

COMMUNITY 6 - OAK POINT

1. Definition

Oak Point was envisioned as a cottage community with a "cracker" or "old Florida" style. Shared driveways, detached garages, off-grade pier construction, open rafter tails, and similar details characterize this neighborhood group. The lots are irregularly shaped and most are larger than the typical lot but smaller than the typical full size lot. Setbacks relate to the type of structure.

2. Minimum Dwelling Area

- a. Wooded Lots - 1,750 square feet.
- b. Marsh and Golf Course Lots - 2,000 square feet

3. Building Height

- a. The maximum number of stories permitted is two (2) stories over parking.

4. Setbacks

- a. Front Setback - The minimum front setback shall be fifteen (15) feet from the right-of-way.
- b. Rear Setback - The minimum rear setback shall be twenty (20) feet from the property line.
- c. Side Setback - A minimum distance of fifteen (15) feet is required between residential buildings on opposing lots. The minimum setback for a residential building from a side property line is five feet.
- d. There is no minimum setback for garages from the side property line.

- e. The minimum distance between a residential building and a garage located on an adjacent lot is six (6) feet.

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. The intent is to create the appearance of an off-grade structure. If a masonry stem wall is used, then sections shall be inset with lattice panels to create the appearance of an off-grade structure. Porches can be supported with piers and in-filled with lattice. All piers and stem walls shall be veneered with stucco or tabby stucco.

6. Exterior Wall Finishes

- a. Primary wall finishes - natural, indigenous materials are required for primary wall finishes. This includes wood clapboards, wood board and battens, wood shingles, cement base stucco, and tabby or coquina stucco.
- b. Specific fiber cement siding with a minimum thickness of 5/8" is allowed as are fiber cement shingles with certain application techniques. (Please see Appendix "O" for the specific Product Approvals and approved application techniques).
- c. Brick, natural stone, cultured stone, cement block, vinyl or aluminum siding is not permitted as an exterior wall finish.
- d. Other wall finishes will be considered on a case-by-case basis.

7. Fascia/Soffit/Overhang

- a. Open or exposed rafter tails with a minimum roof overhang of two feet six inches (2'6") on all major roofs. Lesser overhangs are permitted over bays, other projections, and on secondary roofs.
- b. All rafter tails shall have a minimum nominal dimension of two feet six inches (2'x6").

8. Roofs

- a. Primary roofs shall be gable or hip designs with a minimum roof slope or pitch of 7/12. All other roof slopes will be up to the discretion of the Board to determine if the slope is necessary to the aesthetics of the design of the home.
- b. Flat roofing is generally acceptable in minor areas such as connectors. Other roof designs may be approved when compatible with surrounding elements.
- c. Primary roofing materials shall be architectural grade fiberglass or composition shingles, or standing seam metal roofing..

9. Windows

All major operating or fixed windows shall be wood or wood clad with painted or anodized aluminum, vinyl, or copper.

10. Chimneys and Roof Accessories

- a. Chimney dimensions shall be compatible in scale to the structure with a minimum dimension of two feet six inches (2'x6") by four feet six inches (4'x6").
- b. Exposed chimney surfaces shall be brick, stucco, tabby or coquina stucco.

- c. Spark arrestors are required but may not be exposed to view.
- d. Metal windcreens and caps shall 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 an inconspicuous location, unless decorative in nature.

11. 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 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.

12. Vehicular Access/Parking

- a. A minimum of two (2) 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.
 - 1. Front entry garages are limited to pie-shaped lots with limited frontage or other lots with similar physical, vegetative, or topographic constraints.
 - 2. 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.

- 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.
- d. Yards adjacent to marsh areas shall have a natural buffer of native trees, shrubs, and grasses at least thirty feet from mean high water. That portion of a marsh lot located within thirty feet of the average high water shall be preserved substantially in its present natural state.

15. Preservation

An open space corridor is required on all lots fronting the marsh. The open space corridor is defined as all wetlands and uplands lying waterward of the development line as recorded in the public records of Nassau County on the applicable plat. This corridor is necessary in order to preserve the natural appearance and scenic beauty of marsh front areas and to protect the ecotone and to preserve valuable edge habitat. This edge habitat is used by wildlife for refuge, cover, travel lanes, nesting sites and productive food sources.

- a. That portion of any marshfront lot within the open space corridor shall be preserved substantially in its present natural state except for moderate clearing for view and breeze. Construction of improvements other than boardwalks and docks is hereby restricted.

- b. A marsh edge buffer is added to the open space corridor landward of the development line to ensure continuity of and protection for valuable edge habitat. The marsh edge buffer for Oak Point is shown on the recorded plat.
 - c. Within the marsh edge buffer, the following restrictions apply:
 - 1. 100 percent (100%) of the canopy of trees within the buffer shall be retained.
 - 2. Not more than 30 percent (30%) of the shrub layer shall be trimmed for view easements.
16. Florida Registered Architect
- All plans submitted for approval shall be signed and sealed by a Florida registered Architect.
17. Construction Time
- The exterior of all houses and other structures shall be completed within one (1) year.
18. Stormwater Management
- a. Stormwater runoff shall be retained on site and percolated into the soil or directed to an approved drainage structure.
 - b. If stormwater is directed to the marsh, it must flow over the marsh edge buffer to aid in percolation and retain pollutants from running into the marsh.
19. 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.

20. 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.

21. 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.

