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EXECUTIVE SUMMARY

ARB GUIDELINES AND REVIEW PROCEDURES

Amelia Island Plantation Property Owners share a special development process designed to harmoniously blend residential/resort uses and amenities with the spectacular natural environment of Amelia Island. The Sea Pines Company of Hilton Head, South Carolina, purchased the south end of Amelia Island in 1969 and initiated a Master Planning Process for Amelia Island Plantation that focused on designing a community “**in harmony with nature**”. To support the implementation of the Master Plan, major development standards were incorporated into a Declaration of Covenants and Restrictions for the community. The Covenants and Restrictions (Covenants) were recorded against the land. These Covenants bind and involve all owners in its implementation and success of the community. Additionally, the Covenants and Restrictions vested responsibility for architectural control in the Amelia Island Company (and now its successor in interest Omni Amelia Island LLC) and provided for an architectural control process to review and approve all new construction, additions and alterations to existing structures, and other changes to the natural environment. The **Amelia Island Plantation Architectural Review Board (ARB)** was established to implement this process.

The ARB strives to encourage homes, villas, commercials/resort facilities and site improvements, including landscaping to be designed, constructed and/or installed in forms, colors and textures that blend and compliment our natural setting. Over the long and successful history of Amelia Island Plantation, architectural design, construction materials and property owner needs and preferences have changed and evolved. Additionally, design standards have been changed from neighborhood to by neighborhood to support different residential products. This evolution is intended to keep the property vibrant and to protect and enhance property values. The variations from neighborhood to neighborhood help to create a unique and distinctive property. Historic period architecture or literal historic replications are discouraged. However, design details or planning concepts from particular styles are encouraged when blended harmoniously into a contemporary, site-specific concept.

Villas and commercial/ resort facilities are generally designed and built as a whole or in phases. The design and architectural character is unified and consistent. Generally, the design standards are reflected in the product. Some Condominium and Home Owner Associations have adopted specific standards to guide modifications and to insure a uniform character for owner changes and to protect the value of common properties.

Owners should check with their respective Associations to determine if they have adopted any specific rules, regulations or standards related to exterior or interior changes. While the ARB is only concerned with changes to the exterior appearance of homes, condominiums, commercial/resort facilities, the condominium association may be concerned with interior changes since usually the condominium owner only owns the interior space typically referenced as from paint to paint. In reviewing applications from condominium owners or from owners in HOAs, the Architectural Review gives great weight to the opinions and recommendation of their respective Associations.

WHEN IS THE ARB REVIEW REQUIRED?

All new exterior construction, renovations, and site improvements for homes, condominiums, and commercial facilities within Amelia Island Plantation require review and prior approval by the AIP Architectural Review Board. Further, all activities that affect the natural environment, such as tree removal and major re-landscaping require ARB review and approval; the addition of significant site features such as decorative ponds, lighting, fountains, patios, terraces, decks and/or swimming pools require ARB approval; and all driveway paving, whether new or a replacement of an existing driveway, requires ARB Approval.

DOES MAINTENANCE WORK REQUIRE ARB REVIEW?

Maintenance work does not require ARB approval. Examples include re-painting, re-staining, re-roofing, and similar repairs, provided there is no change in the original exterior appearance, color or materials. If the planned maintenance activities will result in a change to the current appearance, then the Covenants and Restriction require review and approval by the AIP Architectural Review Board. ARB review is not required for minor landscaping changes but the removal of any live or dead tree six inches or greater in diameter measured 2 feet above the ground level requires an ARB Tree Removal Permit (see Tree Protection, Removal and Replacement Policy, Appendix O).

WHAT ARE THE PLAN REVIEW AND PERMIT PROCEDURES?

The Plan Review Process New structures, additions and modifications to existing structures, docks, patios, terraces, decks, bulkheads, new landscape concepts or major landscape modifications and similar physical changes require construction plans for ARB review and approval. Construction plans, together with a completed ARB Application Form and an Application, Review and Permit Fee (Review Fee), are generally required for the ARB Review Process. The ARB encourages most applications to be submitted and reviewed in a two step process. In the first step, a preliminary or concept plan is submitted for ARB Review. After receiving preliminary approval, detailed construction plans are prepared and submitted for ARB review and final approval. This two step process reduces expensive changes and redesigns.

It has evolved from experience with an eye toward assuring quality design and construction with the least inconvenience to the owner, the architect, the contractor, and the neighbors. Smaller and less complex projects may only require a single review. The individual circumstances for each project determine how the project is reviewed.

Layout inspection is required. Upon approval of the required plans, the contractor stakes out the proposed improvements on the site and the location of these improvements are inspected by a representative of the ARB to verify that the planned improvements are compatible with the natural and surrounding man-made environmental elements.

Amelia Island Plantation Community Association (AIPCA) requires payment of Impact Fees and Road Bond. New projects and additions of 1,000 square feet or more pay both. A road bond is required for any project regardless of size where there is a potential to damage the community roads as determined by the AIPCA Common Property Committee. At the completion of construction, the road bond is returned if the roadway and shoulders are free of damage and the project is in compliance with the ARB approvals.

ARB Building Permit is required. The ARB issues an Amelia Island Plantation Building Permit for each approved project after the following items are completed: (1) All required plans are approved; (2) The layout inspection is completed; (3) AIPCA Impact Fees and Road Bonds are paid; (4) Nassau County Building Permit is received (when required); (5) Nassau-Amelia Utility water and sewer impact and/or tap fees are paid (when required); and (6) The ARB Compliance Agreement is executed. This ARB Building Permit allows work to start and must be continuously posted at the job site during the course of construction.

Any changes that affect the outside appearance of the project require ARB approval prior to implementation. Changes frequently occur during the construction process. If such changes affect the exterior appearance, the change must be approved by the ARB prior to its implementation.

ARB Color Inspection is required. An ARB color inspection is required prior to the application of any exterior finishes, including stain, paint, stucco and roofing. The purpose of this inspection is to ensure that all colors and finishes are compatible with the unique character of each site. Exterior maintenance where the finish (color and/or material) remains the same does not require an inspection or approval; however, all changes to existing exterior finishes require an ARB inspection and written approval.

ARB Compliance Inspection is required. At the completion of the project, a Compliance Inspection is scheduled with an ARB representative. If the project has been completed in

accordance with the approved plans, then the ARB certifies ARB Compliance. This certification begins the process for return of the road bond.

Tree Removal Permits are required. A written ARB Tree Removal Permit is required to remove any tree greater than six (6) inches or greater in diameter as measured two (2) feet above ground level.

ARB Application, Review and Permit Fees are required. Payment of an Application, Review and Permit Fee is required for most projects. Administrative reviews and approvals on behalf of the ARB are not charged a fee. Examples include: Tree Removal Permits, Color Inspections for existing homes and other minor architectural and landscape improvements.

For further information on the ARB requirements, to request a Tree Removal Permit or to submit a project for ARB review, please contact the ARB office at 904.277.5103 or visit the website: www.aip-arb.com.

SECTION I - DESIGN, REVIEW AND CONSTRUCTION PROCEDURES

INTRODUCTION

Amelia Island Plantation property owners share a unique development process designed to harmoniously blend residential/resort uses and amenities with the spectacular natural environment of Amelia Island. The Sea Pines Company of Hilton Head, South Carolina, purchased the south end of Amelia Island in 1969 and initiated a Master Planning Process for Amelia Island Plantation. The developer commissioned an ecological analysis and land use study by the firm of Wallace, McHarg, Roberts and Todd. The consultant compiled detailed ecological studies relating to climate, topography, geology, physiography, hydrology, soils, vegetation and wildlife of Amelia Island and translated these data into a series of interpretive maps. The planners correlated the interpretive maps of the site with development opportunities, and graphically identified the relative value of all sites for various uses. This innovative process resulted in a unique master plan that balanced development with the fragile and irreplaceable natural community. This process also established significant conservation approaches that are now industry standards, some through practice and emulation and others through legislation.

To support the implementation of the master plan, major development standards were incorporated into a Declaration of Covenants and Restrictions for the community. The covenants and restrictions were recorded against the land and bind and involve all owners to its implementation and success of the community. Additionally, the covenants and restrictions vest responsibility for architectural control in the Amelia Island Company (now its successor in interest, Omni Amelia Island LLC) and provide for an architectural control process to review and approve all new construction, additions and alterations to existing structures, and other changes to the natural environment. The **Amelia Island Plantation Architectural Review Board (ARB)** was established to implement this process.

In summary, the purposes of this handbook are (1) to promote and encourage development "in harmony with nature", and (2) to present the specific guidelines of the

Architectural Review Board (ARB) for the use of property owners, their architects and contractors. These guidelines are reviewed and updated by the Amelia Island Plantation Architectural Review Board as needed. The most recently updated guidelines in effect at the time of application will control design and construction of the project.

DESIGN PHILOSOPHY

The objective of the ARB is to ensure that homes and site improvements, including landscaping, are constructed in forms, colors and textures that blend with and complement the natural contextual settings. Design statements, period architecture, or unique architectural styles are discouraged. However, design details or planning concepts from particular styles are appropriate when blended harmoniously into a contemporary, site-specific concept. Successful designs bring both the natural and built environments together in a manner that makes it difficult to determine which elements are part of the building and which elements are part of the landscape design. Courtyards, patios, terraces, balconies, and wood decks become extensions of the interior spaces as well as portions of the exterior environment when the building is effectively joined to the land.

The Long Point community and specific developer designed communities such as Heron Oaks or Ocean Club Drive are exceptions to the "no period architecture" or "unique style" rule noted above. The Covenants and Restrictions as well as applicable plats for these developments have been modified to support the particular developmental objective. However, individual designs, regardless of neighborhood, must be compatible with adjacent structures and the natural environment. The primary determination of appropriateness for a given design are first, the specific Covenants and Restrictions applicable to a given neighborhood and second, the surrounding structures and natural environment.

GENERAL DESIGN CRITERIA

Individual designs for the Plantation are evaluated in the terms of the design criteria listed and discussed below. These are:

- **SITE PLANNING**
Architectural studies must begin with a careful analysis of the entire site. This including topographic conditions, vegetation, drainage, views, easements,

setbacks, access, prevailing wind and sun patterns, soils, location and character of nearby structures. After a careful analysis of these factors, appropriate judgments can be made concerning the configuration and placement of a structure within the site. The following conditions constitute reasons to reject a particular design based on the site planning criteria including excessive cuts or fills, the removal or probable damage of significant vegetation, creation of drainage problems or blocked drainage ways, setback or easement violations, and conflicts with neighboring structures where one structure blocks the views, breezes or sunlight for another.

- SCALE

Scale is defined as the relationship of proposed structure to surrounding structures and relationship of proposed structure to site size. The latter is normally evaluated in terms of lot coverage, building height, building setbacks and overall visual impact.

- MASSING

Massing is defined as the relationship and composition of the various elements of proposed structure to site size. the latter is normally evaluated in terms of lot coverage, building height, building setbacks and overall visual impact.

- FENESTRATION

Fenestration is defined as the relationship of exterior openings (doors, windows, etc.) to the solid portions of the design and to one another.

- DETAIL

This design criterion generally describes architectural features, textures, and details and includes such things as water tables, bargeboards, windows and door trims, fascia and soffit detailing, lighting fixtures, surface texture, and similar features.

- COLOR AND TEXTURE

Colors and textures of exterior building materials must be compatible with light reflecting properties of the surrounding natural elements such as surrounding trees and shrubs, native grasses and other vegetation. Earth tone colors are generally appropriate; however, subtle contrasts between the physical elements of the design such as between the wall color and trim color are encouraged, as

are contrasts created by light and shadow patterns of overhangs, recesses and projections.

- **AESTHETICS**
Overall design quality and contextual response based on the professional judgment of the Architectural Review Board.

WHAT REQUIRES ARB REVIEW?

All new exterior construction, renovations, and site improvements for single-family homes and townhouses, condominiums, and commercial facilities within Amelia Island Plantation require review and approval by the AIP Architectural Review Board. Interior renovations that do not change the exterior appearance do not require review. All activities that affect the natural environment such as tree removal and landscaping require ARB review and approval. The addition of significant features such as decorative ponds, lighting, fountains, patios, terraces, decks, and/or swimming pools require ARB approval. The installation of a driveway, whether new or a replacement of an existing driveway, requires ARB approval.

DOES MAINTENANCE WORK REQUIRE ARB REVIEW?

Maintenance work does not require ARB approval. Examples include repainting, restaining, reroofing, and similar repairs provided there is NO CHANGE in the original exterior appearance, color or materials. If the planned maintenance activities will result in a change to the original appearance, then the Covenants and Restrictions require review and approval by the AIP Architectural Review Board. ARB review is not required for minor landscaping changes but the removal of any live or dead tree six inches (6") in diameter measured two feet (2') above the ground level requires an ARB Tree Removal Permit.

PLAN REVIEW AND PERMIT PROCEDURES

New structures, additions and modifications to existing structures, docks, bulkheads, new landscape concepts or major landscape modifications and similar physical changes require construction plans in order for the ARB to review and approve the projects. The requirements and procedures have evolved from experience with an eye forward, to

ensure quality design and construction with the least inconvenience to you, your architect, your contractor, and your neighbors.

Requirements for Preliminary Plan Submittal:

1. Completed Application
2. Application, Review and Permit Fee. Please see Appendix J for current Fee Schedule. Make all checks payable to Omni Amelia Island LLC.
3. Certified topographic and tree survey prepared by a registered surveyor or engineer for the subject property.
4. Preliminary Site Plan (1/8" = 1' or 1" = 10' scale) including the following information:
 - a. Property lines
 - b. Existing contour lines (if the parcel is substantially flat, spot elevations may be provided)
 - c. Proposed contour lines (proposed grading changes)
 - d. Stormwater Management Concept
 - e. Location, diameter and species of all trees greater than 6" diameter
 - f. AIP building setbacks
 - g. Buildings, driveways and other structures on adjacent lots within twenty-five (25) feet of subject property.
 - h. Marsh Edge Buffer (marsh front properties only).
5. Preliminary Architectural Plans (1/8" = 1' scale)
 - a. Floor Plans
 - b. Preliminary Elevations of all sides including shade and shadow as necessary to help illustrate the architectural character (1/8" = 1' scale).
6. Photographs or photographic mosaics of adjacent properties and views from all sides of subject property. Each photograph shall be labeled with direction from subject property.
7. The maximum sheet size is 24" x 36" unless otherwise approved.
8. One (1) electronic copy of complete Preliminary Plan package submittal in pdf format. Electronic file may be provided via e-mail or provided on CD. This Preliminary Plan submittal will include:
 - a. Completed Application
 - b. Certified Topographic and Tree Survey
 - c. Preliminary Site Plan

- d. Preliminary Floor Plans
- e. Preliminary Elevations
- f. Photographs of adjacent properties and views.

Concept Plan Submittal

1. As an alternate to submitting complete preliminary plans, the ARB offers an option for a Concept Plan review.
2. The submission requirements are the same as the preliminary review except that only the front elevation is required as opposed to all elevations. All other submittal requirements apply.
3. If the Concept Plan is approved by the ARB, then the applicant may proceed to the submission of the Final Plans.
4. The Architectural Review Board recommends satisfactorily completing the "preliminary review" process before proceeding to the final review. However, applicants are provided the option of jumping from conceptual review to final review. In making this leap, the applicants assume the risk of having the final package rejected. Modifications or scale redesign of construction documents is generally more expensive than changing 1/8" elevation sketches. **The applicant also accepts the responsibility of making sure the final design is completed in a manner that accurately reflects the design shown in the conceptual submission.**

Review Outcomes for Preliminary and Conceptual Reviews

The ARB will review complete application submittals and:

- a. Either approve Preliminary or Conceptual design and request a stakeout (a stake at each building corner with a string connecting the stakes) of the building and driveway to verify tree locations and other relationships.
- b. Or approve Preliminary or Conceptual design with or without conditions.
- c. Or disapprove Preliminary or Conceptual design, outlining inconsistencies with general design criteria, site specific design standards and/or covenants and restrictions, and request submission of revised Preliminary or Conceptual design.

Requirements for Final Plan Submittal

1. Revised Application, if necessary.
2. Final Site Plan with the same information as preliminary site plan except in complete form.
3. Complete Construction Documents.
4. Landscape Plan (1/8" = 1'scale).
5. Construction documents shall be presented in one (1) half-scale set of all plans (building, site, survey, and landscape). Either 11" x 17" or 12" x 18" sheets as necessary will be acceptable.
6. One (1) electronic copy of same plan set in pdf format. Electronic file may be e-mailed or provided on CD.

Additions and Renovations

1. Application packages for renovations and additions are the same as above except as follows:
 - a. Partial plans illustrating only modified areas are acceptable in certain cases.
 - b. The scale of the plans will be determined by the size of the addition, i.e., 1/4" scale plans are acceptable for small additions.
 - c. Certified tree and topographic survey may be omitted where the addition has a minimum or no impact on trees and/or topography and the renovation or addition is contained within all required building setbacks.
 - d. Photographs or photographic mosaics of adjacent properties and views are only required to the sides of the subject property impacted by proposed addition.

Community Notice Policy and Procedures (revised 11/8/16)

1. The regular meeting of the Architectural Review Board is generally the 2nd Tuesday of each month (see annual schedule in Appendix C). Updates to the annual meeting schedule can be found on the Monthly Calendar via the ARB website - www.aip-arb.com.

2. Applications and project documents for review shall be submitted to the ARB administrator by 5:00 PM (11 days) preceding the established meeting date.
3. Home Owner and Condominium Association Review:
 - a. It is the ARB's intent to post the ARB agenda and project documents to be reviewed by the ARB one (1) week prior to the established meeting date.
 - b. It is the ARB's intent to encourage affected home owners and condominium associations to review plan submissions and provide their comments and concerns to the ARB regarding proposed plans related to their specific community or association.

CONSTRUCTION PROCEDURES

After the approval of all final plans including landscape and **prior to the start of construction (including clearing or demolition)**, the contractor must satisfy the following steps:

1. Stake out the proposed lot improvements and schedule a Layout Inspection. At a minimum the Layout Inspection shall include the contractor, the ARB representative, and lot clearing subcontractor.
 - a. The Contractor shall stake each building corner and connect all stakes with a string line so as to outline the building walls. Separately stake the proposed outline of the driveway and connect with a string line. Flag all trees proposed for removal with orange surveyor's tape. It is the responsibility of the contractors to stake the proposed building, flag the trees to be removed and schedule an inspection of the final layout with the ARB. If the lot is lagoon, marsh or sound front lot, the contractor shall install a silt barricade at the marsh edge buffer in the case of marsh and sound lots and 10 feet back from the water edge in the case of a lagoon lot.

This barricade shall be approved concurrently with the final stakeout and must remain until landscaping is completed.

- b. Upon approval of the Layout Inspection, the contractor is authorized to install, or have installed, a temporary construction access of compacted lime rock. Specific dimensions may vary. In no case shall the width or length of the reinforced apron be less than required to accommodate construction equipment and protect the edges of the paved roadway. If road is damaged as the result of construction, it must be repaired.
 - c. **No tree removal, clearing, or construction may precede the execution of the Compliance Agreement and the on-site posting of the ARB Building Permit.**
 - d. Foundation work may not commence until potable water, temporary toilet facilities, and electric power are available on the lot. **Borrowing water or electric power from neighboring properties is strictly prohibited.**
2. Pay required Impact Fees and Road Bonds to the Amelia Island Plantation Community Association. The Check-Off and Contact Form documents payment of AIPCA impact fees and road bond as applicable and ensures Public Safety notification of pending construction activity (Form attached as Appendix F).
 3. Provide proof of Nassau County Building Permit as applicable.
 4. Provide proof of payment for water and sewer impact/tap fees as applicable.
 5. Execute Compliance Agreement with ARB. The Compliance Agreement is a document signed by the ARB and the contractor which guarantees that construction will adhere to the guidelines and approved plans and specifications for a specific lot.
 6. The Architectural Review Board prefers that all Compliance Agreements be signed by the licensed and responsible contractor. However, for minor projects, the Compliance Agreement may be signed by the property owner. However, in signing the ARB Compliance Agreement, the property owner assumes responsibility for ARB compliance.
 7. **During construction but prior to the application of exterior finishes including stain, paint, stucco, and roofing, the contractor shall schedule a Color Inspection at the site with the ARB representative for approval**

of exterior colors and finishes. It is the responsibility of the contractor to provide samples of sufficient size to evaluate the visual aesthetic impact of the particular finish.

8. At the completion of the project, including landscaping, the contractor shall schedule a Compliance Inspection at the site with an ARB representative. The AIPCA Road Bond referenced in item 2 above will not be refunded to the contractor until the ARB certifies that the project is in compliance with all requirements as outlined in the Compliance Agreement.

9. General Requirements:

- a. No signs or permits may be nailed on trees.
- b. All signs must receive ARB approval prior to installation (See Appendix B, illustrations B1, B2, and B3 for approved construction signs).
- c. Job sites must be kept clean and orderly. The utilization of a dumpster is required. Dumpsters must be in place prior to the start of vertical construction and covered at all times.
- d. If construction actively impacts free access within the adjacent right-of-way, then proper safety equipment and maintenance of traffic is required, i.e., traffic cones, barricades, and/or flashing lights. If directing of traffic is required for more than one hour, personnel must also be provided to control the situation.

SECTION II - SINGLE FAMILY AND TOWNHOME COMMUNITY STANDARDS

LIST OF SUBDIVISIONS (VILLAGES)

COMMUNITY 1- MARSH CREEK, SEA MARSH, BEACH WALKER, BEACH WOOD VILLAGES

- Marsh Creek Village, Unit 1 (Plat Book 4, Page 18)
- Marsh Creek Village, Unit 2 (Plat Book 4, Page 22)
- Marsh Creek Village, Unit One-A (Plat Book 4, Page 23)
- Marsh Creek Village, Unit One-B (Plat Book 4, Page 32)
- Marsh Creek Village, Unit Two-A (Plat Book 4, Page 24)
- Marsh Creek Village, Unit Three (Plat Book 4, Page 40)
- Marsh Creek Village, Unit Four (Plat Book 4, Page 39)
- Marsh Creek Village, Replat No. One (Plat Book 4, Page 55)
- Sea Marsh Village, Unit One (Plat Book 4, Page 11)
- Sea Marsh Village, Unit One-A (Plat Book 4, Page 38)
- Sea Marsh Village, Unit Two (Plat Book 4, Page 16)
- Harrison Creek (Plat Book 5, Page 36)
- Sweet Water Oaks (Plat Book 5, Page 75)
- Lakehouses (Plat Book 5, Page 50)
- Cedar Point (Plat Book 4, Page 103)
- Cedar Point, Unit Two (Plat Book 4, Page 107)
- Beach Walker Village (Plat Book 4, Page 14)
- Beach Wood Village, Unit One (Plat book 4, Page 25)
- Beach Wood Village, Unit Two (Plat Book 4, Page 35)
- Beach Wood Village, Unit Three (Plat Book 6, Page 70)

COMMUNITY 2- LONG POINT

- Long Point I (Plat Book 5, Page 85)
- Sound Point at Long Point (Lots 1-12) (Plat Book 5, Page 190)
- Sound Point at Long Point, Unit Two (Plat Book 5, Page 310)
- Sound Point Court (Plat Book 6, Page 104)
- The Pointe at Long Point (Lots 11-15) (Plat Book 6, Page 155)

COMMUNITY 3 - TOWN HOMES

- Dunes Court (Plat Book 4, Page 66)
- Sound Point at Long Point (Lots 13-36) (Plat Book 5, Page 190)
- The Pointe at Long Point (Plat Book 6, Page 155)
- Dunes Row Replat (Plat Book 5, Page 170)
- Dunes Row II (Plat Book 5, Page 315)

COMMUNITY 4 - OCEAN CLUB DRIVE

- Ocean Club Drive (Plat Book 6, Page 107-110)

COMMUNITY 5 – HERON OAKS

- Heron Oaks (Plat Book 5, Page 328)
- Heron Oaks, Phase II (Plat Book 6, Page 10)

COMMUNITY 6 - OAK POINT

- Oak Point at Long Point (Plat Book 5, Page 187)

COMMUNITY 7 - LITTLE DUNES,

- Little Dunes I (Plat Book 5, Page 340)
- Little Dunes II (Plat Book 5, Page 365)
- Little Dunes III (Plat Book 6, Page 56)
- Little Dunes IV (Plat book 6, Page 146)
- Little Dunes V (Plat Book 6, Page 205)

COMMUNITY 8 - OSPREY VILLAGE

- Osprey Village Cottages (not platted)

COMMUNITY SPECIFIC DESIGN STANDARDS

Specific standards relating to land use, building height, building setbacks, minimum living area, and similar characteristics vary by type of lot and location within the Plantation. These standards originate from a variety of different sources including the recorded covenants and restrictions, recorded plats, county ordinances, Architectural Review Board (ARB) experience, and Amelia Island Plantation Community Association (AIPCA) rules. For the convenience of property owners planning a new home or improvements, the most commonly applied standards are outlined below. However, single-family property owners are encouraged to read the applicable Covenants and Restrictions and any other amendments or supplemental covenants and restrictions adopted for a specific neighborhood; and, the recorded subdivision plat.

The following design and construction standards are organized by type of lot and by neighborhood group. The lot types are:

The **full sized lot** is a conventional single family home lot with an average width of 100 feet. Some lots have a woodland setting while others front on the golf course, marshes or lakes. Some standards are different for Long Point, a single-family residential community of Amelia Island Plantation, and Ocean Club Drive, a unique oceanfront community within the Plantation. Where different, these standards are so designated. Long Point, as used here, includes the Long Point Subdivision, Sound Point Estates, Sound Point Court, Oak Point, and the Point at Long Point. Ocean Club Drive includes Ocean Club Drive and Ocean Club Villas.

A **patio lot** is designated for single family residences, generally having one or more courts or courtyards partially or completely surrounded by conditioned living space. Some of these homes must be constructed so as to utilize a patio wall as designated on the recorded subdivision plan. Patio lots are generally between 60 and 70 feet wide with an average depth of 100 feet.

Townhome lots allow a single family dwelling, which share a zero side setback with one other lot. There are four townhome subdivisions within the Plantation.

All residential lots and the homes built upon them are exclusively restricted for use as a residence for a single family. A guest suite or like facility without a kitchen may be included as part of the main dwelling or as an accessory structure, but such suite may not be rented or leased except as part of the entire premises.

Neighborhood Areas represent a collection of single family homes either in a single subdivision or in multiple subdivisions where the "class A" single family covenants and restrictions are the same or very similar. Some of these groups exhibit a particular architectural style while for others the unifying characteristic is lot type.

COMMUNITY 1 - MARSH CREEK, SEA MARSH, BEACH WALKER, AND BEACH WOOD VILLAGES

A. FULL SIZE LOTS

1. Definition - Homes on these lots are conventional single family dwellings. Full size lots have an average width of 100 feet and depth of 150 feet.

2. Minimum Dwelling Area -

a. Wooded Lots - 1,750 square feet

b. Marsh and Golf Course Lots - 2,000 square feet

c. Lot Coverage - the lot coverage is generally defined as the area of the buildings covering the lot and is expressed as a percent of the lot area. Driveways, walkways, decks, terraces, and uncovered pools are not included in the lot coverage calculation.

3. Maximum Building Height

Building heights for homes on full sized lots shall not exceed two (2) stories except where the ground elevation on a lot has a variation of eight feet or more and the dwelling is built into the sloping ground, then parking levels are not considered in determining the two (2) story limitation. However, the building height shall not exceed a total of thirty-five (35) feet.

4. Setbacks

a. General - The recorded covenants and restrictions for the Plantation envision flexible building setback lines where appropriate in order to maximize view and breeze to individual structures. However, the following minimum setback standards have been established to guide the siting process:

- b. Front Setback - The minimum front setback shall be thirty (30) feet from the right of way, or front property line.
 - c. Rear Setback - The minimum rear setback shall be thirty (30) feet from the property line.
 - d. Side Setback - The general side setback is twenty (20) feet except lesser setbacks may be approved when necessary to protect important natural features and when the lesser setback will not unduly impact an adjacent property. However, in approving a lesser setback, the Architectural Review Board shall carefully consider possible impacts to adjacent property and its use.
5. Foundations
- a. A minimum elevation for the first habitable floor is established by the Federal Flood Insurance Program as adopted by Nassau County Ordinances. Please consult the Nassau County Building Department for exact elevation requirements related to specific construction.
 - b. When the elevation of the first habitable floor is above existing grade, then piers or a stem wall must be used to minimize fill impacts to adjacent trees. The piers and stem wall must be veneered with stucco, tabby, coquina stucco, or brick.
6. Exterior Wall Finishes
- a. Primary wall finishes - natural indigenous materials are required for primary wall finishes. This includes wood clapboards, wood board and battens, wood shingles, cement base stucco, and tabby or coquina stucco.
 - b. Brick is allowed on stem walls and piers below the first habitable floor.

- c. Specific fiber cement siding with a minimum thickness of 5/8" is allowed as are fiber cement shingles with certain application techniques (Please see Appendix "m" for the specific Product Approvals and approved application techniques).
 - d. Brick, natural stone, cultured stone, cement block, vinyl or aluminum siding is not permitted as an exterior wall finish except brick is allowed as noted above.
 - e. Other wall or detail finishes will be considered on a case-by-case basis.
7. Fascia
- a. Wood and with a minimum nominal dimension of eight (8) inches is required except for open rafter tails.
 - b. Fascias may be clad with aluminum when using gutters.
 - c. Other fascia materials will be considered on a case-by-case basis.
8. Soffit
- a. Wood, plywood, stucco and cement board are permitted as a soffit material.
 - b. Continuous aluminum ventilation strips are recommended. Insect screen is vulnerable to squirrel and rodent damage.
9. Roofs
- a. Primary roofs shall be gable or hip designs with a minimum roof slope or pitch of 7/12. All other roof slopes will be up to the discretion of the ARB to determine if the slope is necessary to the aesthetics of the design of the home.
 - b. Flat roofing is generally acceptable in minor areas such as

connectors. Other roof designs may be approved when compatible with surrounding elements.

- c. Primary roofing materials shall be architectural grade fiberglass or composition shingles, wood shingles or shakes, or similar material that creates a heavy butt cedar shake appearance. Flat ceramic or cement roof tiles similar to wood shingles may be allowed if appropriate in the surrounding neighborhood.

10. Windows

All major operating or fixed windows shall be wood or wood clad with a painted or anodized aluminum, vinyl or copper.

11. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure with a minimum dimension of two feet six inches (2'6") by four feet six inches (4'6").
- b. Exposed chimney surfaces shall be brick, stucco, or tabby or coquina stucco.
- c. Spark arrestors are recommended but may not be exposed to view unless decorative in design.
- d. Metal rain and windscreens and caps shall be painted appropriately.
- e. Roof accessories such as vent stacks, roof vents, and other penetrations are to be painted to match roof color or adjacent material and shall be placed in an inconspicuous location.

12. Color and Textures

Colors and textures of the exterior materials shall be compatible with the light reflecting properties of the surrounding natural elements such as surrounding trees, shrubs, and other vegetation. It is the intent that the primary colors of the house blend with nature. Earth tone colors are generally appropriate; however, subtle contrasts between the physical elements of the design, such as between the wall color and the trim color are encouraged in many cases.

13. Vehicular Access/Parking

- a. A minimum of two (2) off-street parking spaces screened from the street view shall be provided for each dwelling.
- b. Where an enclosed garage is utilized, side entry is required whenever possible.
 1. Front entry garages are limited to pie-shaped lots with limited frontage or other lots with similar physical, vegetative, or topographic constraints.
 2. Front entry garages shall be designed in a way that camouflages or hides the entry through the use of overhead trellises, recessed openings, louvers and other techniques that blend the opening with the architectural detailing of the structure.
 3. Front entry garages shall not exceed two single car bays. Individual doors for each parking bay are preferred.
- c. Driveways
 1. Driveways shall be designed with either turn-arounds or back-up areas to preclude backing onto the street, whenever possible.
 2. Driveways shall be paved with a hard surface such as concrete, asphalt, concrete or brick pavers, or exposed

aggregate, etc. At a minimum, if concrete is utilized, it must be tinted "Plantation Grey" (1 gallon of "Dispersed Black by Lambert").

3. Driveways shall be at least two (2) feet from adjacent properties to allow for landscape buffering except where sufficient natural greenbelts exist.

14. Service Courts, Walls and Fences

- a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment, above ground fuel tanks, generators, and other items stored outside.
- b. The service court shall be completely enclosed with an opaque fence and gate. If the service court is designed to preclude direct view into the service area, the opaque gate may be omitted.
- c. At least one service court shall have an area designated for the storage of a standard waste receptacle and allocated recycle container.
- d. Walls and fences may be permitted to enclose portions of the rear and side yards for privacy and special purposes such as service courts, dog runs, swimming pools, and the like. They cannot be placed in a manner that would enclose the entire yard, or define the property.

15. Ornamental Landscaping and Preservation of Natural Buffers

- a. Landscaping plan shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.

- b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities. (see Appendix F).
 - c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.
 - d. Yards adjacent to marsh areas shall have a natural buffer of native trees, shrubs, and grasses at least thirty feet from mean high water. That portion of a marsh lot located within thirty feet of the average high water shall be preserved substantially in its present natural state.
16. Florida Registered Architect
- a. It is recommended that all plans submitted to the Architectural Review Board shall be developed by a registered Architect with a license from the State of Florida.
 - b. The Architectural Review Board must approve residential designers before their plans can be submitted to the Architectural Review Board.
17. Construction Time
- The exterior of all houses and other structures shall be completed within one (1) year.
18. Stormwater Management
- a. Stormwater runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.
 - b. If stormwater is directed to the marsh, it must flow over the marsh edge buffer to aid in percolation and retain pollutants from

running into the marsh.

19. Storm Shutters/Opening Protection

- a. Decorative shutters shall be sized and placed to appear as if they are operable.
- b. Operable Storm Shutters
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.
 - 4. Impact glass is encouraged over operable storm shutters for aesthetic value.

20. Screen Enclosures

- a. All screen enclosures shall adhere to minimum setbacks.
- b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configurations can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

21. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers

1. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 2. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.
 3. Mounting numbers above the door, on columns, or on the fascia is discouraged.
- c. Plaques incorporating the house number may be used provided that the overall dimension does not exceed eighteen inches by eighteen inches (18" x 18") unless approved by the ARB. Material shall be on a non-ferrous metal or wood. Other finishes must be approved by the ARB.

22. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

B. PATIO LOTS

1. Definition
 - a. Patio homes are generally single family dwellings that utilize a patio wall so designated usually as a portion of one of its exterior walls. Patio homes emphasize an

indoor/outdoor relationship that use the full site for living purposes but with a high degree of visual and acoustical privacy characterized by a division of public and private areas.

b. Patio Home lots generally are 65 feet by 100 feet.

2. Minimum Dwelling Area

a. The minimum enclosed area of a patio lot is 1,200 square feet.

3. Maximum Lot Coverage

a. The maximum lot coverage is 40% of the area under the roof.

4. Building Height

Shall not exceed two (2) stories except where the ground elevation on a lot has variation of eight (8) feet or more and the dwelling is built into sloping ground. Then parking levels are not considered in determining the two (2) story limitation. However, the building height shall not exceed a total of 35 feet.

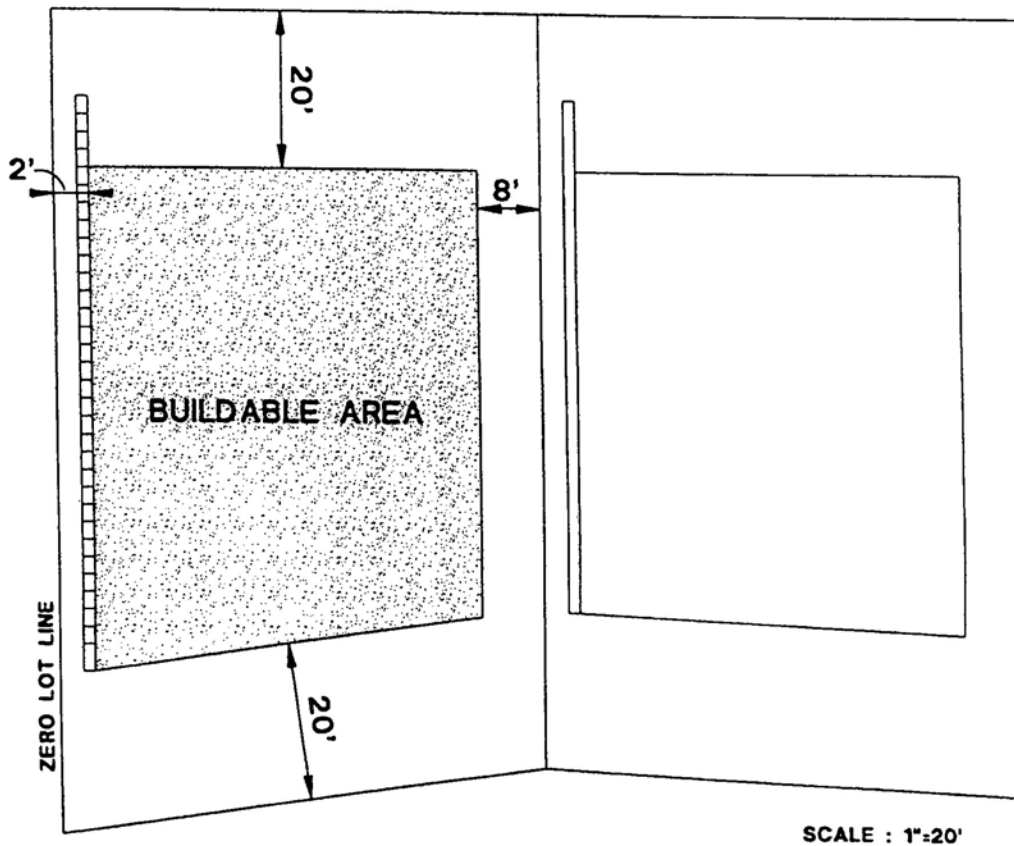
5. Setbacks

a. Front setback - The minimum front setback shall be 20 feet from the right-of-way.

b. Rear Setback - The minimum rear setback shall be 20 feet from the property line.

c. Side Setback - Dwelling units constructed on patio home lots must be constructed so as to utilize a patio wall as designated usually as a portion of one of its exterior walls.

1. The patio wall shall be two (2) feet inside and parallel to the zero lot line or patio wall line as Designated (See Figure 1).
2. The minimum side yard setback for the structure on the adjacent lot opposite the zero lot line or patio wall line is eight (8) feet.
3. The minimum distance between two (2) structures on adjacent lots is ten (10) feet.



SCALE : 1"=20'

FIGURE 1

6. Patio Lot Easements

a. A two foot easement on each lot between the exterior of the patio wall and/or dwelling unit and the parallel lot boundary line will be reserved for the planting and enjoyment of the adjacent lot owner, only as hereinafter provided. The two-foot easement area and the exterior of the patio wall and/or dwelling unit may be used by an adjacent lot owner for the planting and care of shrubbery and other landscaping, providing the same does not interfere with the structural integrity of the patio wall and/or dwelling unit.

b. An eight-foot easement is reserved along the boundary line of each lot, opposite the boundary line along which the patio wall is to be constructed, for the construction, maintenance and repair of the patio wall and/or dwelling unit on the adjoining lot. The use of said easement area by an adjoining lot owner shall not exceed a reasonable period of time during construction nor shall it exceed a period of thirty (30) days each year for essential maintenance. Any shrubbery or planting in the eight (8) foot easement area that is removed or damaged by the adjoining lot owner during the construction, maintenance or repair of his patio wall and/or dwelling unit, shall be repaired or replaced at the expense of the said adjoining lot owner causing such damages.

c. Placement Exception - Should an owner of a patio lot desire to locate his patio home on a portion of the lot other than contiguous to the patio wall, he may apply to the Architectural Review Board for approval of the alternative location. The approval of the alternative location shall not relieve the owner's responsibility to construct and maintain a privacy wall on the line designated for the patio wall.

7. Foundations

- a. A minimum elevation for the first habitable floor is established by The Flood Insurance Program as adopted by Nassau County Ordinances. Please consult the Nassau County Building Department for exact elevation requirements.
- b. When the elevation of the first habitable floor is more than eighteen (18) inches above existing grade, the piers or a stem wall

must be used to minimize fill impacts to adjacent trees. The piers and stem wall must be veneered with stucco, tabby, coquina stucco, or brick.

8. Exterior Wall Finishes

- a. Primary wall finishes - natural indigenous materials are required for primary wall finishes. This includes wood clapboards, wood board and battens, wood shingles, cement base stucco, and tabby or coquina stucco.
- b. Brick is allowed on stem walls and piers below the first habitable floor.
- c. Specific fiber cement siding with a minimum thickness of 5/8" is allowed as are fiber cement shingles with certain application techniques (Please see Appendix "M" for the specific Product Approvals and approved application techniques).
- d. Brick, natural stone, cultured stone, cement block, vinyl or aluminum siding is not permitted as an exterior wall finish except brick is allowed as noted above.
- e. Other wall finishes will be considered on a case-by-case basis.

9. Fascia

- a. Wood and with a minimum nominal dimension of eight (8) inches is required except for open rafter tails.
- b. Fascia may be clad with aluminum when using gutters.
- c. Other fascia materials will be considered on a case-by-case basis.

10. Soffit

- a. Wood, plywood, stucco and cement board are permitted as a

soffit material.

- b. Continuous aluminum ventilation strips are recommended. Insect screen is vulnerable to squirrel damage.

11. Roofs

- a. Primary roofs shall be gable or hip designs with a minimum roof slope or pitch of 7/12. All other roof slopes will be up to the discretion of the Board to determine if the slope is necessary to the aesthetics of the design of the home.
- b. Flat roofing is generally acceptable in minor areas such as connectors. Other roof designs may be approved when compatible with surrounding elements.
- c. Primary roofing materials shall be architectural grade fiberglass or composition shingles, wood shingles or shakes, or similar material that creates a heavy butt cedar shake appearance. Flat ceramic or cement roof tiles similar to wood shingles may be allowed if appropriate in the surrounding neighborhood.

12. Windows

All major operating or fixed windows shall be wood or wood clad with painted or anodized aluminum, vinyl, or copper.

13. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure with a minimum dimension of two feet six inches (2'6") by four feet six inches (4'6").
- b. Exposed chimney surfaces shall be brick, stucco, or tabby or coquina stucco.
- c. Spark arrestors are required but may not be exposed to view.

- d. Metal windscreens and caps shall be painted appropriately.
- e. Roof accessories such as vent stacks, roof vents, and other penetrations are to be painted to match roof color and shall be placed in an inconspicuous location.

14. Color and Textures

Colors and textures of the exterior materials shall be compatible with the light reflecting properties of the surrounding natural elements such as surrounding trees, shrubs, and other vegetation. It is the intent that the primary colors of the house blend with nature. Earth tone colors are generally appropriate; however, subtle contrasts between the physical elements of the design such as between the wall color and the trim color are encouraged.

15. Vehicular Access/Parking

- a. A minimum of two (2) off-street parking spaces screened from the street view shall be provided for each dwelling.
- b. Where an enclosed garage is utilized, side entry is required whenever possible.
 - 1. Front entry garages are limited to pie-shaped lots with limited frontage or other lots with similar physical, vegetative, or topographic constraints.
 - 2. Front entry garages shall be designed in a way that camouflages or hides the entry through the use of overhead trellises, recessed openings, louvers and other techniques that blend the opening with the architectural detailing of the structure.
 - 3. Front entry garages shall not exceed two single car bays. Individual doors for each parking bay are preferred.

c. Driveways

1. Driveways shall be designed with either turn-arounds or back-up areas to preclude backing onto the street, whenever possible.
2. Driveways shall be paved with a hard surface such as concrete, asphalt, concrete or brick pavers, or exposed aggregate, etc. At a minimum, if concrete is utilized, it must be tinted "Plantation Grey" (1 gallon of "Dispersed Black by Lambert").
3. Driveways shall be at least two (2) feet from adjacent properties to allow for landscape buffering except where sufficient natural greenbelts exist.

16. Service Courts, Walls and Fences

- a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment, above ground fuel tanks, and other items stored outside.
- b. The service court shall be completely enclosed with an opaque fence and gate. If the service court is designed to preclude direct view into the service area, the opaque gate may be omitted.
- c. At least one service court shall have an area designated for the storage of a standard waste receptacle and allocated recycle container.
- d. Walls and fences may be permitted to enclose portions of the rear and side yards for privacy and special purposes such as service courts, dog runs, swimming pools, and the like. They cannot be placed in a manner that would enclose the entire yard, or define the property.

e. Patio Walls.

1. The patio wall shall be an integral part of the side wall of the house. It shall extend beyond the house and turn to form a courtyard creating an extension of the living area and privacy to an adjacent home. Where the enclosure will block amenity views of golf course, marsh, forest or lagoon, and does not adversely affect the privacy of the adjacent home, the patio wall extension may be reduced or eliminated.
2. The patio wall shall extend no closer than twenty (20) feet to the front lot line and no closer to the rear lot line than that which is required for privacy between homes.
3. The patio wall shall have a minimum height of six (6) feet above the finished grade of the deck or terrace where privacy is required for the adjacent home.
4. The patio wall shall be constructed of the same material as the side wall of house except that another screening material may be introduced where the wall turns when consistent with good design principles and the overall character of the house. For example, a combination of two materials in a solid-void relationship.

17. Ornamental Landscaping and Preservation of Natural Buffers

- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.
- b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate,

physical barriers shall be erected prior to the start of clearing activities.

- c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.
- d. Yards adjacent to marsh areas shall have a natural buffer of native trees, shrubs, and grasses at least thirty feet from mean high water. That portion of a marsh lot located within thirty feet of the average high water shall be preserved substantially in its present natural state.

18. Florida Registered Architect

- a. It is recommended that all plans submitted to the Architectural Review Board shall be developed by a registered Architect with a license from the State of Florida.
- b. The Architectural Review Board must approve residential designers before their plans can be submitted to the Architectural Review Board.

19. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

20. Stormwater Management

- a. Stormwater runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.
- b. If stormwater is directed to the marsh, it must flow over the marsh edge buffer to aid in percolation and retain pollutants from running into the marsh.

21. Storm Shutters/Opening Protection

- a. Decorative shutters shall be sized and placed to appear as if they are operable.
- b. Operable Storm Shutters
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. For houses completed prior to the date of these guidelines after construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.
 - 4. Impact glass is encouraged over operable storm shutters for aesthetic value.

22. Screen Enclosures

- a. All screen enclosures shall adhere to minimum setbacks.
- b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configurations can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

23. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers

1. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 2. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.
 3. Mounting numbers above the door, on columns, or on the fascia is discouraged.
- c. Plaques incorporating the house number may be used provided that the overall dimension does not exceed eighteen inches by eighteen inches (18"x18") unless approved by the ARB. Material shall be on a non-ferrous metal or wood. Other finishes must be approved by the ARB.

24. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

COMMUNITY 2 - LONG POINT – SOUND POINT I AND II, SOUND POINT COURT and The Pointe at Sound Point

1. Definition

Long Point is a geographic area of Amelia Island Plantation located along the west side of State Road A1A, south of Marsh Hawk Road, and is comprised of six single family townhome subdivisions. Homes in these subdivisions tend to be larger, and the ARB allows owners and their architects greater flexibility in creating a more eclectic collection of architectural styles, materials, and colors. Each subdivision has different standards designed to achieve a better fit for the unique natural features of the land and needs of the property owners.

2. Minimum Dwelling Area

- a. Long Point I and Sound Point (Lots 1-12) - 2,200 square feet
- b. Sound Point II - 2,500 square feet
- c. Sound Point Court
 - 1. Minimum - 3,500 square feet
 - 2. Maximum - 8,000 square feet
- d. The Pointe at Long Point (Lots 11-15) - 2,200 square feet

3. Building Height

- a. Long Point 1, Sound Point Lots (1-12) and The Pointe at Long Point Lots (11-15)
 - 1. The maximum building height shall not exceed three stories in height, with an average floor-to-floor height of ten feet.
 - 2. The third floor may have a maximum gross area of 450

square feet including outside decks, screened porches and balconies, but not including stairs or elevators. The Pointe at Long Point may have a maximum gross floor area of 900 square feet for the third floor.

3. A level used exclusively for parking when open to light and air shall not be considered a story for the purpose of determining the story limitation.

b. Sound Point II

1. The maximum building height shall not exceed 55 feet or three stories above a parking level, whichever is less.
2. The highest floor shall be incorporated into form of the floor below through the use of dormers and roof terraces so as to reduce the visual impact of the highest floor.
3. Chimneys and approved roof ornamentation are exempt from the above criteria.
4. Third floor areas may include widow walks, roof terraces, lookout towers, etc., with no limit on the area of the space; however, they must be screened from direct viewing onto adjacent terraces of adjacent homes.

c. Sound Point Court

1. The maximum building height shall not exceed forty feet above the floor of the garage level or, three stories above a garage level, whichever is less.
2. The third floor shall be incorporated into the roof form.
3. The home height is measured from the floor of the garage to the predominant eave line of the home. Where the garage is not under the home, the home height is

measured from the average exterior or finish grade at the first level.

4. Setbacks

- a. General - The recorded covenants and restrictions for the Plantation envision flexible building setback lines where appropriate in order to maximize view and breeze to individual structures. However, the following minimum setback standards have been established to guide the siting process:
- b. Front Setback - The minimum front setback shall be thirty (30) feet from the right-of-way.
- c. Side Setback - The general side setback is twenty (20) feet, except lesser setbacks may be approved when necessary to protect important natural features and when the lesser setback will not unduly impact an adjacent property. The plat for Sound Point Court allows fifteen (15) feet.
- d. Rear Setback - The general rear setback is thirty (30) feet except screened pool enclosures may be approved with a twenty (20) foot setback from the property line. In approving a lesser setback, the Architectural Review Board shall carefully consider possible impacts to adjacent property and its use..

5. Foundations

- a. A minimum elevation for the first habitable floor is established by Nassau County Ordinances. Please consult the Nassau County Building Department for exact elevation requirements.
- b. When the elevation of the first habitable floor is above existing grade, then piers or a stem wall must be used. The piers and stem wall must be veneered with stucco, tabby, or brick.
- c. Sound Point Court - The vertical wall portion of the foundation shall be extended to the ground with openings that do not exceed

- fifty (50%) percent of the surface area.
- d. Foundation openings shall be covered with louvers or lattice painted to match color scheme of the home. Minor cantilevered areas may be allowed with coverings.
6. Exterior Wall Finishes
- a. Primary wall finishes - natural indigenous materials are required for primary wall finishes. This includes wood clapboards, wood board and battens, wood shingles, cement based stucco, tabby or coquina stucco.
 - b. Natural stone and cultured stone are allowed for foundation and accent use.
 - c. Cement fiberboards (such as hardiboard) are allowed for secondary wall finishes, not exceeding thirty-five (35) percent of the exterior wall finish.
 - d. Vinyl or aluminum siding is not allowed.
 - e. Other wall finishes will be considered on a case-by-case basis.
7. Fascia
- a. Wood and with a minimum nominal dimension of 8 inches is required except for open rafter tails.
 - b. Maybe clad with aluminum when using gutters.
 - c. Other materials will be considered on a case-by-case basis.
8. Soffit
- a. Wood, plywood, stucco and cement board are permitted as a soffit material.
 - b. Continuous aluminum ventilation strips are recommended.

Insect screen is vulnerable to squirrel damage.

9. Roofs

- a. Primary roofs shall be gable or hip designs with a minimum roof slope or pitch of 8/12. All other roof slopes will be up to the discretion of the Board to determine if the slope is necessary to the aesthetics of the design of the home.
- b. Flat roofing is generally acceptable in minor areas such as connectors. Other roof designs may be approved when compatible with surrounding elements.
- c. Primary roofing materials shall be architectural grade fiberglass or composition shingles, cedar shingles or shakes or similar material that creates a heavy butt cedar shake appearance. Flat ceramic or cement roof tiles similar to wood shingles and standing seam metal roofs may be allowed if appropriate to the neighbor.

10. Windows

All major operating or fixed windows shall be wood or wood clad with painted or anodized aluminum, vinyl, or copper.

11. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure with a minimum size of two feet six inches by four feet six inches.
- b. Exposed chimney surfaces shall be brick, stucco, tabby or coquina stucco.
- c. Spark arrestors are required but may not be exposed to view.
- d. Metal windscreens and caps shall be painted appropriately.
- e. Roof accessories such as vent stacks, roof vents, and other

penetrations are to be painted to match roof color and shall be placed in an inconspicuous location, unless decorative in nature.

12. Color and Textures

- a. It is the intent that the primary colors of the house blend with the natural earth tone palate. However, it is also the intent that individual owners and their architects be given greater latitude in exploring their interpretations of the earth tone ranges and the application of specific colors associated with specific architectural styles.
- b. Subtle contrasts between the physical elements of the designing through both color and texture are encouraged.

13. Vehicular Access/Parking

- a. A minimum of two (2) off-street parking spaces screened from the street view shall be provided for each dwelling.
- b. Where an enclosed garage is utilized, side entry is required whenever possible.
 - 1. Front entry garages are limited to pie-shaped lots with limited frontage or other lots with similar physical, vegetative, or topographic constraints.
 - 2. Front entry garages shall be designed in a way that camouflages or hides the entry through the use of overhead trellises, recessed openings, louvers and other techniques that blend the opening with the architectural detailing of the structure.
 - 3. Front entry garages shall not exceed two single car bays. Individual doors for each parking bay are preferred.
- c. Driveways

1. Driveways shall be designed with either turn-arounds or back-up areas to preclude backing onto the street, whenever possible.
 2. Driveways shall be paved with a hard surface such as concrete, asphalt, concrete or brick pavers, or exposed aggregate, etc. At a minimum, if concrete is utilized, it must be tinted "Plantation Grey" (1 gallon of "dispersed black by Lambert").
14. Service Courts, Walls and Fences
- a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment, above ground fuel tanks, and other items stored outside.
 - b. The service court shall be completely enclosed with an opaque fence and gate. If the service court is designed to preclude direct view into the service area, the opaque gate may be omitted.
15. Ornamental Landscaping and Preservation of Natural Buffers
- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.
 - b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities.
 - c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.

16. Preservation

An open space corridor is required on all lots fronting the marsh. The open space corridor is defined as all wetlands and uplands lying waterward of the development line as recorded in the public records of Nassau County on the applicable plat. This corridor is necessary in order to preserve the natural appearance and scenic beauty of marsh front areas and to protect the ecotone and to preserve valuable edge habitat. This edge habitat is used by wildlife for refuge, cover, travel lanes, nesting sites and productive food sources.

- a. That portion of any marshfront lot within the open space corridor shall be preserved substantially in its present natural state except for moderate clearing for view and breeze. Construction of improvements other than boardwalks and docks is hereby restricted.
- b. A marsh edge buffer is added to the open space corridor landward of the development line to ensure continuity of and protection for valuable edge habitat.
 1. The marsh edge buffer is either specifically shown on the recorded plat or called out in the plat notes.
 2. Within the marsh edge buffer, the following restrictions apply:
 - a. 100 percent (100%) of the canopy of trees within the buffer shall be retained.
 - b. Not more than 30 percent (30%) of the shrub layer shall be trimmed for view easements.
 - c. No ground cover or shrub shall be removed except those needed for paths leading to viewing docks.

d. Those lots without vegetation in the buffer zone shall be planted with native vegetation in consultation with a professional biologist to be retained by the Association of the Developer.

3. The landward edge of the marsh edge buffer shall constitute the building setback line.

16. Florida Registered Architect

- a. All plans submitted for approval shall be prepared by a Florida Registered Architect.
- b. The Architectural Review Board must approve unregistered residential designers before their plans can be submitted to the Architectural Review Board.

17. Construction Time

The exterior of all houses and other structures shall be completed within twelve (12) months.

18. Storm Shutters/Opening Protection

- a. Decorative shutters shall be sized and placed to appear as if they are operable.
- b. Operable Storm Shutters
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.

4. Impact glass is encouraged over operable storm shutters for aesthetic value.

19. Screen Enclosures

- a. All screen enclosures shall adhere to minimum setbacks.
- b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls, and roof configurations can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

20. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers
 1. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 2. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.
 3. Mounting numbers above the door, on columns, or on the fascia is discouraged.
- c. Plaques incorporating the house number may be used provided that the overall dimension does not exceed 18" x 18" (eighteen inches by eighteen inches) unless approved by the ARB. Material shall be on a non-ferrous metal or wood. Other finishes must be approved by the ARB.

21. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of 18 inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

COMMUNITY 3 - TOWNHOUSES

1. Definition
 - a. Town home subdivisions are single family subdivisions where two homes share a party wall, or have separate supporting walls with zero setback along one side. While individual homes, the two buildings shall have compatible massing, fenestration, details, colors and textures, and a single or uniform roof element. The intent is that the two homes appear as one large home when viewed from a distance. While similar or compatible in design and construction materials and colors, the two structures may be constructed independently and at different times.
 - b. Dunes Court, Dunes Row, Sound Point, and The Pointe at Long Point share a common theme which can best be referenced as "Mediterranean Villas". The term suggests a rambling, spacious and open structure oriented to views and taking advantage of favorable climatic conditions, but tightly framed to provide individual privacy and privacy for adjacent property owners. Townhouse subdivisions, as with Mediterranean villages, express individual forms unified with limited materials primarily stucco and a limited range of colors. Individual structures may be vertical or horizontal, but will have dominant roofs of clay or concrete tile or even metal, all in natural earth tone colors. The individuality of each town house is established with an interplay of rich detailing and color from balconies, chimneys, shutters, and the like. While it is not the developer's intent to limit or require adherence to a specific style, it is our objective to create a neighborhood which develops its own character. The townhouse owner and his architect are encouraged to express individuality through details within the limits of these guidelines.
2. Minimum Dwelling Area
 - a. Dunes Court - minimum enclosed area of 2,000 square feet not less than 1,500 square feet on first floor of residence.

- b. Sound Point and The Pointe at Long Point - 2,500 square feet.
 - c. Dunes Row - No minimum requirement.
3. Building Height
- a. The maximum building height shall not exceed fifty-five (55) feet or three (3) stories above a parking level, or whichever is less. For Sound Point only, the first twenty (20) feet of the building zone is restricted to a one-story structure or garage.
 - b. The highest floor, wherever possible, shall be incorporated into the form of the roof through the use of dormers, roof terraces, and the like.
 - c. Third floor areas may include widow walks, roof terraces, lookout towers and the like. However, such areas must be screened so that there is no direct viewing into adjacent terraces of attached units.
4. Setbacks
- a. Sound Point and The Pointe at Long Point
 - 1. Front Setback - The minimum front setback shall be thirty (30) feet from the right-of-way.
 - 2. Side Setback - Each lot shall have one side with a zero setback and the opposite side shall be twelve (12) feet.
 - 3. No structure shall be permitted within the twelve (12) foot side yard except for roof overhangs not to exceed three (3) feet, courtyard walls, ground level patios and walkways, driveways, privacy screens and other items of a landscape nature.

b. Dunes Court

1. Front Setback - The front yard setback is twenty-five (25) feet from the recorded access easement.
2. Rear Setback - The rear setback is twenty (20) feet from the rear property line except that decks and terraces may extend ten (10) feet into the rear setback.
3. Side Setbacks
 - a. The side setback for certain common lot lines is zero. These are for the following lots: 1 and 2, 3 and 4, 5 and 6, 7 and 8, 9 and 10.
 - b. The side setback for all other lot line combinations is ten (10) feet except where two or more lots have been combined for a single residence.

c. Dunes Row

1. Front Setback - The front setback is the front building restriction line as shown on the Dunes Row Replat.
2. Rear Setback - The rear setback is the rear building restriction line as shown on the Dunes Row Replat.
3. Side Setback:
 - a. The side setback for certain common lot lines is zero. These are for the following lots: 1 and 2, 3 and 4, 5 and 6, 7 and 8, 9 and 10.
 - b. The side setback for all other lot line combinations is ten (10) feet except where two or more lots have been combined for a single residence.

d. Dunes Row II

1. Front Setback - The front setback is the greater of twenty-five (25) feet from the front property line or the eastern boundary of a twenty-five (25) foot utility easement shown on the Dunes Row II plat.
2. Rear Setback - The rear setback is the building restriction line shown on the Dunes Row Phase II Plat.
3. Side Setback - The side yard setback is ten (10) feet from the side lot boundary measured to the vertical exterior wall of the residential structure.

5. Foundations

- a. A minimum elevation for the first habitable floor is established by the Federal Flood Insurance Program as adopted by Nassau County Ordinances. Please consult the Nassau County Building Department for exact elevation requirements.
- b. When the elevation of the first habitable floor is above existing grade, then piers or a stem wall must be used. The piers and stem wall must be veneered with stucco, tabby, or brick.
- c. The vertical wall portion of the foundation must be extended to the ground with openings that do not exceed fifty (50%) percent of the surface area.
- d. Foundation openings shall be covered with grading, wood louvers, or lattice painted to conform to the color scheme of the townhouse.
- e. Concrete block foundation walls shall be clad or stuccoed, and exposed floor joists must be covered with suitable material so as not to leave framing members visible.

- f. The first of the two "attached" townhouses to be constructed shall construct at its sole expense a foundation which will support the townhouse wall on the adjacent lot.

6. Exterior Wall Finishes

- a. The main exterior wall material shall be stucco or an improved external wall coating system with finishes that include coquina or oyster shell, Spanish lace, sand finish and the like.
- b. Wood, wood shingles, fiber cement siding with a minimum thickness of 5/8", fiber cement shingles (see Appendix "O" for approved products), and coquina or coral block may be used for accents and detailing not to exceed 20% of the total exterior wall area. Brick is permitted only in Long Point.
- c. Exterior veneer materials shall wrap exterior corners and have a minimum end butt dimension of four (4) inches in thickness.

7. Fascia

- a. Wood with a minimum nominal dimension of eight (8) inches is required except for open rafter tails.
- b. The fascia can be clad with aluminum when using gutters.
- c. Other materials will be considered on a case-by-case basis.

8. Soffit

- a. Wood, including plywood, stucco and cement board, is permitted as a soffit materials.
- b. Continuous aluminum ventilation strips are recommended. Insect screen is vulnerable to squirrel damage.

9. Roofs

- a. Primary roofs shall be gable or hip designs with a minimum roof shape of 8/12. Primary roof pitches may be varied as necessary to achieve the design intent.
- b. Flat or shed roof construction shall be permitted for secondary roof areas limited to 15% of the total roofing area.
- c. Clay and concrete tile or a metal roof, all in natural earth tone colors, shall be used for the primary roofing materials.
- d. Attached residential units shall utilize the same roofing material, including color.
- e. Primary roof overhang shall have a minimum depth of 2 feet 6 inches (2'6") with minimum gabled ends of 1 foot 4 inches (1'4").
- f. Roof attachments such as lightning rods, ornamental ridge caps, weather vanes, are encouraged. All roof accessories, including vent stacks and roof vents, shall be painted to match roof color or accentuated to form a statement.
- g. All roof flashing shall be copper except in the case of metal roofs where it shall be of the same material or where good construction practice demands other materials.

10. Windows

- a. All major operating or fixed windows shall be wood or wood clad with anodized aluminum, vinyl, or painted finishes. Natural color aluminum finishes shall not be allowed.
- b. No sliding glass doors shall be visible from the road.
- c. Tinted glass may be used for windows and doors. However, no foil or reflective material shall be permitted.

- d. Where more than one interior window treatment is viewable from a single elevation, drapery liners shall be used to provide consistent appearance.

11. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure. However, the minimum size shall be two feet six inches by four feet six inches.
- b. Exposed chimney surfaces shall be brick, stucco, or tabby stucco.
- c. No prefabricated metal spark arresters or flute tops may be exposed to view.
- d. Metal windscreens and chimney caps must be painted appropriately.
- e. Roof accessories such as vent stacks, roof vents, and other penetrations are to be painted to match roof color and shall be placed in an inconspicuous location.

12. Color and Textures

- a. A given townhouse and its ancillary uses shall not be permitted to use more than three colors, excluding the roof color.
- b. The attached townhouse shall utilize at least one color from the adjacent structure.
- c. Additional colors are required to stay within the same palate range.

13. Vehicular Access/Parking

- a. A minimum of two (2) off-street parking spaces screened from the street view shall be provided for each dwelling.

- b. Where an enclosed garage is utilized, side entry is required whenever possible.
- c. Front entry garages shall be designed in a way that camouflages or hides the entry through the use of overhead trellises, recessed openings, louvers and other techniques that blend the opening with the architectural detailing of the structure.
- d. Driveways
 - 1. Driveways shall be designed with either turn-arounds or back-up areas to preclude backing onto the street, whenever possible.
 - 2. Driveways shall be paved with a hard surface such as concrete, asphalt, concrete or brick pavers, or exposed aggregate, etc. At a minimum, if concrete is utilized, it must be tinted "Plantation Grey" (one (1) gallon of "dispersed black by Lambert").
 - 3. Driveways shall be at least two (2) feet from adjacent properties to allow for landscape buffering except where sufficient natural green belts exist.

14. Service Courts, Walls and Fences

- a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment, and fuel tanks (unless buried below ground).
- b. The service court shall be completely enclosed with an opaque fence and gate. If the service court is designed to preclude direct view into the service area, the opaque gate may be omitted.
- c. At least one service court shall have an area designated for the storage of a solid waste receptacle.

- d. Walls and fences may be permitted to enclose portions of the rear and side yards for privacy and special purposes such as service courts, dog runs, swimming pools, and the like. They cannot be placed in a manner that would enclose the entire yard.
15. Ornamental Landscaping and Preservation of Natural Buffers
- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.
 - b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities. (See Appendix F)
 - c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.
16. Preservation
- a. In order to preserve the natural appearance and scenic beauty of marsh front areas and to protect the ecotone and to preserve valuable edge habitat, which is used by wildlife for refuge, cover, travel lanes, nesting sites, and productive food sources, there is hereby established an open space corridor on all lots fronting` along the marsh. The open space corridor shall be defined as all wetlands and uplands lying waterward of the development line as shown on the applicable plat. That portion of any marshfront lot within the open space corridor shall be preserved substantially in its present natural state, except for moderate clearing for view and breeze. Construction of improvements other than boardwalks and docks is prohibited.

- b. A marsh edge buffer is added to the open space corridor landward of the development line to ensure continuity of and protection for valuable edge habitat.
 - 1. Sound Point and The Pointe at Long Point - the marsh edge buffer is defined by line on the applicable plat.
 - 2. Within the marsh edge buffer, the following restrictions apply:
 - a. 100 percent (100%) of the canopy of trees within the buffer shall be retained.
 - b. Not more than 30 percent (30%) of the shrub layer shall be trimmed for view easements.
 - c. No ground cover or shrub shall be removed, except those needed for paths leading to viewable docks.
 - d. Those lots without vegetation in the buffer zone shall be planted with native vegetation in consultation with a professional biologist to be retained by the Association or the Developer.
 - 3. The landward edge of the marsh edge buffer shall constitute the building setback line.

17. Florida Registered Architect

All plans submitted for approval shall be signed and sealed by a Florida registered Architect.

18. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

19. Stormwater Management

- a. Stormwater runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.
- b. If stormwater is directed to the marsh, it must flow over the marsh edge buffer to aid in percolation and retain pollutants from running into the marsh.

20. Storm Shutters/Opening Protection

- a. Decorative shutters shall be sized and placed to appear as if they are operable.
- b. Operable Storm Shutters:
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.
 - 4. Impact glass is encouraged over operable storm shutters for aesthetic value.

21. Screen Enclosures

- a. All screen enclosures shall adhere to minimum setbacks.
- b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls, and roof configurations can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

22. Mailboxes/Building Numbers
- a. Mailboxes: see Appendix B
 - b. Building Numbers
 - c. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 - d. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.
 - e. Mounting numbers above the door, on columns, or on the fascia is discouraged.
 - f. Plaques incorporating the house number may be used provided that the overall dimension does not exceed eighteen inches by eighteen inches (18"x18") unless approved by the ARB. Material shall be on a non-ferrous metal or wood.
23. Outdoor Lights and Satellite Dishes
- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
 - b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

COMMUNITY 4 - OCEAN CLUB DRIVE

1. Definition

The Ocean Club Drive subdivision consists of thirty-three (33) lots with ten (10) lots fronting the Atlantic Ocean and the remaining twenty-three (23) lots with either a golf or woodland view. The subdivision is themed to showcase "Mediterranean" style villas characterized by rambling, spacious, and open structures oriented to the views and which take advantage of favorable climatic conditions, but are tightly framed to provide individual privacy and privacy to adjacent property owners.

Ocean Club Drive homes express individual forms unified with limited materials, primarily stucco and a limited range of natural colors. Homes will have dominant roofs established with an interplay of rich detailing and color from balconies, chimneys, shutters and the like. While it is not the developer's intent to limit or require adherence to a specific style, it is our objective to create a neighborhood which develops its own character. The owner and his architect are encouraged to express individuality through details within the limits of these guidelines.

2. Minimum/Maximum Dwelling Area

Ocean Club Drive homes shall have minimum/maximum enclosed dwelling areas as follows:

- a. Homes on Lots 1-10 shall have a minimum enclosed dwelling area of 5,000 square feet and a maximum enclosed dwelling area of 12,000 square feet.
- b. Homes on Lots 11-14 shall have a minimum enclosed dwelling area of 3,500 square feet and a maximum enclosed dwelling area of 12,000 square feet.
- c. Homes on Lot 15-33 shall have a minimum enclosed dwelling area of 3,500 square feet and a maximum enclosed dwelling area of 8,000 square feet.

- d. The minimum and maximum dwelling areas are defined to include screen porches, lanais, or similar area under roof, but does not include garages, carports or similar areas designed or used for the storage of vehicles. Where the garage is located under the living areas of the house, any conditioned or enclosed areas at the same grade as the garage level or separated by no more than one foot of elevation change shall not be counted toward the minimum enclosed dwelling square footage.

3. Building Height

- a. Homes on Lots 1-14 shall have a maximum building height of:
 - 1. Fifty-five (55) feet above the floor of the garage level or four (4) stories above a parking level, whichever is less.
 - 2. Where the building exceeds three (3) stories over a garage, the top-most story shall be incorporated into the roof form.
 - 3. The building height is measured from the floor of the garage to the predominant eave line of the home. Where garage is not under the home, the home height is measured from the average exterior or finish garage at the first level.
- b. Homes on Lots 15-33 shall have a maximum building height of:
 - 1. Forty-five (45) feet above the floor of the garage level or three (3) stories above a garage level, whichever is less.
 - 2. The third floor shall be incorporated into the roof form.
 - 3. The home height is measured from the floor of the garage to the predominant eave line of the home. Where the garage is not under the home, the home height is

measured from the average exterior or finish grade at the first level.

4. Setbacks

- a. Front Setback - The minimum front yard setback shall be thirty (30) feet from the right-of-way, except as may be noted on the plat for Ocean Club Drive.
- b. Rear Setback - The minimum rear yard setback shall be thirty (30) feet from rear property line (Golf course property), except as may be noted on the plat for Ocean Club Drive or in the deed for a lot in Ocean Club Drive.
- c. Side Setback - The minimum side yard setbacks shall be twenty (20) feet, except that the minimum setbacks may be reduced by five (5) feet per side for a total of ten (10) feet where the front or rear building face does not exceed fifty (50) feet. The offset from the front or rear building face shall have a minimum depth of ten (10) feet measured from the building face. The purpose of the offset bonus is to encourage architectural interest by reducing the actual and the perceived width of the front and rear building plans.
- d. Roof overhangs, cornices and other projections not exceeding four (4) feet and not supported from the ground may project into the required setbacks.
- e. The minimum setback detailed above may be reduced by the Company's Architectural Review Board (ARB) if compatible with other laws and regulations and the ARB determines that the minimum variation is necessary to protect significant topographic or vegetative cover existing on the lot.
- f. Setback exemptions noted on recorded plat:
 - 1. Lot 1 - twenty (20) foot side setback on south property line

2. Lots 5, 6, 7, 8 - thirty-five (35) foot rear setback.
 3. Lot 10 - twenty (20) foot front setback adjoining Lot 11.
 4. Lot 14 - twenty (20) foot rear setback on north property line
 - fifteen (15) foot side setback on east property line
 - twenty (20) foot front setback on south property line
 - thirty (30) foot side setback on west property line
5. Foundations
- a. A minimum elevation for the first habitable floor is established by the Federal Flood Insurance Program as adopted by Nassau County Ordinances. Please consult the Nassau County Building Department for exact elevation requirements.
 - b. When the elevation of the first habitable floor is above existing grade, then piers or a stem wall must be used. The piers and stem wall must be veneered with stucco, tabby, or brick.
 - c. The vertical wall portion of the foundation must be extended to the ground with openings that do not exceed fifty (50%) percent of the surface area.
 - d. Foundation openings shall be covered with grading, wood louvers, or lattice painted to conform to the color scheme of the townhouse.
 - e. Concrete block foundation walls shall be clad or stucco and exposed floor joists must be covered with suitable material so as to leave framing members visible.
6. Exterior Wall Finishes
- a. The main exterior wall material shall be stucco or an improved external wall coating system with finishes that include coquina

or oyster shell, Spanish lace, sand finish and the like.

- b. Wood, wood shingles, coquina or coral block may be used for fiber cement siding with a minimum thickness of 5/8", fiber cement shingles (see Appendix "O" for approved products), accents and detailing not to exceed twenty (20%) percent of the total exterior wall area.

7. Fascia

- a. Wood with a minimum nominal dimension of eight (8) inches is generally appropriate except for open rafter tails. Other designs may be approved.
- b. The fascia can be clad with aluminum when using gutters.
- c. Other fascia materials will be considered on a case-by-case basis.

8. Soffit

- a. Wood, plywood, stucco and cement board are permitted as a soffit material.
- b. Continuous aluminum ventilation strips are recommended. Insect screen is vulnerable to squirrel damage.

9. Roofs

- a. Primary roofs shall be gable or hip designs. Flat or shed roof construction shall be permitted for secondary roof areas limited to 25% of the total roofing area.
- b. Clay and concrete tile in natural earth tone colors shall be used for the primary roofing material. Metal roofing may be used for secondary roofing areas or accents limited to twenty-five (25%) percent of the total roof area.

10. Windows

Major operating or fixed windows shall be wood or wood clad with anodized aluminum, vinyl or painted finishes. Natural color aluminum finishes shall not be allowed.

11. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure. However, the minimum size shall be two feet, six inches by four feet, six inches (2'6" x 4'6").
- b. Exposed chimney surfaces shall be brick, stucco, or tabby stucco.
- c. Spark arresters are required but may not be exposed to view.
- d. Metal windcreens and chimney caps must be painted appropriately.
- e. Roof accessories such as vent stacks, roof vents, and other penetrations are to be painted to match roof color and shall be placed in a conspicuous location.

12. Color and Textures

Colors and textures of the exterior materials shall be compatible with the light reflecting properties of the surrounding natural elements, such as surrounding trees, shrubs, and other vegetation. It is the intent that the primary colors of the house blend with nature. Earth tone colors in the brown and gray ranges are generally appropriate; however, subtle contrasts between the physical elements of the design, such as between the wall color and the trim color, are encouraged.

13. Vehicular Access/Parking

- a. A minimum of two (20) off-street parking spaces screened from

the street view shall be provided for each dwelling.

- b. Where an enclosed garage is utilized, side entry is required whenever possible.
- c. Front entry garages shall be designed in a way that camouflages or hides the entry through the use of overhead trellises, recessed openings, louvers, and other techniques that blend the opening with the architectural detailing of the structure.
- d. Front entry garages shall not exceed two single car garage doors. Individual doors for each parking bay are preferred.
- e. Driveways:
 - 1. Driveways shall be designed with either turn-arounds or back-up areas to encourage head first entry onto the street whenever possible.
 - 2. Driveways shall be paved with a hard surface such as concrete, asphalt, concrete or brick pavers, or exposed aggregate, etc. At a minimum, if concrete is utilized, it must be tinted "Plantation Grey" (1 gallon of "dispersed black by Lambert").
 - 3. Driveways shall be at least two (2) feet from adjacent properties to allow for landscape buffering, except where sufficient natural green belts exist.

14. Service Courts, Wall and Fences

- a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment, above ground fuel tanks and other items stored outside.
- b. The service court shall be completely enclosed with an opaque fence and gate. If the service court is designed to preclude direct

view into the service area, the opaque gate may be omitted.

- c. At least one service court shall have an area designated for the storage of a solid waste receptacle.
- d. Walls and fences may be permitted to enclose portions of the rear and side yards for privacy and special purposes such as service courts, dog runs, swimming pools, and the like. They cannot be placed in a manner that would enclose the entire yard.

15. Ornamental Landscaping and Preservation of Natural Buffers

- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.
- b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities.
- c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.

16. Florida Registered Architect

It is required that all plans submitted to the Architectural Review Board shall be developed by a registered Architect with a license from the State of Florida.

17. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

18. Storm Water Treatment

It is the intent that natural depressions and dune troughs be maintained in a natural condition on each lot to provide adequate ground area to retain and percolate a one inch rainfall over the Stormwater Drainage Basin(s), as defined below, affecting each lot. This intent is implemented as follows:

- a. Stormwater Retention Area. The front thirty (30) feet of each lot along Ocean Club Drive is designated a stormwater retention area ("Stormwater Retention Area").
- b. Vegetation and Topography. Existing vegetation and topography in the Stormwater Retention Area must be maintained, except for a single driveway averaging 12 feet in width as located by the Developer.
- c. Relocation of Stormwater Retention Area. Motor courts, parking courts, terraces, walkways, ornamental landscaping and the like may be allowed in the Stormwater Retention Area where adequate retention and percolation areas are provided and maintained elsewhere on the lot.
- d. Stormwater Retention and Percolation Plan. A stormwater retention and percolation plan ("SRP") shall be submitted by the owner of any lot and approved by the Amelia Island Plantation Architectural Review Board. SRP criteria are as follows:
 1. Capacity. The SRP shall show the retention areas and capacity (volume) of each area to retain and percolate a one-inch rainfall over Stormwater Drainage Basins affecting the entire lot.
 2. Grading and Structural Changes. The SRP shall show all grading changes or structural elements such as gutters, downspouts, swales, storm drains, drywalls, trench drains, and the like necessary to direct and/or contain stormwater

on the lot.

3. Professional Engineer. The SRP shall be prepared by a professional engineer registered in the State of Florida.
 4. Conveyance Devices. Where a driveway or other improvements cross a Stormwater Retention Area, the SRP shall provide for conveyance of stormwater.
 5. Stormwater Drainage Basins. Where two or more stormwater drainage basins, as designed on the Post Development Drainage Plan, sheets DM-1 and DM-2 approved by the St. Johns River Water Management District on June 9, 1998, Permit Application Number 4-089-0009-AM16-ERP ("Stormwater Drainage Basins") cover a lot, the SRP shall be consistent with the stormwater retention and percolation requirements of the Stormwater Drainage Basins.
 6. Maintenance. The owner of any lot or condominium parcel shall maintain the Stormwater Retention Area located on that owner's lot.
19. Special Requirements:
- a. Pre-design Meeting Requirement. A pre-design meeting between the owner's architect and the ARB or its representative is required prior to the development of any plans other than site analysis.
 - b. Simultaneous ARB and Ocean Club Drive (OCD) Review
 1. It is the ARB's intent to encourage the OCD Owner's Association to simultaneously review conceptual preliminary and final submissions and provide their comments and concerns regarding these proposals to the ARB.

2. Procedure. All Ocean Club Drive plan submissions shall be submitted in duplicate at least one (1) calendar week prior to the ARB review meeting and one (1) set of the plan submission will be forwarded to the OCD Owner's Association for their review and comments.
 - c. The ARB at its sole discretion retains the right to approve minor variances to the above guidelines and restrictions where it determines that the variances are in the best interests of the homeowner and/or the Ocean Club Drive community.
20. Storm shutters/Opening Protection
 - a. Decorative shutters shall be sized and placed to appear as if they are operable.
 - b. Operable Storm Shutters:
 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 3. Accordion shutters are discouraged.
 4. Impact glass is encouraged over operable storm shutters for aesthetic value.
21. Screen Enclosures
 1. Screen enclosures shall adhere to minimum setbacks.
 2. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configurations can be incorporated into the design and used to achieve

compatibility with the house. Colors and materials shall be compatible with the house.

22. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers
 1. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 2. The numbers shall be mounted on either side of the front door, approximately four and one half (4 1/2) feet above the porch or stoop floor.
 3. Mounting numbers above the door, on columns or on the fascia is discouraged.
- c. Plaques incorporating the house number may be used provided that the overall dimension does not exceed eighteen inches by eighteen inches (18"x18") unless approved by the ARB. Material shall be of a non-ferrous metal or wood.

23. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

COMMUNITY 5 – HERON OAKS

1. Definition

Heron Oaks is a single family patio home development with a patio wall with zero setback on one side and at least fifteen (15) feet on the other side. Each home is generally oriented to its side yard court. Porches across the front elevation and around the side support both a street friendly neighborhood and the privacy of a secluded courtyard. Rear service lanes provide vehicle accesses and eliminate the garage door impact to the street facade. Heron Oaks is a development that enjoys a unity of style with the same massing, scale, materials, details, and color palette.

2. Minimum Dwelling Area

- a. Wooded Lots - 1,750 square feet.
- b. Lake Lots - 1,750 square feet.

3. Building Height

- a. The building height shall not exceed two stories, including any parking level or garage.

4. Setbacks

- a. Front Setback - A minimum setback of twenty (20) feet from all dedicated rights-of-way.
- b. Rear Setback - No minimum setback from forty (40) feet of drainage, utilities, parking, and access easements.
- c. Side Setback - A minimum distance of fifteen (15) feet is required between buildings. Where the patio wall is set in from the property line, the building shall be assumed to be on the property

line for the purpose of determining setbacks.

5. Service Courts, Wall and Fences
 - a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment and above ground fuel tanks and other items stored outside.
 - b. The service court shall be completely enclosed with a "Heron Oaks" shadow box fence and gate to match design. If the service court is designed to preclude direct view from the service area, the opaque gate may be omitted.
 - c. At least one service court shall have an area designated for the storage of a solid waste receptacle.
 - d. Walls and fences may be permitted to enclose portions of the rear and side yards for privacy and special purposes such as service courts, dog runs, swimming pools, and the like. They cannot be placed in a manner that would enclose the entire yard, or define the property.
6. Ornamental Landscaping and Preservation of Natural Buffers
 - a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.
 - b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities.

7. Registered Architect

It is recommended that all plans submitted for approval be prepared by a Florida registered Architect.

8. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

9. Storm Water Management

Heron Oaks is unique in its stormwater management approach. Each home is required to have gutters and downspouts to capture the roof run-off. At the base of each downspout a drywall is required. The drywall shall be minimum 2 feet x 2 feet x 2 feet filled with #2 rock. Driveway and patio run-off is directed to the street or alleys as appropriate and then captured in dry retention areas at the down hill end of the street or alley.

10. Special Requirements

- a. It is the intent of the Company that the owner's architect analyze the site and incorporate environmental considerations into the design of the home. A pre-design meeting between the owner's architect and the ARB or its representative is required prior to the development of any plans other than site analysis.
- b. The ARB at its sole discretion retains the right to approve minor variances to the above guidelines and restrictions where it determines that the variances are in the best interests of the homeowner and/or the Heron Oaks community.

11. Storm Shutters/Opening Protection

- a. Decorative shutters shall be sized and placed to appear as if they are operable.
- b. Operable Storm Shutters:
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.
 - 4. Impact glass is encouraged over operable storm shutters for aesthetic value.

12. Screen Enclosures

- a. All screen enclosures shall adhere to minimum setbacks.
- b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configuration can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

13.. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers
- c. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or

alley on which the home fronts.

- d. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.
- e. Mounting numbers above the door, on columns, or on the fascia is discouraged.
- f. Plaques incorporating the house number may be used provided that the overall dimension does not exceed eighteen inches by eighteen inches (18"x18") unless approved by the ARB. Material shall be on a non-ferrous metal or wood.

14. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allowed for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

COMMUNITY 6 - OAK POINT

1. Definition

Oak Point was envisioned as a cottage community with a "cracker" or "old Florida" style. Shared driveways, detached garages, off-grade pier construction, open rafter tails, and similar details characterize this neighborhood group. The lots are irregularly shaped and most are larger than the typical lot but smaller than the typical full size lot. Setbacks relate to the type of structure.

2. Minimum Dwelling Area

- a. Wooded Lots - 1,750 square feet.
- b. Marsh and Golf Course Lots - 2,000 square feet

3. Building Height

- a. The maximum number of stories permitted is two (2) stories over parking.

4. Setbacks

- a. Front Setback - The minimum front setback shall be fifteen (15) feet from the right-of-way.
- b. Rear Setback - The minimum rear setback shall be twenty (20) feet from the property line.
- c. Side Setback - A minimum distance of fifteen (15) feet is required between residential buildings on opposing lots. The minimum setback for a residential building from a side property line is five feet.
- d. There is no minimum setback for garages from the side property line.

- e. The minimum distance between a residential building and a garage located on an adjacent lot is six (6) feet.

5. Foundations

- a. A minimum elevation for the first habitable floor is established by the Federal Flood Insurance Program as adopted by Nassau County Ordinances. Please consult the Nassau County Building Department for exact elevation requirements.
- b. The intent is to create the appearance of an off-grade structure. If a masonry stem wall is used, then sections shall be inset with lattice panels to create the appearance of an off-grade structure. Porches can be supported with piers and in-filled with lattice. All piers and stem walls shall be veneered with stucco or tabby stucco.

6. Exterior Wall Finishes

- a. Primary wall finishes - natural, indigenous materials are required for primary wall finishes. This includes wood clapboards, wood board and battens, wood shingles, cement base stucco, and tabby or coquina stucco.
- b. Specific fiber cement siding with a minimum thickness of 5/8" is allowed as are fiber cement shingles with certain application techniques. (Please see Appendix "O" for the specific Product Approvals and approved application techniques).
- c. Brick, natural stone, cultured stone, cement block, vinyl or aluminum siding is not permitted as an exterior wall finish.
- d. Other wall finishes will be considered on a case-by-case basis.

7. Fascia/Soffit/Overhang

- a. Open or exposed rafter tails with a minimum roof overhang of two feet six inches (2'6") on all major roofs. Lesser overhangs are permitted over bays, other projections, and on secondary roofs.
- b. All rafter tails shall have a minimum nominal dimension of two feet six inches (2'x6").

8. Roofs

- a. Primary roofs shall be gable or hip designs with a minimum roof slope or pitch of 7/12. All other roof slopes will be up to the discretion of the Board to determine if the slope is necessary to the aesthetics of the design of the home.
- b. Flat roofing is generally acceptable in minor areas such as connectors. Other roof designs may be approved when compatible with surrounding elements.
- c. Primary roofing materials shall be architectural grade fiberglass or composition shingles, or standing seam metal roofing..

9. Windows

All major operating or fixed windows shall be wood or wood clad with painted or anodized aluminum, vinyl, or copper.

10. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure with a minimum dimension of two feet six inches (2'x6") by four feet six inches (4'x6").
- b. Exposed chimney surfaces shall be brick, stucco, tabby or coquina stucco.

- c. Spark arrestors are required but may not be exposed to view.
- d. Metal windcreens and caps shall be painted appropriately.
- e. Roof accessories such as vent stacks, roof vents, and other penetrations are to be painted to match roof color and shall be placed in an inconspicuous location, unless decorative in nature.

11. Color and Textures

Colors and textures of the exterior materials shall be compatible with the light reflecting properties of the surrounding natural elements such as surrounding trees, shrubs, and other vegetation. It is the intent that the primary colors of the house blend with nature. Earth tone colors are generally appropriate; however, subtle contrasts between the physical elements of the design such as between the wall color and the trim color are encouraged.

12. Vehicular Access/Parking

- a. A minimum of two (2) off-street parking spaces screened from the street view shall be provided for each dwelling.
- b. Where an enclosed garage is utilized, side entry is required whenever possible.
 - 1. Front entry garages are limited to pie-shaped lots with limited frontage or other lots with similar physical, vegetative, or topographic constraints.
 - 2. Front entry garages shall be designed in a way that camouflages or hides the entry through the use of overhead trellises, recessed openings, louvers and other techniques that blend the opening with the architectural detailing of the structure.

- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plant materials. Non-native plants such as tropical plants are discouraged except for limited accents.
- b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities.
- c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.
- d. Yards adjacent to marsh areas shall have a natural buffer of native trees, shrubs, and grasses at least thirty feet from mean high water. That portion of a marsh lot located within thirty feet of the average high water shall be preserved substantially in its present natural state.

15. Preservation

An open space corridor is required on all lots fronting the marsh. The open space corridor is defined as all wetlands and uplands lying waterward of the development line as recorded in the public records of Nassau County on the applicable plat. This corridor is necessary in order to preserve the natural appearance and scenic beauty of marsh front areas and to protect the ecotone and to preserve valuable edge habitat. This edge habitat is used by wildlife for refuge, cover, travel lanes, nesting sites and productive food sources.

- a. That portion of any marshfront lot within the open space corridor shall be preserved substantially in its present natural state except for moderate clearing for view and breeze. Construction of improvements other than boardwalks and docks is hereby restricted.

- b. A marsh edge buffer is added to the open space corridor landward of the development line to ensure continuity of and protection for valuable edge habitat. The marsh edge buffer for Oak Point is shown on the recorded plat.
 - c. Within the marsh edge buffer, the following restrictions apply:
 - 1. 100 percent (100%) of the canopy of trees within the buffer shall be retained.
 - 2. Not more than 30 percent (30%) of the shrub layer shall be trimmed for view easements.
16. Florida Registered Architect
- All plans submitted for approval shall be signed and sealed by a Florida registered Architect.
17. Construction Time
- The exterior of all houses and other structures shall be completed within one (1) year.
18. Stormwater Management
- a. Stormwater runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.
 - b. If stormwater is directed to the marsh, it must flow over the marsh edge buffer to aid in percolation and retain pollutants from running into the marsh.
19. Storm Shutters/Opening Protection
- a. Decorative shutters shall be sized and placed to appear as if they are operable.

- b. Operable Storm Shutters
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.
 - 4. Impact glass is encouraged over operable storm shutters for aesthetic value.
20. Screen Enclosures
- a. All screen enclosures shall adhere to minimum setbacks.
 - b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configurations can be incorporated into the design, and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.
21. Mailboxes/Building Numbers
- a. Mailboxes: see Appendix B
 - b. Building Numbers
 - 1. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 - 2. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.

COMMUNITY 7- LITTLE DUNES

1. Definition

Little Dunes, like other townhome subdivisions, is characterized by two homes sharing a party wall with a single roof element. Little Dunes, unlike the other townhome subdivisions, are wood frame structures with clapboard or shingle exterior walls and asphalt shingle roofs. The style of these homes is generally like a Key West or Nantucket style cottage dwelling.

2. Minimum Dwelling Area

The minimum dwelling area is 2,500 square feet.

3. Building Height

The maximum building height is two stories and thirty-five (35) feet in height.

4. Setbacks

1. Front and Rear Setbacks - The residential building setbacks are shown on the applicable Little Dunes Plat recorded as follows:

Phase I - Plat Book 5, page 340

Phase II - Plat Book 5, page 365

Phase III - Plat Book 6, page 56

Phase IV - Plat Book 6, page 146

Phase V - Plat Book 6, page 206

2. The garage/carport setbacks are fifteen (15) feet from the roadway edge of pavement.

3. Side Setback:

- a. Each residential building shall have a minimum side yard

of eight (8) feet.

- b. The garage/carport side setback is zero (0) feet for those with a common or party wall. For those not having common walls, the setback is eight (8) feet from the side lot line and ten (10) feet from any other structure on the same or adjoining property.

5. Ornamental Landscaping and Preservation of Natural Buffers

- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plants materials. Non-native plants such as tropical plants are discouraged except for limited accents.
- b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities. (see Appendix F).
- c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs approximately ten feet in width.

6. Florida Registered Architect

It is recommended that all plans submitted for approval be prepared by a Florida registered Architect.

7. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

8. Storm Water Management

Storm water runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.

9. Storm Shutters/Opening Protection

- a. Decorative shutters shall be sized and placed to appear as if they are operable.
- b. Operable Storm Shutters:
 - 1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
 - 2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
 - 3. Accordion shutters are discouraged.
 - 4. Impact glass is encouraged over operable storm shutters for aesthetic value.

10. Screen Enclosures

- a. All screen enclosures shall adhere to minimum setbacks.
- b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configurations can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

11. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers

1. The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street or alley on which the home fronts.
 2. The number shall be mounded on either side of the front door, approximately four and one-half (4-1/2) feet above the porch or stoop floor.
 3. Mounting numbers above the door, on columns, or on the fascia is discouraged.
- c. Plaques incorporating the house number may be used provided that the overall dimension does not exceed eighteen inches by eighteen inches (18"x18") unless approved by the ARB. Material shall be on a non-ferrous metal or wood.

12. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

Community 8 – Osprey Village

1. Definition

Osprey Village is a retirement community consisting of an Assisted Living Facility, Villas, Single Family Homes and a Clubhouse. All of the homes and Villas are design to provide housing and other services desired by a retired population. All of the buildings were built by the Developer and operator in accordance with their plans. Minimum Dwelling Area, Building Height, Building Setbacks, etc. conform to the

2. Ornamental Landscaping and Preservation of Natural Buffers

- a. Landscaping shall emphasize a natural environment through the preservation of the native forest and the ornamental use of native and naturalized plans materials. Non-native plants such as tropical plants are discouraged except for limited accents.
- b. All trees, shrubs and grasses delineated for preservation on the approved site plan/landscape plan shall be protected from construction-related injury and stress. Where appropriate, physical barriers shall be erected prior to the start of clearing activities.
- c. Yards adjacent to the golf fairways shall have a natural buffer of native trees and shrubs.

3. Florida Registered Architect

It is recommended that all plans submitted for approval be prepared by a Florida registered Architect.

4. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

5. Storm Water Management

Storm water runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.

6. Storm Shutters/Opening Protection

a. Decorative shutters shall be sized and placed to appear as if they are operable.

b. Operable Storm Shutters:

1. Operable storm shutters are encouraged to be designed as an integral part of the architecture of the house.
2. After construction shutters shall have the mechanisms and colors designed to blend in with the existing architecture.
3. Accordion shutters are discouraged.
4. Impact glass is encouraged over operable storm shutters for aesthetic value.

7. Screen Enclosures

a. All screen enclosures shall adhere to minimum setbacks.

b. Screen enclosures shall be designed as an integral part of the architecture of the house. Architectural elements such as columns, beams, walls and roof configurations can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

8. Mailboxes/Building Numbers

a. Mailboxes-Osprey Village has a unique mailbox standard.

- b. Building Numbers-The assigned street address shall be affixed onto the front of the house clearly visible and legible from the street fronting the home.

9. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." Please see Appendix "L" for Outdoor Lighting Standards and Procedures.
- b. Satellite Dishes with a maximum diameter of eighteen (18) inches may be installed in accordance with Federal Law. Specific guidelines regarding permitting, color and installation are contained in Appendix "K".

Section III - VILLAS (CONDOMINIUMS) STANDARDS

Introduction

Villas (Condominiums) are generally designed and built as a total project. The design and architectural character is unified and consistent. Generally, the design standards are reflected in the product. Some Condominium Associations have adopted specific standards to guide modifications and to insure a uniform character for owner changes and to protect the value and character of common properties. Additionally some Associations require that owners pay for an Association required contractor or inspector to verify the approved work is consistent with the Association rules and regulations. Owners should check with their respective Association to determine if they have adopted any specific rules, regulations or standards related to exterior or interior changes. While the ARB is only concerned with changes to the exterior appearance of condominiums, the condominium association may be concerned with interior changes especially if the owner interior changes impact common elements. Typically, the condominium owner only owns the interior space usually referenced as from paint to paint. In reviewing applications from condominium owners, the Architectural Review gives great weight to the opinions and recommendation of their respective Associations.

Design Philosophy and Design Criteria

The review of changes, additions and exterior modification to existing Villas is generally limited to evaluating the specific and usually minor changes in terms of its impact to the existing building and its man-made and natural surroundings. The impacts to neighboring properties, especially adjoining condominiums whether to the side or above or below are particularly important. The overall design Philosophy and Design Criteria as set forth in Section I, are applicable.

What requires ARB Approval?

All new exterior construction, renovations, and site improvements for Villas (condominiums) within Amelia Island Plantation require review and approval by the AIP Architectural Review Board. All activities that effect the natural environment, such as tree removal and major re-landscaping require ARB review and approval. The addition of significant features such as decorative ponds, lighting, fountains, patios, terraces, decks and/or swimming pools or changes to vehicle or pedestrian circulation system require ARB approval. Maintenance work does not require ARB approval provided there is no change in the exterior appearance.

Plan Review and Permit Procedures

1. The plan review process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. It is the Policy of the ARB to encourage condominium associations to review and comment on any proposal submit to ARB for a property within their condominium association.
3. The ARB will forward all ARB Application to the respective association for their review and comment approximately one week prior to the ARB review meeting.
4. The Class "B" Covenants and Restrictions for Townhomes and multi-family buildings (villas) provides that if the application is not approved or denied within thirty (30) days of its receipt date, the requirement for ARB review and approval is void. In order to give the Association Director adequate time to review proposal, Owners are encouraged to discuss proposed plans with their Association Board of Directors and /or Property Manager in advance of submitting the Application to the ARB.
5. Please see Appendix "K" and Appendix "L" for Plan Review and Permit Procedures regarding Satellite dishes and outdoor lighting respectively.

Construction Procedures

1. The construction process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. Condominium property owners are reminded to review all construction plans and schedules with the Directors of the Association or the Property manager prior to commencing any construction project whether on the inside or outside of the condominium.

List of Condominiums

- Beachside Villas O.R. Book 805, page 68
- Beach Walker Villas O.R. Book 159, page 162
- Beach Wood Villas O.R. Book 174, page 385
- Captain's Court Villas O.R. Book 177, page 607
- Courtside Villas O.R. Book 434, page 589
- Club Villas O.R. Book 158, page 116
- Dunes Club Villas O.R. Book 1144, page 56
- Dunes Row O.R. Book 544, page 566
- Fairway Oaks Villas O.R. Book 160, page 366
- Fiddler's Bend Villas O.R. Book 779, page 1647
- Lagoon Villas O.R. Book 147, page 577
- Linkside A O.R. Book 422, page 355
- Linkside B O.R. Book 562, page 297
- Ocean Club Villas O.R. Book 938, page 1812
- Ocean Club South O.R. Book 1046, page 1043
- Piper Dunes O.R. Book 696, page 1768
- Piper Dunes North O.R. Book 761, page 569
- Pool Villas (Marsh View) O.R. Book 175, page 300
- Sandcastles O.R. Book 124, page 200
- Sea Dunes O.R. Book 424, page 1
- Spyglass Villas O.R. Book 499, page 328
- Spyglass II Villas O.R. Book 1507, page 1354
- Ship Watch Villas O.R. Book 191, page 339
- Tennis Villas O.R. Book 1416, page 1229
- Turtle Dunes O.R. Book 452, page 111
- Windsong Villas O.R. Book 326, page 16

SECTION IV – COMMERCIAL AND RESORT STANDARDS

Introduction

Commercial and Resort Properties like Villas are generally designed and built as a total project. The design and architectural character is unified and consistent. Moreover, the design of commercial and resort properties is strongly related to their use and function. The design standards are therefore reflected in the product. Where a new facility is proposed, the relationships to surrounding uses are considered more strongly. If there is a commercial condominium or owners association, owners should check with their Association to determine if they have adopted any specific rules, regulations or standards related to exterior or interior changes. While the ARB is only concerned with changes to the exterior appearance of Commercial and Resort Properties, the condominium association if applicable may be concerned with interior changes especially if the owner interior changes impact common elements. In reviewing applications from owners that have an association, the Architectural Review gives great weight to the opinions and recommendation of their Associations.

Design Philosophy and Design Criteria

The review of changes, additions and exterior modification to existing commercial and resort facilities or properties, the review is generally limited to evaluating the specific and usually minor changes in terms of its impact to the existing building and its man-made and natural surroundings. The overall design Philosophy and Design Criteria as set forth in Section I, are applicable.

What requires ARB Approval?

All new exterior construction, renovations, and site improvements for commercial and resort properties within Amelia Island Plantation require review and approval by the AIP Architectural Review Board. All activities that effect the natural environment, such as tree removal and major re-landscaping require ARB review and approval. The addition of significant features such as decorative ponds, lighting, fountains, patios, terraces, decks and/or swimming pools or changes to vehicle or pedestrian circulation system require ARB approval. Maintenance work does not require ARB approval provided there is no change in the exterior appearance.

Plan Review and Permit Procedures

1. The plan review process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. All commercial and Resort activity must also meet the requirements of applicable Nassau County Zoning Regulations and Florida Statutes.
3. The ARB will forward all ARB Application to the respective association for their review and comment approximately one week prior to the ARB review meeting.
4. The Class "C" Covenants and Restrictions for Commercial Uses provides that if the application is not approved or denied within forty-five (45) days of its receipt date, the Application shall be deemed approved. In order to give the Association Directors adequate time to review proposals, Owners are encouraged to discuss proposed plans with their Association Board of Directors and /or Property Manager in advance of submitting the Application to the ARB.
5. Please see Appendix "K" and Appendix "L" for Plan Review and Permit Procedures regarding Satellite dishes and outdoor lighting respectively.
6. Signage is an important component of commercial and resort properties. The AIP Architectural Review Board has adopted the Amelia Island Plantation Way finding System (AIPWFS) to provide for the design and placement of attractive, durable, maintainable and affordable signs that provide guests, property owners and employees with easy to follow directions, safety warnings, instructions and property identification. The review and approval of all signage is in accordance with the AIPWFS Guidelines.

Construction Procedures

1. The construction process detailed in Section 1 applies unless specific requirements are determined to be unnecessary.
2. Condominium and owner association members are reminded to review all construction plans and schedules with the Directors of the Association or the Property manager prior to commencing any construction project whether on the inside or outside of the building in addition to the AIP Architectural Review Board.

APPENDIX A

CONSTRUCTION PROTECTION AND REPAIR GUIDELINES

Construction and maintenance of roadways and rights of way are major expenses to the community. Guidelines designed to minimize expensive road resurfacing and natural or landscaped rights of way repairs are prudent. The guidelines set forth below are designed to encourage the protection of community roads and roadsides. However, building construction is inherently tough on the roads, especially pavement edges and shoulders, and natural or landscaped rights of way, such as plants on it or overhanging branches from tree limbs above. These guidelines also provide standards for asphalt shoulder repair and landscape repairs. However, protection and repair guidelines are only part of the answer. The other part of the answer is regular maintenance including repairs and repaving as needed. To help off-set some of these expenses, the Amelia Island Plantation Community Association (AIPCA) and some sub-associations have established Damage Deposits for repair funds and Impact Fees to supplement repaving and landscaping funds.

1. CONSTRUCTION IMPACT FEES FOR ROADS AND RIGHTS OF WAY

- A. The AIPCA requires an Impact Fee for new construction and substantial modifications to existing buildings to provide funds for the repair and maintenance of community roads and landscaping of rights of way. The Impact Fee was placed on new construction because the trucks and equipment used in construction contribute more than normal wear on roads and natural or landscaped rights of way throughout the community. The fee schedule is as follows:

CONSTRUCTION IMPACT FEES

1.) <u>Class A - Single Family</u>	<u>Fee per Dwelling Unit (DU)</u>
New Dwelling	\$0.50/Sq. Ft. (Total Sq. Ft.)
Addition over 500 square feet	\$0.50/Sq. Ft. (Total Sq. Ft.)
2.) <u>Class B - Multi-Family Development</u>	
Townhouse, Multi Family and Condos	\$0.50/Sq. Ft. (Total Sq. Ft.)
3.) <u>Class C - Commercial Building</u>	
Shops, Offices and other Structures	\$0.50/Sq. Ft. (Total Sq. Ft.)
4.) <u>Hotel Building</u>	
Fee per New Bedrooms for rental occupancy	\$100.00/New Bedroom

- B. The Ocean Club Drive Community Association, Inc. has established an Impact Fee & Performance Deposit as follows:

- 1.) Non-refundable Impact Fee: In order to protect the integrity of OCD Common Areas and streets within OCD, the OCD Board hereby implements a non-

refundable impact fee for all construction on Lots on Ocean Club Drive. The fee shall be equal to one percent (1%) of the construction cost amount with a maximum fee of \$5,000.

- 2.) Construction Performance Deposit: In order to enforce the Rules & Regulations during construction on Lots on Ocean Club Drive, the OCD Board hereby implements a Performance Deposit for all construction on Lots on Ocean Club Drive the cost of which equals or exceeds \$100,000. The Performance Deposit shall be one percent (1%) of the Nassau County, Florida Building Permit estimated cost of construction or estimated improvement expense if a Building Permit is not required and shall be paid by the Commercial Person. The return of the deposit is contingent upon the Lot Owner's and Commercial Persons' adherence to these Rules and Regulations.

The OCD fees/deposits are in addition to the AIPCA Damage Deposit and Impact Fees.

Refer to the Ocean Club Drive Community Association, Inc Rules & Regulations for a complete listing of their entire policy.

2. ADMINISTRATIVE FEE FOR EXTENSION OF DATE TO COMPLETE CONSTRUCTION

- A. Applicable covenants require that the exterior of all houses and other structures must be completed within one (1) year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities. At least 30-days prior to the expiration of the initial 12-month period, an inspection shall be made by ARB to determine if the construction shall be completed on a timely basis.
- B. Commencement will be established as the date of issuance of a building permit by Nassau County Building Department.
- C. If the exterior construction or renovation of any home is not completed within the required 12-month time frame an exterior construction impact fee shall be paid to AIPCA. The impact fee shall be determined by the additional time required to complete the project as follows:
 - i. **Extension to complete any time after the expiration of the initial 12-month period and not exceed any later than the end of 15 months from the date of initial permitting: \$1,000 one-time fee;**

- ii. **Extension to complete any time after the expiration 15 months and not exceed any later than the end of 18 months from the date of initial permitting: \$4,000 one-time fee;**
- iii. **Extension to complete any time after the expiration of 18 months from the initial date of permitting: \$5,000 per month;**

3. DAMAGE DEPOSITS

To ensure that road and rights of way damage resulting from construction vehicles or equipment is repaired, AIPCA has established three (3) distinct Damage Deposit Categories.

- A. *LARGE PROJECTS*: The AIPCA requires the payment of a Five Thousand Dollar (\$5,000.00) Damage Deposit for all projects identified as a Large Project prior to the commencement of construction activity. A Large Project is defined as any new construction or additions/alterations to existing homes not identified in paragraphs B and C as determined by AIPCA.
- B. *SMALL PROJECTS*: The AIPCA requires the payment of a Two Thousand, Five Hundred Dollar (\$2,500.00) Damage Deposit prior to the commencement of construction activity for Small Projects. A Small Project includes but is not limited to minor renovations such as the repair or replacement of: decking, patios, walkways, driveways, gazebos, arbors, roofing, retaining walls, service yards, bulkheads, or irrigation modifications. This also includes any project requiring the use of a roll-off container or as determined by AIPCA. Any projects not listed here are considered Major Projects.
- C. *PROJECTS WITH NO DEPOSIT REQUIREMENT*: There are many projects that do not warrant a damage deposit. Some of these projects include but are not limited to painting, fencing, replacement of windows/doors, enclosing an existing porch with screening/windows, landscaping installation or modification, landscape lighting installation or modification, hurricane shutters installation, and gutter repair or installation.

The AIPCA shall determine whether a project falls into Category A, B, or C.

The Community Member is also responsible to comply with all construction guidelines per the Rules & Regulations, Section XVII (Rules and Regulations for Commercial/Contractor Companies). If the AIPCA inspects the property at any time during the construction period and the contractor guidelines are not properly followed, then any fines or penalties as a result of violation of the contractor guidelines shall be

deducted from the Damage Deposit.

If there is no road damage or the road damage is repaired by the contractor to the satisfaction of AIPCA, the Damage Deposit is refunded in full. This includes the repair or replacement of asphalt, roadway base, swale, shoulder grasses, plants and mulch, and other landscape. If the AIPCA determines in its sole discretion that repairs are necessary as a result of the construction process, then the Contractor can make the repairs or have the cost deducted from the Deposit.

The AIPCA also requires condominium projects, commercial buildings or hotel projects pay a Damage Deposit as appropriate per phase. Patio or cluster homes individually permitted will require individual Damage Deposits. The Damage Deposit will be refunded only to the person whom originally paid.

Prior to refund of the Damage Deposit the following must occur:

- 1) ARB must submit a completed compliance inspection letter to the AIPCA.
- 2) AIPCA must then inspect the property to ensure all criteria mentioned above are met.

4. THE COLLECTION PROCESS FOR IMPACT FEES AND DAMAGE DEPOSITS

A. The appropriate community management company as Agent for AIPCA or the agent for a homeowners' association or condominium within Amelia Island Plantation will determine the appropriate Impact Fees and Damage Deposits in accordance with the established policy or policies of the respective Associations as follows:

- 1) For AIPCA, the community management company calculates the appropriate Impact Fee. To set an appointment to determine or pay Impact Fees and Damage Deposits of AIPCA, please contact AIPCA at 904-491-9850.
- 2) For homeowner associations and condominiums managed by a community management company or Community Association Manager (CAM), the community management company's financial director or the CAM determines the appropriate Impact Fees and Damage Deposits of the homeowner association or condominium.
- 3) For self-managed homeowner associations and condominiums, the Board President determines the appropriate Impact Fees and Damage Deposits of the self-managed association or condominium.

Payment for Damage Deposits and Impact Fees may be made at the Management Office.

- B. Prior to start of construction, the owner or contractor will pay the required Impact Fees and Damage Deposits.
- C. The appropriate person indicated as Agent above, whether the AIPCA community management company, CAM, Community Association Management Company representative or the self-managed association/condominium President will sign the Check-off and Contract Form for ARB Compliance Agreement for each Impact Fee and Damage Deposit that his/her association/condominium require. The contractor or owner presents these forms to the Architectural Review Board as proof of payment of required Impact Fees and Damage Deposits.
- D. For AIPCA roads and rights of way, AIPCA will photograph the road at the construction site to document the condition of the road and shoulder prior to the start of construction activities.
- E. When construction is completed, the owner or contractor will request a Final Compliance Inspection from the Architectural Review Board. If the project is found to be compliant with the approved plans and specifications, the ARB will notify AIPCA that the project is complete and road and shoulder can be inspected.
- F. The community management company will then inspect the road and shoulder and refund the Damage Deposit or deduct any amounts necessary to repair any road and/or road rights of way damage.

5. CONSTRUCTION ACCESS DRIVEWAYS

Prior to commencement of any construction activity, including clearing or tree removal on any lot or tract, or removal of limbs or plants from the AIPCA rights of way, the designated driveway shall be stabilized with lime rock. The purpose of the stabilized driveway is to protect the road shoulders, road wearing surface and nearby landscape or natural rights of way from unnecessary wear due to the heavy construction equipment entering and leaving the site during construction.

Upon approval of the final stakeout, the contractor is authorized to install or have installed a temporary construction access. Specific dimensions may vary as may be required to satisfy the individual lot/right-of-way conditions. In no case shall the width or length of the reinforced apron be less than required to accommodate construction equipment and protect the edges of the paved roadway. However, the reinforced apron may not be used as a justification to remove additional trees or under story plants not

required for normal construction activity or future residential use. Removed trees and plants will be replaced on a ratio of two to one per ARB standards. The construction access driveway shall be in place and inspected by the Architectural Review Board prior to the issuance of the Amelia Island Plantation building permit.

6. LANDSCAPE IRRIGATION INSTALLATION IN RIGHT-OF-WAY

Irrigation of road rights-of-way by individual homeowners encourages an attractive grass, ground cover or planted road shoulder. However, the installation and maintenance of the irrigation system must respect the purpose of the road and the other elements of the infrastructure normally found within the rights-of-way. To minimize conflict among these elements, it is preferred that irrigation heads and piping be installed no closer than six (6) feet to the edge of the pavement. See illustration A1 (see page 7). Where the irrigation design requires that the irrigation heads "throw" water from the edge of pavement and away from the street, the contractor shall:

- 1) Install the trench for the main supply line no closer than six (6) feet to the edge of pavement.
- 2) Service the irrigation heads with a lateral line from the main supply line. Individual irrigation heads shall be a minimum of twelve (12) inches from the edge of pavement. We recommend keeping all irrigation heads at least 6' from the edge of the road and out of the rights-of-way to avoid damage.
- 3) Compact ditches thoroughly, especially the ditches for laterals.

7. ASPHALT REPLACEMENT

Damage to the roadway surface is most likely to occur along the pavement edges when vehicles leave the pavement. Repetitious movement across the edge of pavement in the vicinity of a construction site may cause cracks. These cracks, if not corrected, will eventually widen and pieces of asphalt will break off. To protect the existing roadway surface and extend its economic life, the cracks resulting from construction activity shall be repaired in accordance with the general guidelines shown by Illustration A2 (see page 8) ("Replacement of Asphalt Pavement") for pavement repairs adjacent to new driveways and where damaged by construction operations. Concrete driveways for new homes require a reasonable smooth and even pavement edge. Where the pavement edge is uneven as a result of construction activity or previous use, the asphalt pavement edge shall be replaced as specified by Illustration A2 to ensure even pavement and transition to concrete.

8. NATURAL, LANDSCAPED OR GRASSED RIGHTS OF WAY REPAIRS

All natural, landscaped or grassed rights of way areas disturbed by construction activity shall be restored to their pre-construction condition. Grassed areas, regardless of pre-construction density, shall be completely covered with grass sod and fertilized. Natural areas beyond the tree line disturbed by construction activity shall be replanted with native plants and mulched with pine bark or pine straw. Landscaped areas will be restored. Limbs of trees overhanging the rights of way that are damaged will be removed. Trees and understory plants that are removed will be replaced at a ratio of 2 to 1 per ARB standards. The areas requiring repairs usually extend beyond the boundaries of the individual construction site.

9. ROADWAY WEIGHT LIMITS

Axle weight shall not exceed county road weight limits. For example, the maximum dump truck load is seventeen (17) cubic yards of dry dirt.

ILLUSTRATION LIST

ILLUSTRATION A1- INSTALLATION OF IRRIGATION LINES IN THE RIGHT-OF-WAY

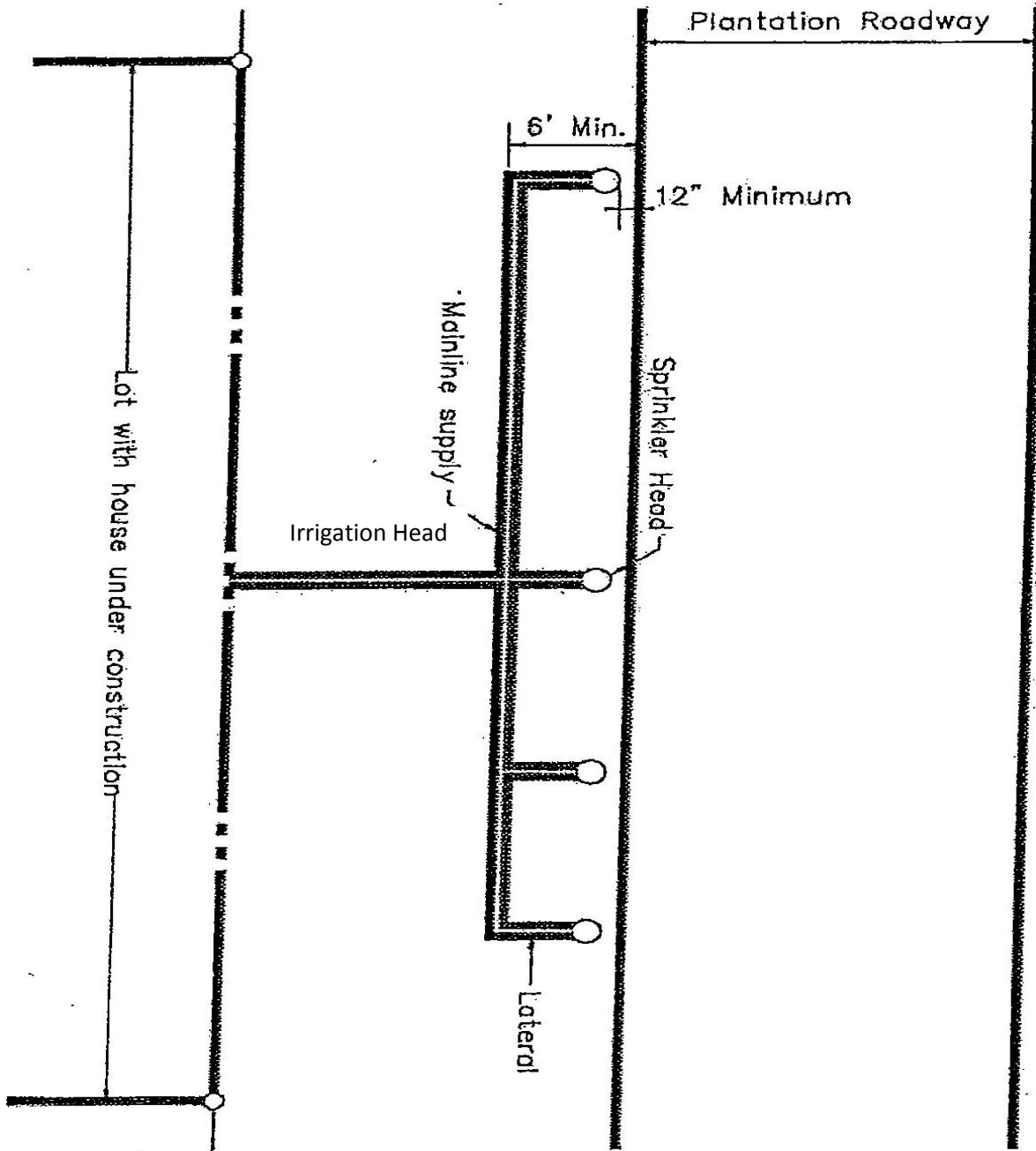
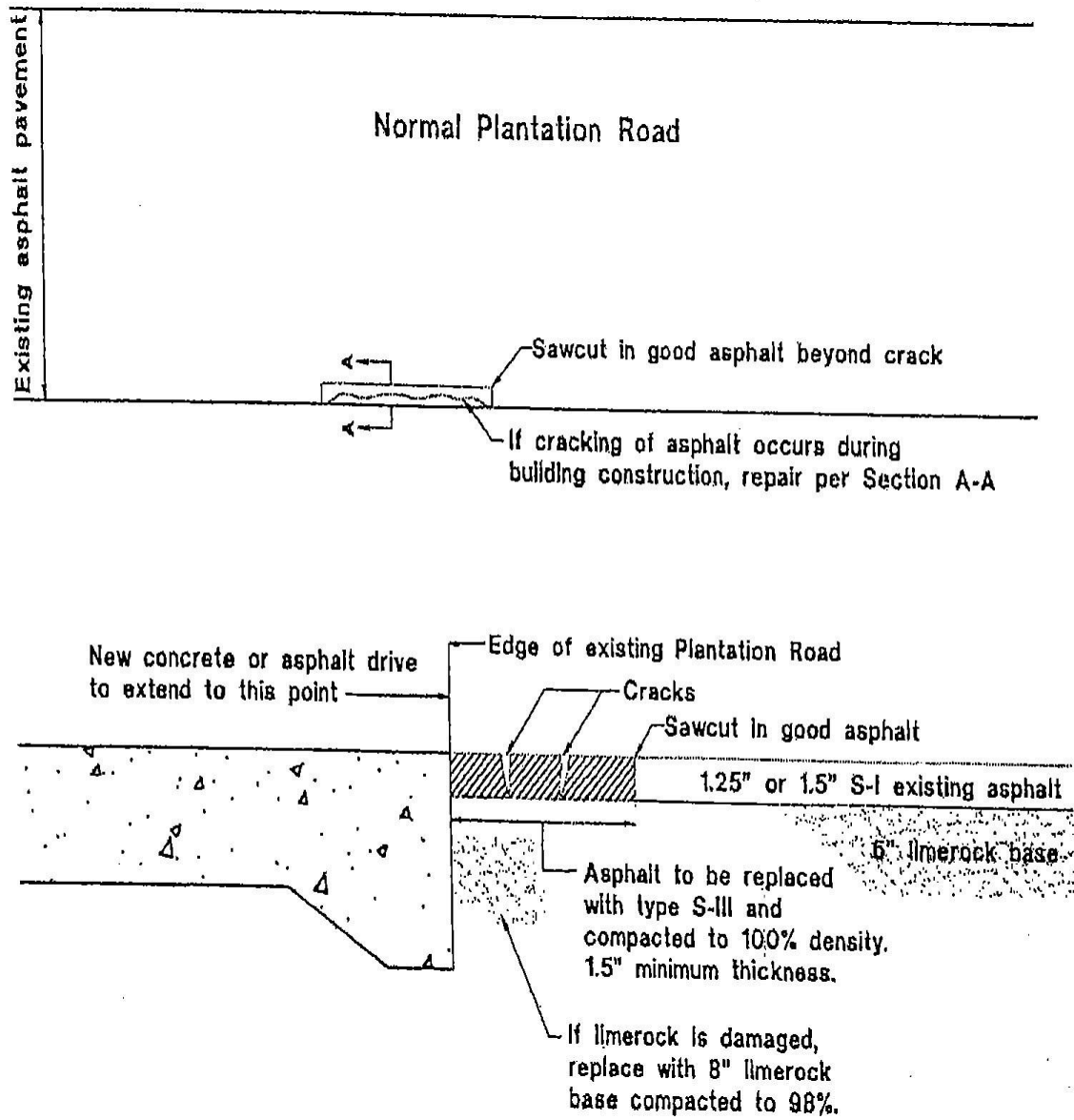


ILLUSTRATION A2- REPLACEMENT OF ASPHALT PAVEMENT



APPENDIX B

SIGNAGE

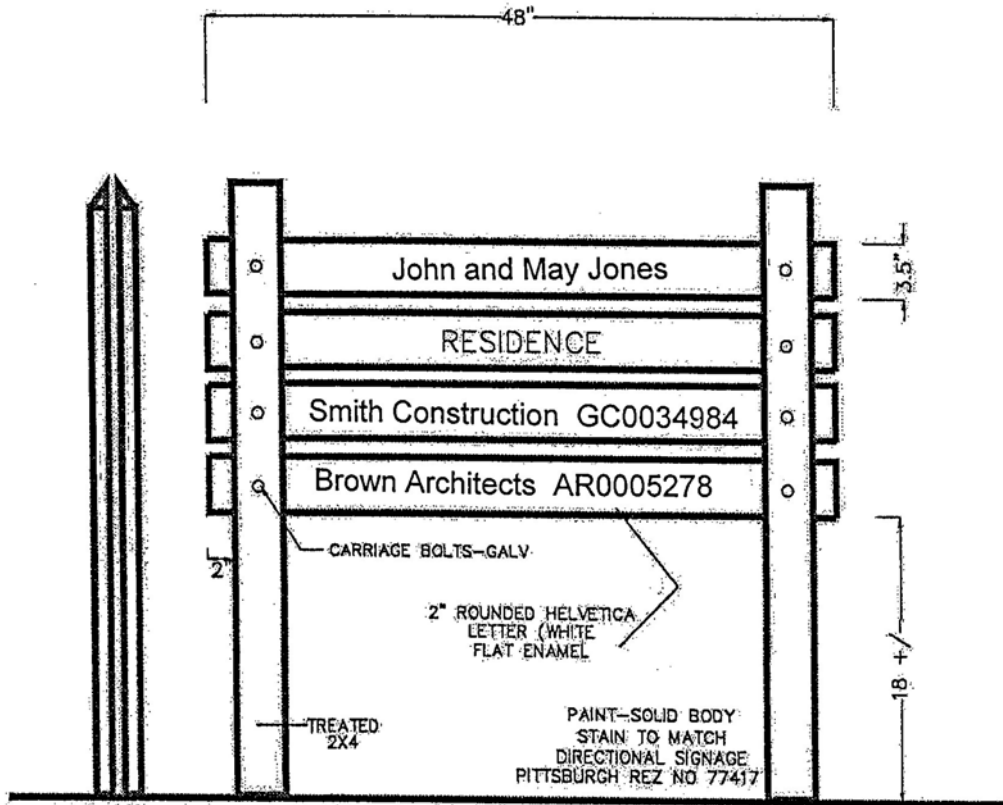
Plantation covenants and restrictions prohibit the erection or maintenance of commercial signs on any lot without the written approval of the Architectural Review Board, except as may be required by legal proceedings. This prohibition includes security signs such as "Westec", "For Rent" and "For Sale" signs, contractor, subcontractor and supplier signs as construction sites and similar commercial advertisements.

The design and placement of attractive, durable, maintainable and affordable signs that provide guests, property owners and employees with easy to follow directions, safety warnings, instructions and property identification is provided by the **Amelia Island Plantation Way Finding System (AIPWFS)**. Signs shall be appropriate to the purpose, location, user and message but all signs are required to have a consistent design in terms of size, shape, color, letters and details. In addition, these signs shall be in forms, colors and textures that complement the unique natural beauty of Amelia Island Plantation..

In order to achieve a consistent aesthetic and look, all signs must be approved by the AIP Architectural Review Board (ARB). **The Application and approval shall be in writing and specific to each sign and its location.** Specific design, construction, maintenance Standards and Permitting procedures are set forth in Amelia Island Plantation Way Finding System Handbook available via the following link.

Street Address and plaques incorporating the Resident's name and /or address are specifically allowed without permit or further review as detailed in the Site Specific Design Standards by neighborhood or subdivision in the previous sections. Additionally the attached Illustrations B1, B2 and B3 illustrate approved signs that way be installed with a specific permit. B1 is the approved Single Family Construction Sign. Illustration B1.2 is the approved mailbox designs for Single Family Residences, Townhomes and other resort and commercial facilities needing site mail delivery. Illustration B1.3 is the approved Gang Mailbox design for grouped site mail delivery.

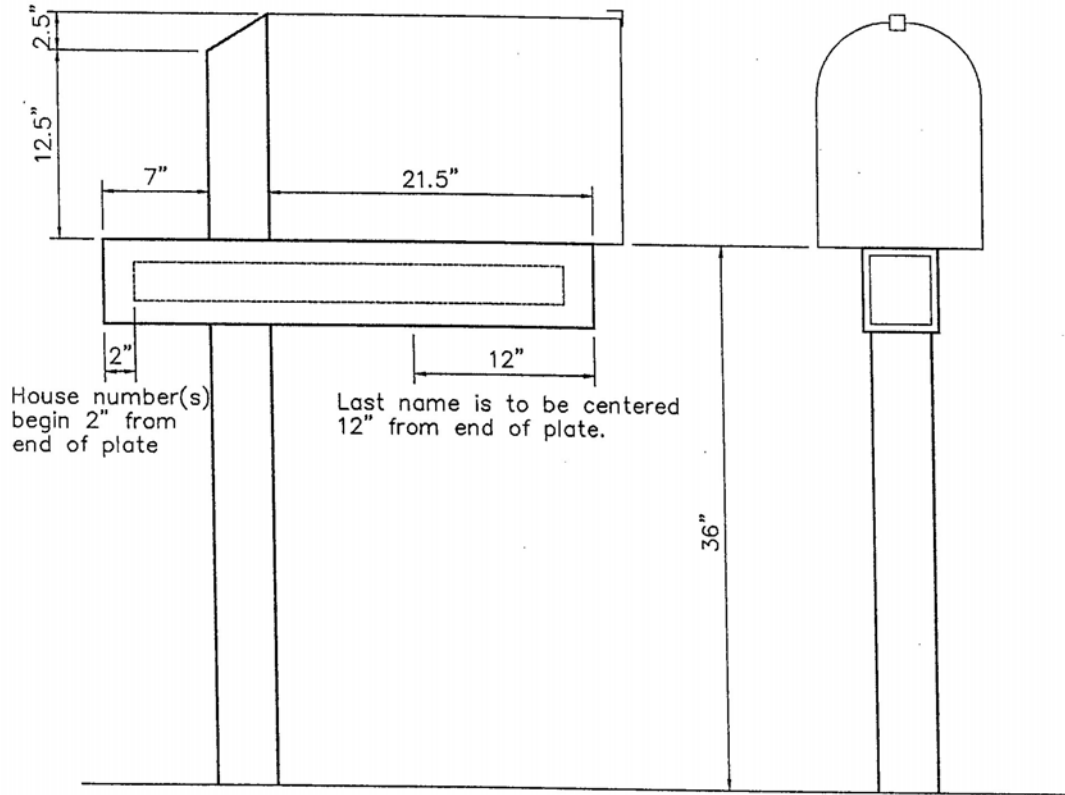
ILLUSTRATION B1- SINGLE FAMILY RESIDENTIAL CONSTRUCTION SIGN



Instructions for Sign Copy (see example above):

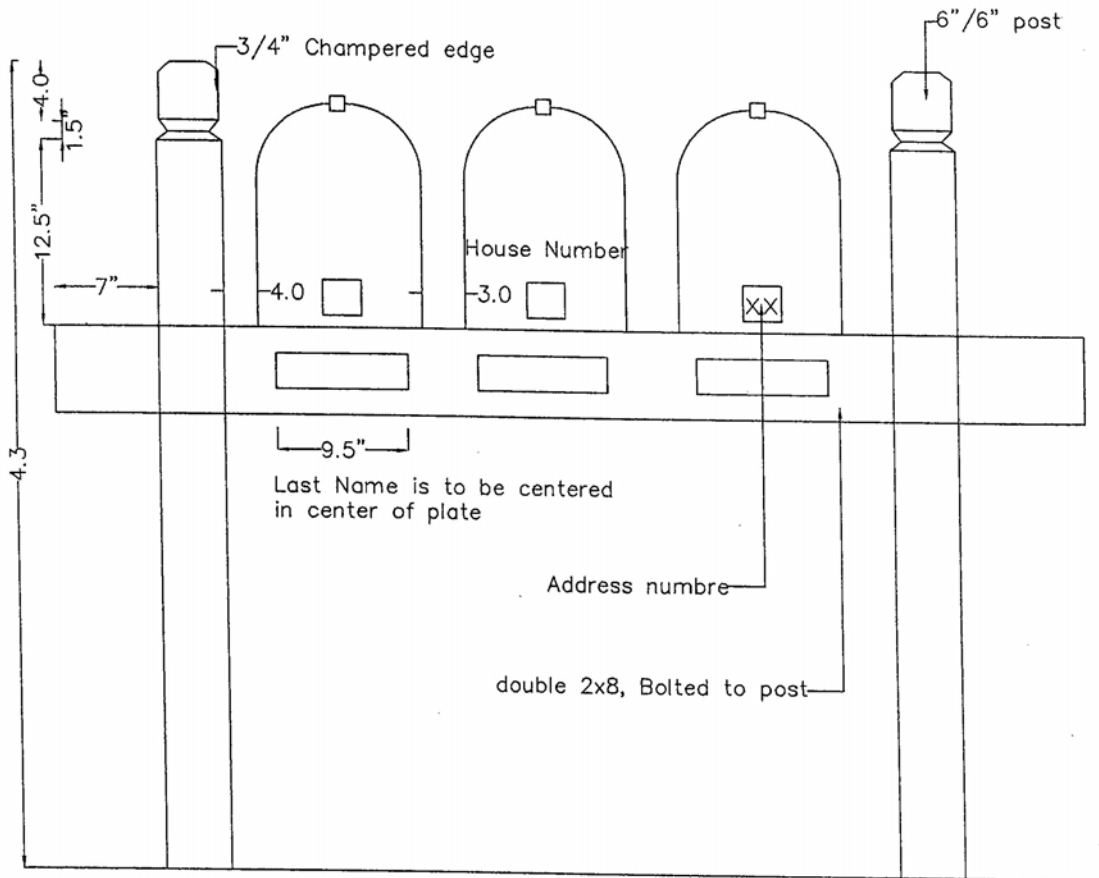
- Board one (top).....Owner's Name
- Board two.....Street Address
- Board three..... Contractor's Name & Registration Number
- Board four (bottom).... Architect's Name & Registration Number

ILLUSTRATION B2- INDIVIDUAL MAILBOX DESIGN AND SPECIFICATIONS



- SPECIFICATIONS:
- Nameplates: 1"x 6"x 32 " (cedar or redwood)
 - Lettering style: Helvetica, 2" (routed)
 - Lettering paint: flat white enamel
 - Post: 4"x 4" PT Pine
 - Spacer: 1"x4" x 31.5" cedar or redwood
 - Mailbox: Black No. 2 rural
 - Stain: "Sign Brown" (solid body)
- Available only at:
 Amelia Island Paint and Hardware
 516 Ash Street
 Fernandina Beach, Florida 32034
 (904) 261-6604

ILLUSTRATION B3- GANG MAILBOX DESIGN AND SPECIFICATIONS



SPECIFICATIONS:

Lettering type style:	Helvetica
Name plate:	1" routed 2" (vinyl)
Address Number	
Lettering Paint:	Flat White Enamel
Post:	6"x6"
Beams:	Double 2"x8" PT Pine or Cedar
Mailbox:	Black No. 2 rural

* Except Little Dunes

2019 ARB MEETING SCHEDULE & APPLICATION DUE DATE

JANUARY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28	29	30	31		

FEBRUARY						
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MARCH						
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31						

APRIL						
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28	29	30				

MAY						
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JUNE						
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30						

JULY						
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AUGUST						
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SEPTEMBER						
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29	30					

OCTOBER						
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20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER						
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					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

ARB Meetings/ 9:30 AM - Application/ Document Due Date/ by 5:00 PM - Schedule is subject to change.



Architectural Review Board Fee Schedule

Appendix D - Revised 8/14/18

New Construction:	\$1800.00
Addition/ Renovation of 1,000 Square Feet or more:	\$1500.00
Addition/ Renovation of less than 1,000 Square Feet:	
• 999 Square Feet to 500 Square Feet:	\$750.00
• 499 Square Feet or less:	\$500.00
Screen Enclosure/as an integrated part of the home:	\$400.00
Dock/ Bulkhead/ Pool/ Spa:	\$300.00
Minor exterior renovations/changes that modify the existing appearance such as:	\$200.00
• Paver Driveway/ Walkway/ Patio/ Terrace:	
• Wooden Deck/ Walkway:	
• Landscaping/ Site Lighting:	
• Fence/ Roof/ Paint/ Windows/ Doors:	

Please make checks payable to Omni Amelia Island LLC

Tree Removal Permits:	No Fee
Maintenance Work: Provided there is no change in the original exterior appearance, color or material.	No Fee

NOTE:

Effective immediately, any project started without prior ARB approval will be subject to a penalty equal to three times the regular fee for that project.

For example - \$200 review fee for a paver driveway would increase to \$600.

APPENDIX F

CHECK-OFF AND CONTACT FORM FOR ARB COMPLIANCE AGREEMENT

1. Job Address: _____

2. Legal Address: Lot _____ Subdivision _____

3. General Contractor Information:

Name of Contractor State Certification #

Street Address (P.O. Box) City State Zip

Contact Person E-Mail Address

Office Phone Mobile Phone

4. Amelia Island Plantation Community Association (AIPCA) - Check-Off #1
AIPCA Impact Fee & Road Bond and Homeowner or Villa Association
Impact Fee & Road Bond as applicable
5542 First Coast Highway, Suite 400 AI/FL 32034 - 904-491-9850

Approved by Castle Management Group Date

5. AIPCA Construction Rules and Regulations - Check-Off #2
Director of Public Safety
11 Beach Lagoon Road (Entry Gatehouse)

Approved by (Director or Rep.) Date

**Instructions: Complete Items 1-3. Have Items 4-5 completed as noted and return
completed form to ARB, 18 Amelia Village Circle, AI/FL/ 32034**

APPENDIX H

COMPLIANCE AGREEMENT

This Agreement is made effective as of _____, by and between

(The "Contractor")

and,

Omni Amelia Island, LLC
39 Beach Lagoon Road
Amelia Island, Florida 32034
(The "ARB")

The parties agree as follows:

- 1.) The ARB agrees to issue a building permit to _____ effective as of the date of this agreement allowing the renovations/ construction at

(Project Address)
Amelia Island, Florida 32034

- 2.) In accepting the referenced building permit, the Contractor agrees to construct the project in accordance with the following:
 - a.) Final Approval Letter dated _____.
 - b.) Check-Off and Contact Form for ARB Compliance Agreement.

- c.) Adhere to all approved plans and specifications and rules and requirements of the ARB.
- 3.) Upon completion of the referenced project, the contractor will request a final Compliance Inspection from the ARB. The contractor agrees that if the project is not in compliance, it will be brought into compliance.
- 4.) If a dispute arises under this agreement, the prevailing party shall be entitled to its attorney's fees and costs.

AS TO "Contractor"

Date: _____

AS TO "ARB"

Donald Stamets, Managing Director

Date: _____

APPENDIX I

FINAL COMPLIANCE INSPECTION

Property Address: _____
 Legal Address: Lot: _____ S/D _____
 Owner: _____
 Contractor: _____

		Appr.	Rej.	Comments
1.	Front Elev. (street)	_____	_____	_____
2.	Rear Elev.	_____	_____	_____
3.	Right Side Elev.	_____	_____	_____
4.	Left Side Elev.	_____	_____	_____
5.	Windows/Doors	_____	_____	_____
6.	Sofit/fascia	_____	_____	_____
7.	Roof	_____	_____	_____
8.	Service Courtyard	_____	_____	_____
9.	A/C Enclosures	_____	_____	_____
10.	Colors	_____	_____	_____
11.	Driveway	_____	_____	_____
12.	Landscape	_____	_____	_____
13.	Drainage	_____	_____	_____
14.	Marsh Edge Buffer	_____	_____	_____
	Other (Specify)	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____

Inspection _____
 Inspector _____ Date _____

Approved _____
 Date _____

APPENDIX J
COVENANTS AND RESTRICTIONS BY SUBDIVISION
(VILLAGES)

A. General Requirements

1. DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS, CONDITIONS, ETC. which constitutes covenants running with certain Lands of Amelia Island Company, Class "A" Covenants, April 3, 1972, for (Single Family Detached and Patio Dwelling Areas) Recorded in Nassau County Official Records Book 122, pages 338-351.
2. AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS, CONDITIONS, ETC. which constitute Covenants running with certain lands of Amelia Island Company, Class "A" Covenants, April 3, 1972, for (Single Family Detached and Patio Dwelling Areas) Recorded in Nassau County Official Records Book 149, pages 89-90.
3. AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS, CONDITIONS, ETC. which constitute Covenants running with certain lands of Amelia Island Company, Class "A" Covenants, April 3, 1972, for (Single Family Detached and Patio Dwelling Areas) Recorded in Nassau County Official Records Book 153, pages 204-205.
4. SECOND AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS, CONDITIONS, ETC. which constitute Covenants running with certain lands of Amelia Island Company, Class "A" Covenants, April 3, 1972, for (Single Family Detached and Patio Dwelling Areas) Recorded in Nassau County Official Records Book 174, page 108.
5. DECLARATION OF RIGHTS, RESTRICTIONS, CONDITIONS, ETC., Class "B" Covenants, for (Townhouses and Multi-Family Buildings) Recorded in Nassau County Official Records Book 124, pages 240-241.

6. AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS, CONDITIONS, ETC., which constitute Covenants running with certain lands of the Amelia Island Company, Class "B" Covenants, April 24, 1972, for (Townhouses and Multi-Family Buildings) Recorded in Nassau County Official Records Book 149, Page 87.
 7. SECOND AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS, CONDITIONS, ETC., which constitute Covenants running with certain lands of the Amelia Island Company, Class "B" Covenants, April 24, 1972, for (Townhouses and Multi-Family Buildings) Recorded in Nassau County Official Records Book 149, Pages 87-88.
 8. DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS, CONDITIONS, ETC., which constitutes covenants running with certain lands of Amelia Island Company, (Commercial Use Covenants, December 4, 1972) Recorded in Nassau County Official Records Book 136, Pages 621-628.
 9. AMENDED (Commercial Use Covenants, December 4, 1972) Recorded in Nassau County Official Records Book 137, Pages 103-106.
- B. Oak Point
1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS for (Oak Point) Recorded in Nassau County Official Records Book 0551, pages 0978-0995, and Book 0536, pages 103-106.
- C. Long Point
1. SUPPLEMENTAL RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (Long Point) Recorded in Nassau County Official Records Book 473, pages 407-414.
 2. AMENDMENT TO MODIFICATION OF PLAT EASEMENTS (Sound Point) Recorded in Nassau County Official Records Book 0543, page 0393.

3. SUPPLEMENTARY RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (Sound Point) Recorded in Nassau County Official Records Book 0543, pages 0394-0399.
4. SUPPLEMENTAL RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (Sound Point II) recorded in Nassau County Official Records Book 0637, pages 0120-0130.
5. EASEMENT MADE BETWEEN AMELIA ISLAND COMPANY AND AMELIA ISLAND COMMUNITY ASSOCIATION, INC. (Lots 1 and 2, Sound Point) recorded in Nassau County Official Records Book 0637, pages 0108-0112.
6. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS PROVIDING FOR A (Common Dock) recorded in Nassau County Official Records Book 0637, pages 0113-0119.
7. SUPPLEMENTAL RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (Sound Point Court) recorded in Nassau County Official Records Book 0848, pages 1666-1670.
8. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS for (Sound Point Court) AT AMELIA ISLAND PLANTATION recorded in Nassau County Official Records Book 0848, Pages 1651-1665.
9. SUPPLEMENTAL RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (The Pointe at Sound Point) recorded in Nassau County Official Records Book 0882, pages 1316-1322.
10. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS for (The Pointe at Sound Point) recorded in Nassau County Official Records Book 0882, pages 1326-1342.

D. Town Homes

1. SUPPLEMENTARY RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (Sound Point) recorded in Nassau County Official Records Book 0543, pages 0394-0399.
2. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LOTS 13 THROUGH 36 OF (Sound Point) recorded in Nassau County Official Records Book 0543, pages 0380-0392.
3. SUPPLEMENTARY RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY (The Pointe at Sound Point) recorded in Nassau County Official Records Book 0882, pages 1316-1322.
4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS for (The Pointe at Sound Point) recorded in Nassau County Official Records Book 0882, pages 1326-1342.
5. SUPPLEMENTARY DECLARATION OF COVENANTS for (The Dunes Club) recorded in Nassau County Official Records Book 0625, pages 0772-0782).
6. ARCHITECTURAL REVIEW CRITERIA for (Dunes Row Phase II) recorded in Nassau County Official Records Book 0625, pages 0783-0960).

E. Ocean Club Drive

1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS for (Ocean Club Drive) recorded in Nassau County Official Records Book 0848, pages 1601-1641.

F. Heron Oaks

1. SUPPLEMENTARY RESTATED DECLARATION OF CLASS A COVENANTS AND FOR AMELIA ISLAND PLANTATION, NASSAU COUNTY, FLORIDA

(Heron Oaks) recorded in Nassau County Official Records Book 0672, pages 1892-1894.

2. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS for (Heron Oaks) recorded in Nassau County Official Records Book 0672, pages 1875-1891.

G. Little Dunes

1. ARCHITECTURAL REVIEW CRITERIA FOR (Little Dunes) recorded in Nassau County Official Records book 0660, pages 0161-0163.

APPENDIX K

SATELLITE DISHES

The Amelia Island Plantation Architectural Review Board (ARB) regulates the installation of all satellite dishes within the boundaries of Amelia Island Plantation. A small, 18-inch diameter satellite dish is allowed subject to the following rules and regulations:

1. **General Requirements:** Satellite dishes eighteen (18) inches or smaller in diameter may be erected on any single family, townhouse or villa building or parcel without a specific ARB permit or fee provided the installation is in compliance with the following standards. Any satellite dish installation not in compliance shall be removed or modified to achieve compliance at the sole expense of the owner.
2. **Single Family homes, Townhouses and Villas:**
 - a. Structure Attachment: The satellite dish may be attached to the wall or roof of the structure provided it is located in an inconspicuous location that is not readily visible for adjacent homes, the street, or, if applicable, the golf course. The dish may not be attached to the building roof ridge or chimney or located in such a manner that it is viewed against the sky.
 - b. Ground Mount: The satellite dish may be mounted or installed on the ground or on a pole. The satellite dish, including any pole mount and all other equipment, may be no higher than four (4) feet above the surrounding grade. The ground mounted satellite dish must be screened with natural or planted landscaping material designed to soften the appearance and breakup the outline of the satellite dish. No more than one-third (1/3) of the diameter of the dish may be above the landscape screening.
 - c. Satellite Dish Color: The satellite dish may be brown, grey, or green as necessary to minimize its outline and allow it to blend

with the color of the building, roof or vegetation depending on where the dish is mounted.

- d. Additional Townhouse and Villa Association Regulations: Please contact your Association Board of Directors or Property Manager to determine whether or not there are additional regulations or procedures to follow.
3. **Satellite dishes with Diameter Greater than eighteen (18) inches**: Larger diameter dishes are specifically prohibited unless required for a specific commercial purpose and are approved by the ARB in writing by the ARB with respect to purpose, location, color or finish, and screening.

APPENDIX L

OUTDOOR LIGHTING STANDARDS AND PROCEDURES

Outdoor lights are generally allow for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule or guideline and provided it is not offensive or tends "...to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood." (Recorded in Class A Covenants, Single Family Detached and Patio Dwelling Area, Paragraph 9, Book 122, Page 338, and Class B Covenants for Townhouses and Multi-family Buildings, Paragraph 9, Book 124, Page 230, of the Official Records of Nassau County Florida)

1. Outdoor lighting attached to the building and switched from inside the building such as entry lights, porch lights and security lights activated by motion detectors are generally allowed provided they are not offensive as described above. Such lights are generally shown on the construction plans and approved as part of the construction.
2. Additional building lights as described in item 1 above shall be permitted in accordance with the procedures set forth in Section I, Design, Review and Construction Procedures.
 - a. All Decorative lighting fixtures located on the outside of a building such as wall lantern, wall sconce, hanging or pendant light or lantern and post lights shall be submitted for ARB review and approval.
 - b. All landscape lighting whether illuminating landscape features or architectural features shall be submitted for ARB review and approval.
3. In addition to the specific submittal requirements and procedures set forth in Section I, Design, Review and Construction Procedures, the applicant shall delineate on the site plan that shows the location of the lights, the expected light footprint to be created by the light fixture. The intent of this requirement is to show that the purposed light is not expected to create a nuisance or other impact neighbors.
4. If such installed outdoor lights are determined to be offensive or to cause embarrassment discomfort, annoyance or nuisance, the owner of such light shall shield or reduce the intensity of the light or lighting to otherwise mitigate the offensive nature of said light or lighting.

APPENDIX M

APPROVED BUILDING PRODUCTS, COLOR & TEXTURE

REVISED - MARCH 10, 2015

The AIP Architectural Review Board will consider and approve alternate building product when the appearance is considered to be equal to other more commonly used materials. Listed below are some common products that the Architectural Review Board has approved for use within Amelia Island Plantation with certain limitations.

Windows:

- PGT Winguard Vinyl Single Hung Window Series SH500 with or without muntins. If muntins are used, the only approved option is the Classic simulated divided lite-1" ogee muntin on the exterior with the flat muntin on the interior and grids between the glass. This window may only have no screen or a full screen. Half screen windows are not approved for installation. Other Vinyl windows can be review as needed
- Extruded Aluminum Clad windows and doors. An additional product of equal quality that also provides less maintenance for the home owner.

Siding:

- James Hardie Artisan Siding. This product is cement fiber architectural grade cement fiber siding with a 5/8' butt thickness. The product is approved for use in lieu of wood siding.
- James Hardie individual shingles are approved for use. Such shingles are encouraged for smaller areas such as gables, Dormers and similar areas. For larger wall areas approximately 20 % of the individual shingles shall be randomly cut or ripped prior to installation so that the random widths of natural cedar shakes can be simulated.

Color/Texture:

- Development on Amelia Island Plantation generally reflects a neutral/ earth tone color palette as described in the ARB Guidelines for Community 1 (Marsh Creek, Sea Marsh, Beach Walker, and Beach Wood), Community 4 (Ocean Club), and Community 6 (Oak Point). Community 2 (Long Point) allows for more interpretation of the earth tone range.

While this approach is generally appropriate the ARB is recommending and encouraging the introduction of a wider color palette and greater latitude with color for all Communities.



PRELIMINARY PLAN SUBMITTAL CHECKLIST

Amelia Island Plantation Architectural Review Board

- Completed Application Form
- Application, Review and Permit Fee
- Certified Topographic and Tree Survey
- Preliminary Site Plan (1/8" = 1' or 1" = 10' scale) with the following information:
 - o Property lines
 - o Building, driveway, walkways, fencing, patios, decks or other structures proposed for subject lot
 - o Existing contour lines (if the parcel is substantially flat, spot elevations in place of contour lines may be provided)
 - o Proposed contour lines (proposed grading changes)
 - o Storm Water Management Concept
 - o Location, diameter and species of all trees greater than 6" diameter
 - o AIP Building setbacks
 - o Buildings, driveways and other structures on adjacent lots within twenty-five (25) feet of subject property
 - o Marsh Edge Buffer (marsh front properties only)
- Preliminary Architectural Plans (1/8" = 1' scale)
 - o Floor Plans
 - o Elevations of all sides including shade and shadow as necessary to help illustrate the architectural character
- Photographs or photographic mosaics of adjacent properties and views from all sides of subject property. Each photograph shall be labeled with direction from subject property.
- The maximum sheet size is 24" x 36" unless otherwise approved.
- Electronic copy of Preliminary Plan Package in PDF format

Property: _____
Street Address

Contact: _____
Name

_____ () _____
E-mail Phone



REVISED - March 10, 2015

APPENDIX O

TREE PROTECTION, REMOVAL AND REPLACEMENT POLICY

It is the policy of the AIP Architectural Review Board to protect and preserve the natural forest and canopy of Amelia Island Plantation to the maximum extent possible. Protection and preservation of the unique forests of Amelia Island including the maritime oak and magnolia forest directly west of the Atlantic Ocean beaches and dunes, the mixed hardwood and conifer forest in the center of the Island and the oak, cedar and palms forests along the western marshes is extremely important to maintaining the unique and beautiful appearance of Amelia Island Plantation.

Tree Protection

The Architectural Review Board encourages the preservation of the unique forest and forest canopy. This policy is consistent with and supports the Plantation Covenants and Restrictions that provides for the protection and preservation of the unique environmental assets of Amelia Island Plantation. The ARB strives to accomplish preservation and protection of the forest and forest canopy in the following actions and programs:

1. Through the architectural review process, the Architectural Review Board carefully reviews plans for new homes, condominiums, commercial facilities, additions and other improvements. The Board works to anticipate potential impacts to the trees and canopy and offers directions and ideas to minimize such adverse impacts.
2. The Architectural Review Board works with contractors and homeowners to avoid tree damage during construction.
3. On a continuing basis, the Architectural Review Board encourages property owners to conduct regular and routine inspections of trees on their property to determine structural and health problems that could potentially impact their property or neighboring property including trees, other landscape features and structures. The ARB recommends property owners employ the services of an ISA Certified Arborist to conduct routine inspections, identify programs and develop a mitigation strategy.

4. The Architectural Review Board encourages the renewal of our forests and canopy by planting of young trees of similar species to replace trees that have been lost. The ARB's tree mitigation requirements below will provide some young trees to replace lost trees. The ARB encourages property owners to add native trees to all landscaping plans and the ARB supports the Legacy Tree Program established by the Amelia Island Plantation Community Association.

Tree Removal

In order to protect the unique natural beauty created by the trees and forest of Amelia Island Plantation, the Plantation Covenants and Restrictions require written approval for the removal of any tree six (6) inches or more in diameter measured at a point two (2) feet above ground level. This requirement is well known and has been consistently enforced by the Architectural Review Board with the help of property owners and their landscape professionals since the Plantation was established. A signed **TREE REMOVAL PERMIT** is required in order to remove any tree. The Architectural Review Board charges no fee for a Tree Removal Permit. Additionally, a signed Amelia Island Plantation **BUILDING PERMIT** constitutes a tree removal permit for the removal of trees approved for removal as part of the construction process. All tree removal required to develop property, including all undeveloped lots, additions or renovations, and any accidental tree loss during the process of construction is subject to Tree Replacement Standards, and final mitigation requirements are determined by the ARB.

Tree Replacement Standards

1. Mitigation is not often required for dead, diseased or trees deemed a danger to safety or property, as determined by an ISA Certified Arborist; however, the ARB may require tree replacement in any situation involving tree loss at its discretion.
2. All native trees are subject to replacement standards as described in #5 below.
3. All non-native trees, palms, ornamental trees, such as crepe myrtles, evergreen patio trees, exotic trees or invasive species require mitigation, including but not limited to transplanting trees, limiting the number of trees to be removed, a charitable donation to the AIP Foundation as described in #10 below and adding new trees as replacements.
4. All removed trees must typically be replaced by trees of similar species. A landscape plan or landscape sketch clearly showing the general location of the replacement tree(s) and the species is required with each tree removal permit.
5. The Tree Replacement standard is based on number of tree(s) removed. Property owners are required to replace lost trees with a tree or trees equivalent or greater in sum of the number of tree(s) lost, where the minimum replacement diameter is approximately 2-3" of native species. For instance, if a 24" oak is removed, the owner is required to replace with a minimum of one, 2-3" native species tree.

6. New construction, including patio lots and any undeveloped parcels, are subject to tree replacement based on a 1:2 ratio; that is, owner is to provide one replacement tree (per outlined Standards) for every two removed or lost.
7. Property development that puts trees of 36" diameter and greater at risk is highly discouraged. Exceedingly large or heritage trees must be preserved unless the ARB determines there is no reasonable solution available. Mitigation will be determined on a case-by-case basis.
8. If replacement trees will not fit on the owner's lot, the ARB will require replacement trees to be furnished in another neighborhood area, park, or location within the Plantation, such as an AIPCA Common Property. AIPCA will approve location.
9. In applying the Tree Replacement standards, the ARB will take into consideration number and species of trees removed, remaining or proposed foliage on a lot based on surveys or landscape plans, topography, value of the proposed replacement trees, neighborhood characteristics and any hardship to the property owner, among other criteria.
10. The AIP Foundation is a registered 501(c) 3 nonprofit organization that holds a Legacy Tree Fund for replacement of trees within the AIP. Upon approval of the member and the ARB, owner may in lieu of physical replacement of tree(s) make an equivalent dollar contribution to AIP Foundation in the amount of replacement standards as described in #5 above. Note that all contributions to the AIP Foundation are tax deductible.

Tree Maintenance

Tree maintenance including the removal of dead limbs and removal of canopy area to compensate for construction impacts or to provide for light and air circulation are allowed without a permit. All pruning must be consistent with the natural growth characteristics of the tree and is limited to that which may be necessary to maintain a healthy tree.

Emergency Tree Removal

This Tree removal policy shall not be construed to prevent the emergency removal of a fallen or damaged tree that poses a significant and immediate danger to a property owner's personal safety or the safety of others or that is a significant and immediate hazard to the person's property. Nevertheless, it is the responsibility of the property owner to obtain a Tree Removal Permit before removing a tree. Where the property owner has determined that immediate action is needed to mitigate an imminent hazard or danger, the property owner shall document the emergency conditions with photographs and file a request for an "after the fact" Tree Removal Permit with the ARB on the next business day.

APPENDIX P

YARD ART POLICY AND PROCEDURES

The purpose of this guideline is to ensure the continued natural beauty of our neighborhoods and communities within the Plantation, as well as maintain harmony with nature.

As such, yard art is generally discouraged. Yard art is defined as, but not limited to, any manmade object including fountains, decorative structural elements, sculptures, light emitting devices, weathervanes and flagpoles.

All yard art must be reviewed and approved by the ARB prior to installation. Some considerations for yard art approval include color and size of the object, planned placement of the object within the property, visibility of the art from the street, neighbors' lines of sight, and impact on other prime views such as those from golf courses and greenways.

Since the ARB review is done on a case-by-case basis and each proposal will be viewed on its own merit and context, it is recommended yard art be submitted for review prior to purchase.

The ARB has ultimate and final authority to approve or deny all yard art.

APPENDIX Q

POLICY REGARDING A SCREEN OR NET ON RESIDENTIAL PROPERTY

The purpose of this guideline is to ensure the continued natural beauty of our neighborhoods and communities within the Plantation, as well as maintain harmony with nature.

As such, a screen, net or similar structure is not permitted anywhere on residential property other than insect screening utilized within porch elements, and the like, as integral design elements of the structure.

APPENDIX R

REVISED DRIVEWAY GUIDELINES

The ARB has revised their driveway guidelines to include the use of pervious materials for new and renovated driveways. The environmental benefits of utilizing pervious materials are significant and support the Plantation's objective to develop in harmony with nature.

As such, the following guideline has been adopted for all communities within AIP:

Driveways shall be installed with a pervious or hard surface such as concrete, concrete/ brick pavers, or a custom design combination including pavers, stone, pebbles, oyster shell or gravel.

- *The hard material should represent at least 75% of the driveway surface.*
- *A custom design can include the use of geometric patterns or utilizing natural stone or flagstone in a more random pattern. Avoid stone such as lime rock, 57 stone or crushed stone as pervious infill.*
- *If concrete is utilized in any form, it must be tinted "Plantation Grey" (1 gallon per cubic yard of "Dispersed Black by Lambert") or another color as approved by the ARB.*

To assist home owners with their driveway selection, the following pictures are provided as examples of driveways utilizing pavers, stones, pebbles and gravel.













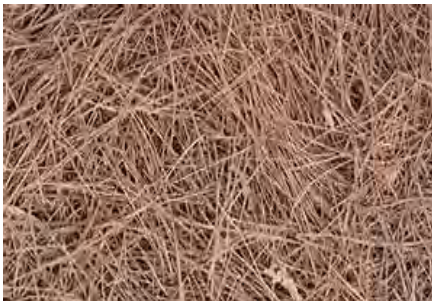
Amelia Island Plantation

Community Association

MULCH STANDARD GUIDELINES MODIFIED AS OF MAY 23, 2017

New Guideline as approved by the ARB: The following types of mulch are permitted as an acceptable standard for mulch: 1) Pine Needles; 2) Small Pine Nugget Mulch; 3) Pine Fines Mulch; 4) Large Pine Nugget Mulch; 5) Natural Cypress Mulch; 6) Mulched Natural Leaves. No other types of material may be used for mulch.

Artificial or colored mulch shall not be an acceptable standard for mulch. Mulched natural leaves shall be permitted as a form of mulch. However, piles of leaves built-up shall not be permitted. Referenced below are instructions on how to install natural leaves as a form of mulch.



Pine Needles Mulch



Small Pine Nuggets Mulch



Pine Fines Mulch



Amelia Island Plantation

Community Association



Large Pine Nugget Mulch



Natural Cypress Mulch



Mulched Natural Leaves

Instructions to mulch leaf beds: It is recommended using a rotary mower (push mower or riding mower) to make several passes over the beds until the leaves are ground up to a desired level. The shoots of the rotary mowers should always be facing away from the road or any dwellings to prevent any loose debris from causing any sort of damage.

RECOMMENDED GROUND COVER
STANDARD GUIDELINES
AS MODIFIED BY ARB ON JULY 11, 2017

This is a new guideline approved by the ARB. These examples are ground cover known to be successful in our climate. If you wish to use a different material/plant than what is shown in this document, please submit request for approval to the ARB before installing any ground cover.

The following types of ground cover are recommended as an acceptable standard for ground cover: 1) Agapanthus; 2) Aztec Grass; 3) Cast Iron Plant; 4) Confederate Jasmine; 5) Dune Sunflower; 6) Flax Lily; 7) Holly Fern; 8) Liriope (Royal Purple); 9) Mondo Grass; 10) Perennial Peanut; 11) Variegated Asiatic Jasmine; 12) Autumn Fern; 13) Minima Jasmine; 14) Coontie Palm.



AGAPANTHUS



AZTEC GRASS



Amelia Island Plantation

Community Association



CAST IRON PLANT



CONFEDERATE JASMINE



DUNE SUNFLOWER



FLAX LILY



Amelia Island Plantation

Community Association



HOLLY FERN



LIRIOPE (ROYAL PURPLE)



MONDO GRASS



PERENNIAL PEANUT



Amelia Island Plantation

Community Association



VARIEGATED ASIATIC JASMINE



AUTUMN FERN



MINIMA JASMINE



COONTIE PALM