

St. Johns Golf and Country Club Architectural Guidelines

These Guidelines, effective November 15, 2010, are provided in accordance with Article IV, Section 4.3 of the Declaration of Covenants, Conditions and Restrictions for St. Johns Golf and Country Club. The procedures contained therein provide instructions regarding the process by which the property owner may make application for approval of construction activities or other activities described in Section 4.1 to the Architectural Review Committee (ARC). Unless otherwise stated, any application deemed approved by the ARC will be valid for a period of six (6) months from the date of written approval.

1) Fencing

- a) Lakefront, corner and golf course lots: A 48"-54" open style fence in aluminum or wrought iron is allowed in black only. The fence style should be without spears on top, with one or two horizontal rails at the top and one horizontal rail at the bottom. Except as noted below, spacing between vertical pickets must be approximately 4 inches. If an adjacent property is fenced, the new fence should connect to the existing fence, so as not to have two fences running parallel to each other.
- b) Adhering to the above guidelines for open style fencing, the homeowner may elect a "puppy panel" style of fence. This style has approximately 1.5" spacing between each vertical picket for no more than 18" from the bottom of the fence, with the remainder of the fence having the required approximate 4" spacing.
- c) Dog runs, dog kennels, or similar outdoor animal caging are not permitted
- d) Lots on a preserve or lots with the back facing another home: A 6-foot PVC or vinyl fence and tan in color is allowed.
- e) New fences must take into account existing fences of adjoining properties, with the existing fence always prevailing as primary. For example, Lot 1 has a black aluminum fence around their side and back property lines. Lot 2 can install a PVC/vinyl fence, but only on three of the four sides of their back yard and must tie into the aluminum fence. Lot 2 must not place their fence running alongside the prevailing aluminum fence.
- f) Fencing may be erected in the back yard only. Fence shall tie into the house no further than 1/3 of the way from the back corner of the house.
- g) Applications for fences submitted to the ARC for approval must include product information showing manufacturer, style of fence as set forth above and color as well as site plan showing intended location of the fence.

2) Service Area Walls and Landscaping

- a) Service equipment must be buffered by either landscaping or a service area wall with landscaping to reduce noise and/or screen air conditioning compressors, pool/spa equipment, utility connections and garbage receptacles from the street, adjoining lots or common areas.

- b) Service area walls shall be limited to a maximum height of 5' and must be constructed of materials and finishes similar to and in keeping with the construction of the house. Service area wall must be painted the same color as the house.
- c) Service area walls constructed of lattice, wood, PVC, vinyl siding or other materials not consistent with the finish of the house are prohibited
- d) Service area walls must be landscaped and shall not impede drainage between lots.

3) Landscaping

- a) It is recognized that the developer of St. Johns Golf and Country Club intended to create a "green belt" by installing in the front yard of each lot at least one 4-5" caliper (diameter) Live Oak tree. Some lots have more than one Live Oak tree.
- b) Live Oak trees which are removed by a homeowner or their agent for any reason must be replaced with a living, planted Live Oak tree of 4-5" caliper (diameter across trunk, 3' from ground), or larger in the same lot location as the removed tree within three months.
- c) No fence, hedge, shrub or tree shall be placed, permitted or maintained where such improvements would create traffic or sight problems at intersections for corner lots or at the intersection of streets and driveways.
- d) The use of plastic or decorative fencing to border planting beds is not permitted, however edging that does not exceed the height of the grass is allowed.
- e) The color, size, and material to be used for any planting border or retaining wall must be approved by the ARC
- f) Potted trees, shrubs, topiaries, and other above-ground landscape (excluding plants moved outdoors for less than a month) may be used as an accent, not a substitution for in-ground landscaping, and must be maintained in healthy condition

4) Turf Requirements

- a) The turf area to planting bed ratio shall be a minimum of 4:1 and a maximum of 3:1 in the front yard. In other words, the landscape allocated to shrub and ground cover shall be no less than 25% and no more than 33% of the front yard (excluding hardscape areas).
- b) The turf area to planting bed ratio shall be a minimum of 5:1 in the rear yard. In other words, the landscape allocated to shrub and ground cover shall be no less than 20% of the rear yard (excluding hardscape areas).
- c) To insure a consistent turf color and texture within the community, St. Augustine sod must be used.
- d) No artificial grass, trees, plants or vegetation are permitted on the exterior of a lot or structure.

- e) While use of natural substance mulch (e.g. pine bark, pine straw, cedar) for planting beds is preferred, the use of dark-colored river rock or lava rock may be approved by the ARC.
- f) The addition or removal of trees and shrubs, and changes to planting bed size and shape must be approved by the ARC prior to completion.

5) Maintenance of Lots

Lot owners will routinely mow lawns; edge driveways, walkways, and planting beds; prune shrubs and groundcovers; control weeds, pests and diseases via application of appropriate products; trim tree branches near roads and sidewalks; remove dead palm fronds each season, remove and replace dead trees and plants; dispose of trash; apply water and repair irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization, to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass areas on lots may not exceed 6" between lawn cuts.

6) Sports and Outdoor Play Equipment

The ARC may deny or limit the amount of play equipment, outdoor furniture, gazebos, pergolas, fountains, hammocks, and similar outdoor enhancements on a single property at any given time.

I. Swing/Play Sets

- a) Swing/Play Sets shall be defined as an apparatus used or intended for children's play that contain one or more of the following components: slide(s), ramp(s), pole(s), platforms(s), seat(s), swing(s), or canvas or wood tent(s).
- b) A swing/play set must be constructed of wood, with the exception of the plastic slide or seats.
- c) Application to the ARC for approval must include a manufacturer's brochure highlighting the set or plans of the swing/play set that are to be designed and built by the homeowner. Approved colors for slides are blue, green and yellow. Tents must be of a neutral, solid color.
- d) Swing/play sets shall be placed in the rear yard and be suitably landscaped so as to soften the view from neighboring homes, across lakes or the golf course. No side yard placement will be approved unless the ARC determines that unusual circumstances dictate otherwise. The application should include the site plan indicating the location of the swing/play set and the homeowner's landscape plans to screen it from view.
- e) Swing/play sets shall be removed from the property when they are no longer used and shall not be converted to any other use. Swing/play sets shall be properly maintained and not allowed to deteriorate and detract from the main home or the community.

II. Playhouses

- a) Playhouses may not be placed on any lot without the prior written approval of the ARC. A playhouse is defined as a small, separate structure for children's play that is designed to look like a miniature house. Playhouses must be constructed with four walls, a floor, roof, windows and doors. Dimensions of playhouses shall not exceed 4'x8'x5' high. The design, materials and colors shall be complimentary to the home. Playhouses will be suitably landscaped to soften the view from the street, the golf course and lakes. Playhouses do not include wooden or plastic swing/play sets with accompanying covered enclosed platform, portable plastic/fiberglass, modular play equipment, plastic castles, tree houses/platforms or any other structure that is not consistent with this definition.
- b) Playhouses shall be located within the rear yard setbacks of the homeowner's property. When playhouses are no longer used, they shall be removed from the property and not converted to any other use, such as storage/tool shed or dog house. Playhouses will be properly maintained to the same standards as the main house.

III. Portable Play Equipment

- a) Portable play equipment, including, but not limited to, swimming pools, plastic swing sets, sliding boards, skate board ramps, plastic castles, plastic basketball hoops, bicycles, sports netting, and other similar equipment must be removed from yards and driveways and are to be stored inside when not in use.
- b) If, when assembled, such equipment cannot be lifted for storage, such portable play equipment will become an accessory structure of a permanent nature (such as playhouses or swing/play sets) and will require ARC approval.

IV. Basketball Backboards

- a) The supporting pole for basketball backboards must be black, and the backboard must be clear or white. Portable poles must be put away next to the home when not in use.
- b) Basketball backboards must be properly maintained and kept in good condition. Broken backboards and/or torn nets must be promptly repaired or replaced.
- c) No basketball backboards or goals may be attached to any portion of a house or structure.

V. Trampolines

- a) Above-ground and in-ground trampolines are permitted with ARC approval. Application to the ARC for approval must include details on the manufacturer, location, landscaping, and architectural details regarding the installation.
- b) Above-ground trampolines must be properly maintained and landscaped to soften view from golf, lake and street view.

- c) Trampolines shall be considered Sports & Outdoor Equipment and must conform to the requirements of section 6.
- d) Above ground trampolines shall be anchored to the ground to prevent blowing or movement due to wind or storm. Safety netting and padding shall be of green or brown color.

7) Exterior Lighting of Play Areas

Exterior lighting is not permitted for the purpose of illuminating basketball play areas or other exterior play equipment, except for normal landscape and architectural lighting as may be approved for the lot and/or structure.

8) Pergolas, Gazebos, and Decking

Application to the ARC for approval must include information highlighting the design and materials of the pergola, gazebo or decking desired by the homeowner as well as the dimensions and location to be placed on the property.

9) Porches, Pools, Spas and Screen Enclosures

- a) Covered porches must be integrated into the roof system of the house structure with approved materials and finishes, and require approval from the ARC prior to construction. Corrugated fiberglass panels, canvas, vinyl, glass, fabric, aluminum pan roof panels or similar materials are not permitted for porch covers or roofs.
- b) In-ground pools and screen enclosures require approval from the ARC prior to construction. St. Johns County will not process a building permit without the St. Johns Golf and Country Club approval stamp. Two (2) complete sets of plans, furnished by the contractor, must be submitted. One (1) set of plans will be retained in the property files maintained by the management company and one (1) set will be returned to the homeowner. Plan must show location of pool equipment and method of screening same from view (service area wall, landscaping, etc.).
- c) Above-ground pools or portable pools are not permitted, except for small baby pools (less than 100 sq. ft) which must be removed when not in use.
- d) Portable spas are permitted only if located under a covered porch. Portable spas on patios and in yards are not permitted.
- e) If pool is not screened, the yard must be fenced in accordance with ARC guidelines and with all applicable ordinances, statutes or rules of governmental authorities having jurisdiction. Compliance with building and safety codes are the responsibility of the homeowner and not the ARC.
- f) Screen enclosures shall be attached to and integrated with the structure. No flat roofs are permitted on screen enclosures. Frame must be bronze and the screen must be charcoal or black.

10) Awnings

- a) Canvas awnings for controlling glare and for decorative purposes may be placed on the back of the house only.
- b) Awnings will be compatible with the architectural theme and exterior colors of the structure, in keeping with current ARC-approved exterior color palette.
- c) If awnings require repair or replacement due to rips, tears, fading, etc., said repair or replacement must occur within sixty (60) days.
- d) If canvas coverings are removed and not replaced, frames must also be removed.

11) Windows and Window Shutters

- a) Reflective window coverings and glass or film with reflective properties are not allowed on any structure. Light grey and light bronze tinting and film are permitted.
- b) Damaged (cracked, broken, fogged) windows must be replaced within six months.
- c) Missing or damaged window shutters must be repaired or replaced within 30 days.

12) Satellite Dishes and Antennas

- a) The size, location and method of installation for a satellite dish shall be submitted for approval by the ARC prior to installation. Requests for said installation will be processed on an expeditious basis without unreasonable delay by the ARC.
- b) Satellite dishes shall be located in a place shielded from view from the street, adjoining lots and common areas to the maximum extent possible as determined by the ARC. In order to best preserve the beauty, quality and value of the neighborhood, satellite dishes and antennas shall be installed only in the highest priority location that permits the reception of an acceptable quality signal, and which does not unreasonably delay or prevent installation or unreasonably increase the cost of installation, maintenance or use. Highest priority location shall be a short pole in landscaping. Second highest will be under eave, and the third highest priority will be just below the apex of the roof.
- c) All attendant wiring for satellite dishes shall be internal to the structure or painted to match the house color.
- d) The repainting of satellite dishes shall be required of homeowners if such colors are considered inharmonious, discordant, or aesthetically displeasing by the ARC, and if repainting does not impair the use of such equipment or reception of an acceptable quality signal.
- e) The satellite dish shall not be permitted to fall into disrepair or to become a safety hazard.

- f) Homeowners in violation of these provisions may be required to repair, replace, repaint, relocate and/or modify any such satellite dish at their sole expense.
- g) Unless otherwise permitted by government authorities with jurisdiction over transmission or reception equipment, no other antennas, masts, towers, poles, aerials, satellite dishes or similar appurtenances shall be erected, constructed or maintained on the exterior of any structure or lot. No radio station or shortwave operations of any kind shall operate from any lot.

13) Driveways and Walkways

- a) Driveways and walkways may not be enlarged, altered or added to in any manner without prior approval of the ARC.
- b) Driveways and walkways shall be of stable and permanent construction material which must be approved by the ARC. Said construction materials may only consist of either concrete or pavers (to include brick, brick pavers, natural stone pavers or precast or interlocking pavers).
- c) Driveways and walkways may only be widened by the addition of pavers to the existing concrete. ARC approval is required and said pavers must be installed in a professional manner and be of sufficient depth to withstand load imposed by automobile traffic.
- d) Pavers used for driveway and walkway construction must be of a neutral color and complimentary to the exterior house color. Applications to the ARC for approval must include manufacturer's brochure indicating the homeowners' color selection and the exterior color(s) of the house.
- e) Parking pads in the front, side or back yard are not permitted, even if it is a desired extension of the driveway
- f) Driveways and walkways may not be painted, stained, sealed or resurfaced.

14) Exterior Paint

- a) The exterior paint color of a home shall require the approval of the ARC. Application must include color selection for body, trim, doors and shutters (if any).
- b) Refer to the SJGCC ARC-Approved Color Matrix for appropriate exterior color schemes and specifications. The ARC-Approved Color Matrix is available through the professional property management company of record.

15) Air Conditioning Units and Generators

- a) No window or wall air conditioning units shall be permitted.

- b) All exterior air conditioner compressor units and generators shall be screened from view with appropriate landscaping in accordance with Section 2 of these Guidelines.

16) Exterior Holiday Decorations

Holiday decorations are defined as any decoration, ornament, ornamentation, wreath, tree, garland, ribbon, lighting, flags, banners, balloons, and similar additional items used to make the exterior property more festive to commemorate or celebrate an event.

- a) Decorations may be erected on the exterior of homes in commemoration or celebration of publicly observed holidays provided that such decorations do not unreasonably disturb the peaceful enjoyment of adjacent homeowners.
- b) Decorations with sound or generators shall be turned off between the hours of 10pm – 7am.
- c) Decorations for an upcoming holiday should commence no earlier than 30 days prior to the holiday and shall be removed within thirty (30) days after the holiday has ended.
- d) All decorative lighting, ribbons, wreaths, flags, and window clings, banners should be temporary in nature and coincide with a holiday. Excluded from this guideline are wreaths/planters hanging from the front door, the American flag, and yellow ribbons in support of our troops, which may remain year-round, if maintained in good condition.

17) Storage Sheds

No permanent, portable or detached sheds of any type are permitted.

18) Mailbox Criteria

Lot owners are responsible for the cost of maintenance and replacement of mailboxes serving their respective lots. All replacements shall conform to the approved mailbox design which is available through the professional property management company of record.

19) Signs

No signs will be permitted on any lot except for a single “For Sale” or “For Lease” sign, provided it conforms to the standard design criteria available through the professional property management company of record.