

## COMMUNITY 5 – HERON OAKS

### 1. Definition

Heron Oaks is a single family patio home development with a patio wall with zero setback on one side and at least fifteen (15) feet on the other side. Each home is generally oriented to its side yard court. Porches across the front elevation and around the side support both a street friendly neighborhood and the privacy of a secluded courtyard. Rear service lanes provide vehicle accesses and eliminate the garage door impact to the street facade. Heron Oaks is a development that enjoys a unity of style with the same massing, scale, materials, details, and color palette.

### 2. Minimum Dwelling Area

- a. Wooded Lots - 1,750 square feet.
- b. Lake Lots - 1,750 square feet.

### 3. Building Height

- a. The building height shall not exceed two stories, including any parking level or garage.

### 4. Setbacks

- a. Front Setback - A minimum setback of twenty (20) feet from all dedicated rights-of-way.
- b. Rear Setback - No minimum setback from forty (40) feet of drainage, utilities, parking, and access easements.
- c. Side Setback - A minimum distance of fifteen (15) feet is required between buildings. Where the patio wall is set in from the property line, the building shall be assumed to be on the property

line for the purpose of determining setbacks.

5. 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 and above ground fuel tanks and other items stored outside.
  - b. The service court shall be completely enclosed with a "Heron Oaks" shadow box fence and gate to match design. If the service court is designed to preclude direct view from 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, or define the property.
  
6. 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.

7. Registered Architect

It is recommended that all plans submitted for approval be prepared by a Florida registered Architect.

8. Construction Time

The exterior of all houses and other structures shall be completed within one (1) year.

9. Storm Water Management

Heron Oaks is unique in its stormwater management approach. Each home is required to have gutters and downspouts to capture the roof run-off. At the base of each downspout a drywall is required. The drywall shall be minimum 2 feet x 2 feet x 2 feet filled with #2 rock. Driveway and patio run-off is directed to the street or alleys as appropriate and then captured in dry retention areas at the down hill end of the street or alley.

10. Special Requirements

- a. It is the intent of the Company that the owner's architect analyze the site and incorporate environmental considerations into the design of the home. 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. 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 Heron Oaks community.

11. 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.

12. 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 configuration can be incorporated into the design and used to achieve compatibility with the house. Colors and materials shall be compatible with the house.

13.. Mailboxes/Building Numbers

- a. Mailboxes: see Appendix B
- b. Building Numbers
- c. 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.

- d. 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.
- e. Mounting numbers above the door, on columns, or on the fascia is discouraged.
- f. 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.

14. Outdoor Lights and Satellite Dishes

- a. Outdoor lights are generally allowed 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".