

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 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.

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".