

COMMUNITY 3 - TOWNHOUSES

1. Definition
 - a. Town home subdivisions are single family subdivisions where two homes share a party wall, or have separate supporting walls with zero setback along one side. While individual homes, the two buildings shall have compatible massing, fenestration, details, colors and textures, and a single or uniform roof element. The intent is that the two homes appear as one large home when viewed from a distance. While similar or compatible in design and construction materials and colors, the two structures may be constructed independently and at different times.
 - b. Dunes Court, Dunes Row, Sound Point, and The Pointe at Long Point share a common theme which can best be referenced as "Mediterranean Villas". The term suggests a rambling, spacious and open structure oriented to views and taking advantage of favorable climatic conditions, but tightly framed to provide individual privacy and privacy for adjacent property owners. Townhouse subdivisions, as with Mediterranean villages, express individual forms unified with limited materials primarily stucco and a limited range of colors. Individual structures may be vertical or horizontal, but will have dominant roofs of clay or concrete tile or even metal, all in natural earth tone colors. The individuality of each town house is 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 townhouse owner and his architect are encouraged to express individuality through details within the limits of these guidelines.
2. Minimum Dwelling Area
 - a. Dunes Court - minimum enclosed area of 2,000 square feet not less than 1,500 square feet on first floor of residence.

- b. Sound Point and The Pointe at Long Point - 2,500 square feet.
 - c. Dunes Row - No minimum requirement.
3. Building Height
- a. The maximum building height shall not exceed fifty-five (55) feet or three (3) stories above a parking level, or whichever is less. For Sound Point only, the first twenty (20) feet of the building zone is restricted to a one-story structure or garage.
 - b. The highest floor, wherever possible, shall be incorporated into the form of the roof through the use of dormers, roof terraces, and the like.
 - c. Third floor areas may include widow walks, roof terraces, lookout towers and the like. However, such areas must be screened so that there is no direct viewing into adjacent terraces of attached units.
4. Setbacks
- a. Sound Point and The Pointe at Long Point
 - 1. Front Setback - The minimum front setback shall be thirty (30) feet from the right-of-way.
 - 2. Side Setback - Each lot shall have one side with a zero setback and the opposite side shall be twelve (12) feet.
 - 3. No structure shall be permitted within the twelve (12) foot side yard except for roof overhangs not to exceed three (3) feet, courtyard walls, ground level patios and walkways, driveways, privacy screens and other items of a landscape nature.

b. Dunes Court

1. Front Setback - The front yard setback is twenty-five (25) feet from the recorded access easement.
2. Rear Setback - The rear setback is twenty (20) feet from the rear property line except that decks and terraces may extend ten (10) feet into the rear setback.
3. Side Setbacks
 - a. The side setback for certain common lot lines is zero. These are for the following lots: 1 and 2, 3 and 4, 5 and 6, 7 and 8, 9 and 10.
 - b. The side setback for all other lot line combinations is ten (10) feet except where two or more lots have been combined for a single residence.

c. Dunes Row

1. Front Setback - The front setback is the front building restriction line as shown on the Dunes Row Replat.
2. Rear Setback - The rear setback is the rear building restriction line as shown on the Dunes Row Replat.
3. Side Setback:
 - a. The side setback for certain common lot lines is zero. These are for the following lots: 1 and 2, 3 and 4, 5 and 6, 7 and 8, 9 and 10.
 - b. The side setback for all other lot line combinations is ten (10) feet except where two or more lots have been combined for a single residence.

d. Dunes Row II

1. Front Setback - The front setback is the greater of twenty-five (25) feet from the front property line or the eastern boundary of a twenty-five (25) foot utility easement shown on the Dunes Row II plat.
2. Rear Setback - The rear setback is the building restriction line shown on the Dunes Row Phase II Plat.
3. Side Setback - The side yard setback is ten (10) feet from the side lot boundary measured to the vertical exterior wall of the residential structure.

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 stuccoed, and exposed floor joists must be covered with suitable material so as not to leave framing members visible.

- f. The first of the two "attached" townhouses to be constructed shall construct at its sole expense a foundation which will support the townhouse wall on the adjacent lot.

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, fiber cement siding with a minimum thickness of 5/8", fiber cement shingles (see Appendix "O" for approved products), and coquina or coral block may be used for accents and detailing not to exceed 20% of the total exterior wall area. Brick is permitted only in Long Point.
- c. Exterior veneer materials shall wrap exterior corners and have a minimum end butt dimension of four (4) inches in thickness.

7. Fascia

- a. Wood with a minimum nominal dimension of eight (8) inches is required except for open rafter tails.
- b. The fascia can be clad with aluminum when using gutters.
- c. Other materials will be considered on a case-by-case basis.

8. Soffit

- a. Wood, including plywood, stucco and cement board, is permitted as a soffit materials.
- 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 with a minimum roof shape of 8/12. Primary roof pitches may be varied as necessary to achieve the design intent.
- b. Flat or shed roof construction shall be permitted for secondary roof areas limited to 15% of the total roofing area.
- c. Clay and concrete tile or a metal roof, all in natural earth tone colors, shall be used for the primary roofing materials.
- d. Attached residential units shall utilize the same roofing material, including color.
- e. Primary roof overhang shall have a minimum depth of 2 feet 6 inches (2'6") with minimum gabled ends of 1 foot 4 inches (1'4").
- f. Roof attachments such as lightning rods, ornamental ridge caps, weather vanes, are encouraged. All roof accessories, including vent stacks and roof vents, shall be painted to match roof color or accentuated to form a statement.
- g. All roof flashing shall be copper except in the case of metal roofs where it shall be of the same material or where good construction practice demands other materials.

10. Windows

- a. All 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.
- b. No sliding glass doors shall be visible from the road.
- c. Tinted glass may be used for windows and doors. However, no foil or reflective material shall be permitted.

- d. Where more than one interior window treatment is viewable from a single elevation, drapery liners shall be used to provide consistent appearance.

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.
- b. Exposed chimney surfaces shall be brick, stucco, or tabby stucco.
- c. No prefabricated metal spark arresters or flute tops may be exposed to view.
- d. Metal windscreens 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 an inconspicuous location.

12. Color and Textures

- a. A given townhouse and its ancillary uses shall not be permitted to use more than three colors, excluding the roof color.
- b. The attached townhouse shall utilize at least one color from the adjacent structure.
- c. Additional colors are required to stay within the same palate range.

13. 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.
- 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. Driveways
 - 1. Driveways shall be designed with either turn-arounds or back-up areas to preclude backing 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" (one (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, Walls and Fences

- a. Each residence shall have one or more service yards as necessary for trash receptacles, utility meters, HVAC equipment, pool equipment, and fuel tanks (unless buried below ground).
- 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. (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.
16. Preservation
- a. 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, which is used by wildlife for refuge, cover, travel lanes, nesting sites, and productive food sources, there is hereby established an open space corridor on all lots fronting` along the marsh. The open space corridor shall be defined as all wetlands and uplands lying waterward of the development line as shown on the applicable plat. 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 prohibited.

- 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.
 - 1. Sound Point and The Pointe at Long Point - the marsh edge buffer is defined by line on the applicable plat.
 - 2. Within the marsh edge buffer, the following restrictions apply:
 - a. 100 percent (100%) of the canopy of trees within the buffer shall be retained.
 - b. Not more than 30 percent (30%) of the shrub layer shall be trimmed for view easements.
 - c. No ground cover or shrub shall be removed, except those needed for paths leading to viewable docks.
 - d. Those lots without vegetation in the buffer zone shall be planted with native vegetation in consultation with a professional biologist to be retained by the Association or the Developer.
 - 3. The landward edge of the marsh edge buffer shall constitute the building setback line.

17. Florida Registered Architect

All plans submitted for approval shall be signed and sealed by a Florida registered Architect.

18. Construction Time

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

19. 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.

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

- 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.

22. 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.

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".