

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.