

## COMMUNITY 7- LITTLE DUNES

### 1. Definition

Little Dunes, like other townhome subdivisions, is characterized by two homes sharing a party wall with a single roof element. Little Dunes, unlike the other townhome subdivisions, are wood frame structures with clapboard or shingle exterior walls and asphalt shingle roofs. The style of these homes is generally like a Key West or Nantucket style cottage dwelling.

### 2. Minimum Dwelling Area

The minimum dwelling area is 2,500 square feet.

### 3. Building Height

The maximum building height is two stories and thirty-five (35) feet in height.

### 4. Setbacks

1. Front and Rear Setbacks - The residential building setbacks are shown on the applicable Little Dunes Plat recorded as follows:

Phase I - Plat Book 5, page 340

Phase II - Plat Book 5, page 365

Phase III - Plat Book 6, page 56

Phase IV - Plat Book 6, page 146

Phase V - Plat Book 6, page 206

2. The garage/carport setbacks are fifteen (15) feet from the roadway edge of pavement.

3. Side Setback:

a. Each residential building shall have a minimum side yard

of eight (8) feet.

- b. The garage/carport side setback is zero (0) feet for those with a common or party wall. For those not having common walls, the setback is eight (8) feet from the side lot line and ten (10) feet from any other structure on the same or adjoining property.

5. 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 plants 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.

6. Florida Registered Architect

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

7. Construction Time

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

8. Storm Water Management

Storm water runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.

9. 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.

10. 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.

11. 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.

12. 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".