

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".