construction have been approved by the Design Review Committee; (b) a building permit has been issued by the requisite building department; and (c) construction has physically commenced beyond site preparation.

Common Area shall mean and refer to all real property dedicated to, owned by, or held by the Association, or intended by Declarant to be devoted to the common use as further defined in the Declaration.

Community Development District ("CDD") shall mean and refer to the St. Johns Forest Community Development District, which is a special purpose unit of local government created under Chapter 190, Florida Statutes, and which may acquire, fund, construct, operate and maintain certain infrastructure and community services within or outside the Properties as provided in the Declaration of Covenants, Conditions, Restrictions and Easements for St. Johns Forest.

Completion of Construction shall mean and refer to the date a Structure is complete, including installation of all landscaping, and receipt of a final certificate of occupancy by the requisite building department.

Construction Site Standards shall mean and refer to standards pertaining to construction site activity and operations as provided in the Design Review Manual.

Declarant shall mean and refer to Taylor Woodrow Communities at St. Johns Forest, L.L.C. as defined in the Declaration of Covenants, Conditions, Restrictions and Easements for St. Johns Forest.

Declaration shall mean and refer to the Declaration of Covenants, Conditions, Restrictions and Easements for St. Johns Forest as the same may be amended or supplemented from time to time.

Design Documents shall mean and refer to site plans, architectural or design drawings, specifications, lot grading plans, surveys, engineering details, landscaping plans, color and material samples, and any other documents, drawings, photographs or literature which illustrates, describes, or otherwise interprets the plan of construction, change or modification for any Lot or Structure located thereon.

Design Review Application for Master Approval shall mean and refer to the Design Review Application for Master Approval and any attachments thereto, including Design Documents, for the review and master approval of new construction by the Design Review Committee.

Design Review Committee ("DRC") shall mean and refer to the committee formed to establish and administer the provisions and standards of the Design Review Manual as provided in the Declaration of Covenants, Conditions, Restrictions and Easements of St. Johns Forest.

Design Review Committee ("DRC") Administrator shall mean and refer to the individual appointed to accept Design Review Applications from Owners; to conduct field inspections of construction; to maintain records of the Design Review Committee; to enforce design, environmental and construction site standards; and to counsel with Applicants with regard to specific standards and guidelines.

Design Review Manual ("Manual") shall mean and refer to the manual which sets forth policies and procedures of the Design Review Committee, and establishes standards, guidelines and provisions for new construction and modifications to existing Structures.

Design Standards shall mean and refer to the standards of site planning, site development, architecture and landscaping as contained in the Design Review Manual.

Developer shall mean and refer to Taylor Woodrow Communities at St. Johns Forest, L.L.C. as defined in the Declaration of Covenants, Conditions, Restrictions and Easements for St. Johns Forest.

Environmental Standards shall mean and refer to standards pertaining to protection of the environment as contained in the Design Review Manual.

Front Yard Zones shall mean and refer to the portion of a Lot between the front plane of a Structure and the Streetscape Zone and running the full width of a Lot.

Lakefront Zone. shall mean and refer that portion of a Lot which spans the full width of the Lot and is the last 15 feet of the Rear Yard Zone for Lots abutting lake tracts.

Landscape Review Application shall mean and refer to the Landscape Review Application and any Design Documents attached thereto for the purpose of requesting approval by the Design Review Committee for landscaping and related improvements.

Lot shall mean and refer to a portion of the Property, whether developed or undeveloped, intended for development, use or occupancy as an attached or detached residence for a single family and as further defined in the Declaration.

Lot Owner or Owner shall mean and refer to the record title holder, whether one (1) or more persons or entities, of the fee simple title to any Lot situated within or upon the Properties.

Master Association shall mean and refer to the St. Johns Forest Master Property Owners Association, Inc., a Florida not-for-profit corporation, its successors or assigns, and as further defined in the Declaration of Covenants, Conditions, Restrictions and Easements for St. Johns Forest.

Maximum Buildable Area shall mean and refer to the portion of a Lot within the building setbacks and upon which the Structure and any Accessory Structures may be constructed, subject to provisions contained in the Design Review Manual.

Merchant Builder shall mean and refer to all builders who purchase Lots or parcels of vacant land to construct buildings and who are participants in any organized builder program that may be implemented by the Declarant.

Modifications Review Application shall mean and refer to a Modifications Review Application and any Design Documents attached thereto for the purpose of requesting approval by the Design Review Committee for modifications to a Lot or Structure. This Application applies to completed Structures.

Neighborhood Association shall mean and refer to any homeowners association that may be formed within a particular neighborhood to govern the business affairs and any property within that neighborhood as set forth in the Declaration.

Property or Properties shall mean and refer to the real property as legally described and defined in the Declaration.

Rear Yard Zones shall mean and refer to the portion of a Lot between the rear plane of a Structure and the rear property line and running the full width of a Lot.

Request for Change Application shall mean and refer to the Request for Change Application and any attachments thereto, including Design Documents, to request approval for a change to a Design Review Application for Master Approval, Design Review Application for Individual Approval, Landscape Review Application or Modifications Review Application after initial approval by the Design Review Committee. This Application applies to a request for change to work in progress.

Side Yard Zones shall mean and refer to the portion of a Lot from the front to the back of a Structure on both sides over to the respective property lines.

St. Johns Forest shall mean and refer to the master-planned community anticipated to be developed on the Property pursuant to the approvals granted by St. Johns County, Florida.

Streetscape Zone shall mean and refer to a portion of the right-of-way adjoining a Lot and running from the curb to the front yard property line across the full width of a Lot. On Corner Lots, the Streetscape Zone also extends the full length of the street side yard to the rear property line.

Structure shall mean and refer to a residential dwelling on a Lot, and shall include any attached structures such as a portico, garage, and porch.

Surface Water Management System shall mean and refer to the portion of the Properties within St. Johns Forest, including improvements thereon, which are designed and constructed or implemented to control water and as further defined in the Declaration.

Variance shall mean and refer to an exception to the standards contained in the Design Review Manual as may be granted by the Design Review Committee.