

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.

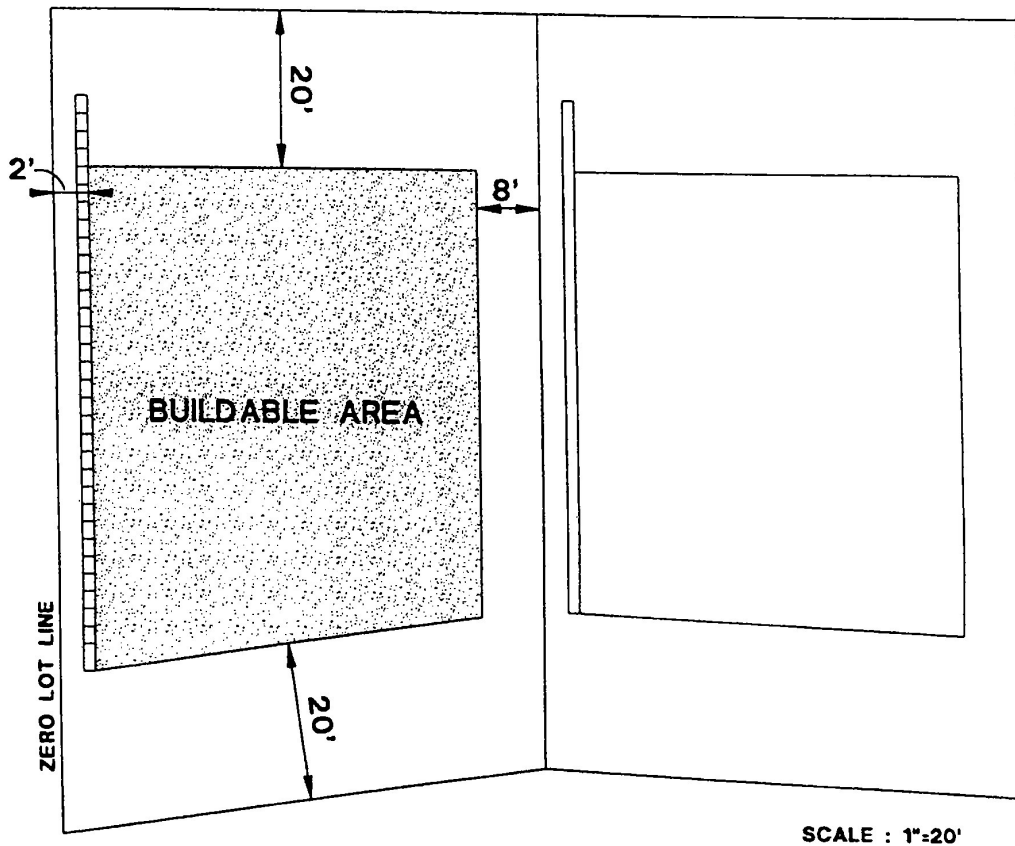


FIGURE 1

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".