

ARCHITECTURAL GUIDELINES
Timberwood Landing

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

1. PROCESSING

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

(1) Architectural Construction Plans:

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

b. **Square footage:**

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

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

- mechanical equipment

d. **Dimensioned elevations at 1/4” scale:**

- i. roof pitch (minimum 4/12)
- ii. height of structure (maximum 35 feet)
- iii. pattern of window mullions

e. Typical wall section

f. Window and exterior door schedule

(2) Specification and Color Package Submittal

a. Master color book

- i. stucco body colors

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

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

2. SITE

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

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

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

D. SETBACK REQUIREMENTS

(1) Lot setback requirements are measured in accordance with the County Land Development Code. Corner lots shall permit one vehicular access only. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks.

(2) Pools and Pool/Patio Enclosures:

- a. Front - No pool, pool deck or patio enclosure may be located within the front yard.
- b. Side - subject to County permitting requirements.
- c. Rear - subject to County permitting requirements.

(3) Pool Decks:

- a. Front - No pool, pool deck or patio enclosure may be located within the front yard.
- b. Side - subject to County permitting requirements.
- c. Rear - subject to County permitting requirements.

3. LANDSCAPING

A. REQUIREMENTS. All landscaping will be in accordance with the requirements of the County Land Development Code. Driveways and walks shall be four inch (4") poured concrete. Patterns or alternate paving surfaces may be used subject to approval. Asphalt pavement is not permitted. Front, side and rear elevations on lakefront Lots shall comply with minimum hedge, shrub and tree requirements.

B. PLANT MATERIAL. Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Floratam sod. Shrubs and hedges shall be a minimum height of twenty-four inches (24") immediately after planting. Trees shall be a minimum height of eight feet (8') when planted. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways and the like shall not be used within fifteen feet (15') of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

C. IRRIGATION. All lake lots shall extend irrigation coverage to the waters edge. The irrigation system may utilize reclaimed water, and shall be automatically controlled by a time clock.

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

E. RECOMMENDED LANDSCAPE MATERIAL. Minimum of three (3) trees, or the minimum required by County Land Development Code, whichever is greater. Shrubs may be planted in clusters or in a hedge-like fashion. Consider: (1) native species and evergreens; (2) resistance to insects and diseases; (3) cold hardiness; (4) adaptability to existing soil conditions; and (5) life expectancy.

F. PLANT LIST. Consider: soil conditions and preparation for adequate drainage.

	<u>Botanical Name</u>	<u>Common Name</u>
(1) GROUND COVERS		
a. Asparagus Sprengerii		Asparagus Fern
b. Liex Cornuta Rotunda		Dwarf Holly
c. Juniperus		Various Juniper Ground Covers
d. Liriope		Lily Turf
e. Pyracantha Walderii		Walders Dwarf Pyracantha
(2) EVERGREEN TREES		
a. Cilmamomum Camphora		Camphor
b. Eriobotrya Japonica		Loquat Tree
c. Ligustrum Japonicum		Wax Leaf Privet
d. Ligustrum Lucidum		Glossy Privet
e. Magnolia Grandiflora		Magnolia
f. Magnolia Viginiana		Sweet Bay
g. Pinu Elliottii		Slash Pine

(3) PALMS

a.	Livistona Chinensis	Chinese Fan Palm
b.	Dutia Capitata	Pindo Palm
c.	Chamacrops Humilis	European Fan Palm
d.	Sabal Palmetto	Cabbage Palm
e.	Phoenix Robenimum	Pigmy Date Palm
f.	Washingtonia Robusta	Mexican Fan Palm
g.	Cycas Revoluta	Sago Palm

(4) SHRUBS

a.	Raphiolepsis Indica	Indian Hawthorne
b.	Cocculus Laurifolius	Snail seed
c.	Cortaderia Selloana	Pampas Grass
d.	Eleagnus Pungens	Silver-thorn
e.	Llex Burfordii	Burford Holly
f.	Llex Vomitoria	Yaupon Holly
g.	Juniperus Spp.	Various Juniper Shrubs
h.	Ligustrum Lucidum	Glossy Privet
i.	Mahonia Bealei	Leatherleaf Mahonia
j.	Myrica Cerifera	Wax Myrtle
k.	Nandina Domestica	Heavenly Bamboo
l.	Neriuln Oleander	Oleander
m.	PhotiniaGlabra	Red Photinia
n.	Pittosporum Spp.	Various Pittosporums
o.	Pyracantha Coccinea	Firethorn
p.	Trachelospermum Jasminoides	Confederate Jasmine
q.	Viburnum Suspensum	Sweet Viburnum
r.	Viburnum Odoratissimum	Sandankwa Viburnum

(5) SHADE TREES

a.	Quercus Virginiana	Live Oak
b.	Quercus Laurifolia	Laurel Oak
c.	Acer Rubrum	Red Maple
d.	Betula Nigra	River Birch

(6) ORNAMENTAL TREES

a.	Pyrus Calleryana	Bradford Pear
b.	Photinia Fraseri	Tree Photinia (Red Tip)

4. STRUCTURES

A. INTRODUCTION. Minimum square footage

The minimum required square footage for dwellings and the set back requirements on Land which is subsequently subjected hereto may set forth lesser or greater requirements for heated and air conditioned space within dwellings.

B. ROOF, ROOFING, GUTTERS AND DOWNSPOUTS. Roof forms must be designed to provide similar character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

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

(2) **STYLE:** Suggested roof styles are gabled, hip and flat with parapets on limited applications. Homebuilders should be aware that the same type of roof style may not be repeated in consecutive lots, in any one side of the street. Mansard, Gambrel and Dutch Hip roof styles are not allowed. Conical type of roof may be considered, depending on its application, by the ARC.

(3) **MATERIALS:** Finish materials for pitched roofs must be consistent throughout the Community. These can be flat or barrel cement tile, standing seam galvanized aluminum, cedar shake, or architectural fungus resistance shingles with a 25-year warranty or better. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. Neither Flat shingles nor gravel roofs shall be used within the Community. Other materials not specifically mentioned are subject to review and approval by the ARC. Light, green or blue colored composition shingles shall not be used in the Community. All patio and lanai roofing must match the roofing material of the main structure. After-market patio enclosures with pan type roofing will not be allowed.

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

C. FEATURES

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

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

(3) **CHIMNEYS:** All chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stucco, stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal or clay.

D. ACCESSORIES

(1) **VENTS AND PIPES:** These types of roof accessories extending through the roof shall be painted to match the color of the roof.

(2) **VALLEYS AND FLASHINGS:** These types of roof accessories attached to the roof shall be painted to match the color of the roof.

(3) **DOWNSPOUTS AND GUTTERS:** These types of accessories attached to eaves and walls shall be painted to match the color of the surface to which they are attached or to the color of house trim.

(4) EQUIPMENT: Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk or adjacent property.

(5) LOCATION: A.C. equipment, irrigation or pool pumps located at ground level shall be shielded by landscape or masonry walls.

E. EXTERIOR WALLS

(1) Structural Wall: All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems pursuant to building codes established by the County. The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must comply with the Standard Building Code. All exterior finishes will be consistent in color schemes, texture, compositions and character throughout the Community. All exterior finishes will be subject to review and approval by the ARC. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes are allowed.

(2) Approved finishes are as follows:

- a. Brick
- b. Stone
- c. Stucco
- d. Horizontal lap siding (wood or smooth hardy board material only)

(3) All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The houses in the Community shall either have all-brick or brick and siding, all stucco or stucco and siding, all stone or stone and siding, or brick, stone and stucco on their exterior walls. However, the finish materials in each elevation will be limited to two (2). If lap siding is to be incorporated in the rear elevation of a house, then the side elevations must incorporate the same lap siding. When using siding on the front of the home in combination with brick, stone or stucco, the siding should be an appropriate compliment to the architectural style of the home. The architectural submittal should indicate the type of siding to be used with each elevation. Vertical siding is not allowed.

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

F. EXTERIOR WALL COLORS. Homebuilders may offer color schemes previously approved by the ARC. Color selection for exterior finishes that require painting shall be based on compatible colors throughout the Community. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. All color samples and schemes shall be submitted to the ARC for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals.

G. WINDOWS AND WINDOW TREATMENTS. All windows shall be insulated glass with standard colors consisting of white, sand or bronze in anodized aluminum, vinyl clad, or painted wood. Exterior painted wood or fiberglass shutters may be used if the width of the shutters is no more than 1/2 the width of the window. All exterior windows shall be double-pane. Blinds and/or shutters must

be white, off-white or stained in color. Fabric window coverings must be lined with white or off-white lining. No flags, unlined fabrics, sheets or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARC approval.

H. GARAGES. All lots shall have at a minimum a two (2) car garage. Metal or fiberglass covered carports are not allowed.

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

J. SCREENED ENCLOSURES. Screened enclosures shall be permitted on the rear patio and/or pool, subject to review and approval by the ARC. No screened enclosures shall be permitted on the front of the house. The roof of the enclosure may be a screen roof or must be a permanent roof whose shingle matches the main structure in color and style. After-market patio enclosures with pan-type roofing are prohibited. Screened roofing may also be used with pool screen enclosures.

K. AWNINGS. Awnings shall be permitted subject to the discretion of the ARC.

L. DETACHED STRUCTURES. Any free-standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc., must be submitted for approval with the required drawings and information to the ARC.

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

(1) Design: The fence types authorized for fencing of private lots within the Community are as follows:

a. Type "A" Fencing (for most Interior Lots): White vinyl tongue & groove, privacy fence; white or natural wood shadow-box. Heights for fencing of interior lots are required to be six feet (6') with eight-foot (8') wide panels. Architectural approval is required prior to installation of all fencing.

b. Type "B" Fencing (Perimeter fencing of side and rear yards): White vinyl tongue & groove, privacy fence. The overall fence height shall be six feet** (6') consisting of five feet (5') of white vinyl tongue & groove with a one foot (1') lattice top. Fence height transitions will be approved on a case by case basis.

c. Type "C" Fencing (for all Lake Front Lots): Black flat top aluminum, Wellington Style, four-foot (4') high fence,

In some instances, the type of fencing for a lot must be determined on a case-by-case basis due to the transitioning of lake lots abutting interior lots, or lots along the main boulevards where the rear of the homes are visible.

Owners must obtain Architectural approval prior to the installation of any fencing. In determining the type of fencing on a particular lot, please contact the ARC for pre-approval. The ARC will provide written specifications for your fence request.

(2) **Site Locations:** Fencing shall not extend beyond eight feet (8') before the front wall plane of the residence, excluding the garage area on an "L" shaped residence, into the front yard. Fencing sections with gates may be installed. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the ARC on an individual basis.

(3) **Corner Lots:** Fencing along the street side property line of corner lots shall be set back five feet (5'). This strip of land shall be planted with a hedge of three (3) gallon shrubs, twenty four inches (24") minimum height at planting time and spaced at twenty four inches (24") o.c. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback shall apply to all models, including courtyard homes.

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

O. AIR CONDITIONERS. No window or wall air conditioning units are permitted. All exterior air conditioner compressors which are visible to the street or any adjacent lot shall be surrounded on all exposed sides by either seven (7) gallon hedge type plants (minimum of three (3) per exposed side) or a decorative fence/wall/screen enclosure, which must be approved by the ARC. The service opening shall not face the street.

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

Q. SWIMMING POOLS AND TENNIS COURTS. Any swimming pool or tennis court to be constructed on any lot shall be subject to review and approval by the ARC. Above-ground pools are prohibited in the Community. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirements.

R. SATELLITE DISHES. Satellite dishes may be permitted subject to ARC approval

S. CABLE T.V. AND TELEPHONE COMMUNICATION. The ARC recommends each new Dwelling be pre-wired for cable-TV, telephone and alarm systems. All exposed wiring will be enclosed in a 6"x8"x3" box.

(1) **Telephone & Cable TV:** Each home within the Community shall be pre-wired for cable-TV and telephone service by the homebuilder. The company to provide these services shall be selected by the Master Developer, its successors and assignees, at its own discretion.

(2) Antennae & Dishes: The location of satellite dishes must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible. The type of dish and location will be reviewed by the ARC. Television antennae may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location. Other types of antennae are not allowed without the written approval of the ARC.

T. SIGNAGE. All signage to be installed by the homebuilders or homeowners shall be consistent with the approved PUD and submitted to the County for compliance with its sign ordinance. Signage within the Community will be classified as Identification Signs (Homebuilder Signs), Directional Signs, Information Signs or Other Signs. All signage installation shall be subject to review and approval by the ARC, unless otherwise provided herein or in the Declaration.

Signs or features related to the overall community shall be designed and installed by the Developer, unless otherwise provided by the Developer. These include signs at the main entrance, directional signs, informational signs at the Amenity Center and other informational signs.

(1) Homebuilder Signs: To display the company name and lot availability. One (1) sign per lot; it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders are responsible for the cost and installation.

(2) Directional Signs: Non-advertising, designed and initially installed by the Developer. These shall be of a specific size and a maximum height above grade.

(3) Informational Signs: Must conform to all details and specifications for standard D.O.T. sign faces. The backs of all single-faced signs are to be the same color paint as the support post.

(4) Real Estate Signs: "For Sale" or "For Rent" and "Yard Sale" signs are allowed. One (1) sign per lot that is available for sale or rent. Temporary yard sale signs may be installed for no more than 48 hours.

(5) Other: Except as provided herein or otherwise approved by the ARC, no other signs, flags (other than one American flag per lot), banners or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots or placed on or about any other area within the Community.

U. MAILBOXES & HOUSE NUMBERS. House numbers must be rectangular with black background, brass numbers and frame.

V. WAIVERS. The criteria set forth herein are guidelines to which adherence is required pursuant to the recorded covenants, conditions and restrictions for the Community. The ARC may waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

5. MAINTENANCE DURING CONSTRUCTION. During construction, all debris shall be placed in a single location on the construction site only. Construction dumpsters are preferred. If a homebuilder utilizes a weekly clean-up service, all debris must be contained by a fence or some other type of container to avoid an unsightly appearance and blowing debris. After construction, no debris or trash of any kind shall remain on any lot or on sidewalks or streets contiguous thereto. No excess building material,

storage shed or trash shall remain on any lot, sidewalk or street. It is the duty of the homebuilder and/or the homeowner to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARC. Failure to comply with the request will cause removal of the debris by action of the ARC and all related costs will be charged to the homebuilder or the homeowner, as applicable.

6. MISCELLANEOUS

A. MAINTENANCE: No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within the Community and no refuse pile or unsightly object shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the Lot and improvements thereon in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. If any Owner fails or refuses to keep his Lot free of weeds, overgrown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Unit or improvements on the Lot, including but not limited to signage or mailboxes, in a good and workmanlike manner or in a neat and clean appearance, the ARC or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass. During any construction, each Owner shall maintain its Lot in clean condition, providing for trash and rubbish receptacles and disposal. Construction debris will not be permitted to remain on any lot and must be kept out of the lakes and rights of way.

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

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

D. ARTIFICIAL VEGETATION: No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARC.