

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".