

Country Walk Homeowners Association Architectural Review Board



The Country Walk Homeowner Association Architectural Review Board has prepared this document as the general policies and guidelines for property owners and contractors making modifications to an existing property within Country Walk.

General Guidelines

These policies and guidelines will be updated and modified as needed. Property owners will be advised of any revisions. The latest version of these Guidelines will always be available on the Country Walk Homeowners Association website - www.Countrywalkhoa.me

Introduction:

Just as there is no one style or size house appropriate for everyone's needs or desires, there is also no one specific landscape scheme or design that will address the desires and character of each individual homeowner. However, the landscape plan should be a logical extension of the architecture of the home and project an overall pleasing visual effect.

Purpose:

The intent of these guidelines is to ensure that Country Walk is maintained with a tasteful and aesthetically pleasing architectural design using long-lasting materials and high construction standards along with quality landscaping of individual home. Any additions or modification, other than routine maintenance to the landscaping, must have prior written approval from the ARB before implementation of proposed addition or modification unless otherwise noted in the following guidelines. Exceptions include the changing of seasonal plants and replacing diseased or dead plants with a similar plant. When in doubt, submit a proposal to the ARB. All proposals must be submitted at least two weeks (2) prior to the scheduled ARB meeting to allow ample time for review and questions.

ARB Coordinator:

The Association’s property management firm, MAY Management Services, coordinates all matters for the ARB. Contact MAY Management at (904) 461-9708 on any matters concerning the ARB review process. ARB meeting occurs monthly in connection with the Board of Directors meeting. To be placed on the ARB’s agenda and allow the ARB committee ample time to review the request, applications must be submitted to the offices of MAY Management Services at 5431 A1A South, Suite 103, St. Augustine, FL 32080 two weeks prior to the scheduled Board of Directors meeting. If you wish to attend a meeting, you may contact MAY Management to confirm the meeting schedule and time or access the Country Walk website at www.Countrywalkhoa.me .

Fee Schedule: Homeowners' Association dues do not cover the cost associated with architectural request such as; pools, fencing, landscaping, pavers, and construction. Therefore, the cost to process these requests will be passed to individual homeowners. The fee schedule below is effective September 1, 2018.

Submittal Type	Review Fee
Major Additions / Alterations	\$100.00
Pool, Spas/Hot Tubs	\$50.00
Landscape/Hardscape	\$50.00
Deck / Porch / Patio	\$75.00
Re-painting re-roofing	\$25.00
Other Structures:	\$25.00

Authority and Duties of the Architectural Review Board:

In accordance with the Country Walk Declaration of Covenants, Conditions, Restrictions and Easements recorded at Official Records Book 3013, page 1364 of the public records of St. Johns County, Florida, as amended from time to time (the “Declaration”) the Architectural Review Board (ARB) has been established to review and approve all plans for residences or other improvements to be built or modified within the Country Walk Community. The ARB’s primary function is to ensure that improvements built or modified within the community reflect a consistent level of quality while allowing for an owner’s individual taste in design, colors and materials.

The ARB requires that request submitted for approval be accurate, ledge able, contain a detail list of material, survey identifying location (s), sketches or detained plans of purposed improvements. Good design and planning, together with accuracy, will help expedite the approval process.

Items to be reviewed by the ARB will include any improvement or structure of any kind, including without limitation, any building, dwelling, demolition of any or all improvements on a lot, fence, wall, driveway pavers, grading, landscaping, landscape device or object, exterior lighting, exterior painting, alteration of a dwelling (including doors, windows, roof), installation of solar panels (see foot notes on page 16), satellite dishes, antennas, flag poles, fountains, swimming pools, screen enclosures, spas, privacy fences, awnings, shelters, gates, flower boxes, shelves, mail boxes, hurricane shutters and statues.

The ARB has the following powers and duties

1. The ARB recommends to the Board of Directors of the Association modifications and/or amendments to the Architectural Review Board Policies and Guidelines (the “ARB Guidelines”). Any modification or amendment to the ARB Guidelines shall be consistent with the provisions of the Declaration and shall not be effective until adopted by a majority of the members of the Board of Directors of the Association at a meeting duly called and noticed at which a quorum is present and voting. Notice of any modification or amendment will be delivered to each member of the Association.
2. The ARB requires submission of one complete sets of all preliminary and final plans and specifications for any improvement or structure of any kind, including, without limitation, any building, dwelling, demolition of any or all improvements on a Lot, fence, wall, sign, site paving, grading and building additions, alterations, swimming pool, enclosure, sewer drain, disposal system, decorative building, landscape device or object, landscaping, exterior lighting scheme, or other improvement (collectively, the “Proposed Improvement”). The ARB may also require submission of samples of building materials proposed for use on any parcel (lot) and may require additional information as may be necessary for the ARB to completely evaluate the proposed structure of improvement in accordance with this Declaration.
3. The ARB will approve or disapprove any proposed improvement and any additions, changes, modifications or alterations to the proposed improvement.
4. The ARB maintains a schedule of reasonable fees for processing requests for ARB approval of proposed improvements. Such fees shall be payable to **Country Walk Homeowners Association** at the time that plans and specifications are submitted to the ARB.
5. In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from the Association or the ARB, contemplated under this manual, neither the ARB, member of the ARB nor the Association shall be liable to an Owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against any Owner or such other person and arising out or in any way related to the subject matter of any such reviews, acceptances, inspections, consents or required approvals, whether given, granted or withheld by the Association or the ARB. Approval of any plans by the ARB does not in any way warrant that the improvements are structurally sound or in compliance with applicable codes nor does it eliminate the need for approval from the St. Johns County Building Department.

6. The ARB will evaluate each application for total effect, including the manner in which the house site is developed. This evaluation relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible that a house plan might meet the individual criteria delineated in these guidelines and still not receive approval if, in the judgment of the ARB, its overall aesthetic impact is unacceptable. The approval of an application for one home site shall not be construed as creating any obligation on the part of the ARB to approve applications involving similar designs pertaining to different home sites.
7. The administration of the ARB will be in accordance with the procedures set forth in Article VI, Section 2 of the Declaration.
8. An applicant receiving a negative decision from the ARB is advised to revise the plans in accordance with the ARB recommendations and resubmit them to the ARB for approval. If the applicant is unable to comply with the requirements of the ARB, the applicant may request a review of the ARB decision in accordance with the provisions of Article VI, Section 5 of the Declaration.

GUIDELINES

I. Additional or Modified Planting Areas.

- (a) Proposal in writing must be submitted to the ARB for consideration. This should include a brief description accompanied by a sketch indicating proposed location on lot, dimensions, plant types and estimated heights at maturity.
- (b) Cannot obstruct lawn maintenance.
- (c) No portion of planting area, either above or below ground, shall encroach on any adjacent properties. All plantings must be a minimum of one foot (1') from adjacent property at maturity.
- (d) Owner is responsible for maintenance including, but not limited to, edging, weeding, pruning, fertilization and general maintenance.

II. Fencing. Fences approved by the ARB for purposes of privacy screening, will not be allowed further forward on a lot than the front corners of a house. The location for pet enclosures is the rear yard.

- (a) Submit a written proposal along with a brief description of material and sketch of the purposed fence location on a survey to the ARB for consideration.
- (b) Each owner is responsible for trimming around the fence perimeter and maintaining the fence aesthetic and ongoing repair.
- (c) Any approved fencing must be vinyl or wood. No metal fencing is allowed. Privacy screening fences between lots are limited to six feet (6') in height. Rear-property-line privacy fences for property bordering wetlands or preserve areas

may be between 3 feet (3') to six feet (6') high. The rear property line privacy fences for properties boarding on retention ponds (water management ponds) may not exceed 3 (3') feet height with pickets 4 (4") to 5 (5") inches wide. The side property line privacy fences for properties boarding on retention ponds (water management ponds) are limited to six feet (6') in height with the last 2 fence panels graduating from the 6' to 3'.

- (d) Subject to removal or correction at Owner's expense, if not properly maintained, at the sole discretion of the ARB or the Board of Directors of the Association. Owner will have thirty days (30) to correct the problem after written notice from the Board of Directors of the Association or ARB, in accordance with **Article IV, Section 2** of the Declaration. If not corrected, the Board of Directors of the Association or ARB has the right to correct or remove and restore the affected area to its original condition at the Owner's expense which will be payable on demand. If not paid on demand, Owner will be subject to **Article V, Covenants for Maintenance Assessments, Section 5. of the Declaration.**

III. Equipment (Air Conditioners and Water Treatment Tanks) Screening.

Standard vinyl or wood fencing or approved shrubbery.

- (a) Proposal in writing must be submitted to ARB for consideration. This should include a brief description accompanied by a sketch indicating proposed location on the survey, dimensions, and material type.
- (b) Each owner is responsible for maintaining the aesthetic of the screening material and ongoing repair.
- (c) Screening of approved material has to be a minimum of four feet (4') and not exceed a height of six feet (6'). All plantings must be a minimum of one foot (1') from adjacent properties at maturity.
- (d) Subject to removal or correction at Owner's expense, if not properly maintained, at the sole discretion of the ARB or the Board of Directors of the Association. Owner will have thirty days (30) to correct the problem after written notice from the Board of Directors of the Association or ARB, in accordance with **Article IV, Section 2** of the Declaration. If not corrected, the Board of Directors of the Association or ARB has the right to correct or remove and restore the affected area to its original condition at the Owner's expense which will be payable on demand. If not paid on demand, Owner will be subject to **Article V, Covenants for Maintenance Assessments, Section 5. of the Declaration.**

IV. Flags and Flagpoles. House mounted flagpoles, not to exceed five feet (5') in length, do not require ARB approval and are limited to one (2) per Lot. Any freestanding flagpoles, not to exceed twenty feet (20'), must have ARB approval for location, and can only be used for the display of the American Flag, POW Flag and State flag.

- (a) Proposal in writing must be submitted to the ARB for consideration. This should include a sketch indicating proposed location on a survey.
- (b) Flag size restricted to a maximum of four and a half feet (4.5') by six feet (6').

- (c) Homeowners may display the **American Flag** only if they follow the *Federal Flag Code (Public Law 94-344) and the Florida Statute 720.304*.
- (d) Any flag that is torn, tattered, faded or soiled cannot be displayed.
- (e) Owner is responsible for maintaining flagpole in good repair.
- (f) Decorative flags, military affiliation flags, sports related flags, etc., may be displayed on house mounted flagpoles in accordance with the above size restriction- see section (b). **Holiday flags** are an exception to these guidelines and must be removed within **ten days** (10) following the holiday, except Christmas decorations that may be left up until January 31st.
- (g) Subject to removal or correction at Owner's expense, if not properly maintained, at the sole discretion of the ARB or the Board of Directors of the Association. Owner will have thirty days (30) to correct the problem after written notice from the Board of Directors of the Association or ARB, in accordance with **Article IV, Section 2** of the Declaration. If not corrected, the Board of Directors of the Association or ARB has the right to correct or remove and restore to original condition at the Owner's expense which will be payable on demand. If not paid on demand, Owner will be subject to **Article V, Covenants for Maintenance Assessments, Section 5. of the Declaration**.

V. **Exterior Lighting.** Low voltage or solar landscape lighting and low voltage up lighting of ornamental trees is permitted and does not require ARB approval. **Motion security light** cannot be set for more than five minutes (5), **security floodlights** cannot be left on overnight, and do not require ARB approval. All other exterior lighting, including permanent pool and patio lights, must have ARB approval prior to installation.

- (a) Proposal in writing must be submitted to the ARB for consideration.
- (b) Owner is responsible for maintaining in good repair.
- (c) Subject to removal or correction at Owner's expense, if not properly maintained, at the sole discretion of the ARB or the Board of Directors of the Association. Owner will have thirty days (30) to correct the problem after written notice from the Association or ARB, in accordance with **Article IV, Section 2** of the Declaration. If not corrected, the Board of Directors of the Association or ARB has the right to correct or remove and restore to original condition at the Owner's expense which will be payable on demand. If not paid on demand, Owner will be subject to **Article V, Covenants for Maintenance Assessments, Section 5. of the Declaration**.

VI. Exterior Storage Sheds or Out Building

Definitions:

- Shed: a simple roofed structure, typically made of wood or plastic. Used as a storage space, a shelter for animals, or a workshop.
 - Out Building: a shed, barn, or garage, on the same property but separate from a more important one, such as a house.
- (a) Completed written application must be submitted to May Management two weeks prior to the Board of Directors meeting. The application should be supported with the following:
 - i. Site Plans. This survey will indicate the size of the existing lot (length and width), size and location of the existing dwelling (including garage) and the size and location of the purposed shed.
 - ii. Elevation Views. This can be a color photo or catalog cut sheet, etc, that will illustrate the front, rear, and side elevation views of the purposed shed. Indicate the height of the purposed shed and if applicable, a copy of plans, a sketch or drawing of the purposed structure, and a survey identifying the location.
 - iii. Material and color scheme to be used.
 - (b) Structure must be located behind an approved ARB fence (see ARB guidelines)
 - (c) Structure must adhere to St Johns County Zoning and Building Codes. Where there is a discrepancy between the requirements of the St Johns County Zoning and Building Codes and Country Walk Home Owners Association Rules and regulations the requirement of St Johns County Zoning and Building Codes shall govern. However, if the St Johns County Zoning and Building Codes are not specific to design, set back material or other requirement then Country Walks Rules and regulations supersede the county requirements.
 - (d) Owner is responsible for obtaining and posting all required St Johns County Building Permits.
 - (e) Owner is responsible for maintaining sheds and out building in good repair.
 - (f) All sheds and out buildings will be constructed of wood, plastic, Hardie board, or vinyl. Sheds and out buildings will have the characteristics of the primary house.
 - (g) Roof material must match shingled roof of existing dwelling. Exceptions can include Rubbermaid sheds.
 - (h) Rubbermaid sheds are only permitted to be located directly against the rear or side of the dwelling.
 - (i) Colors must match primary colors of the home.
 - (j) Size limitations: 100 square feet maximum and no taller than eight (8) feet in height. Exceptions can be made pending board approval.
 - (k) All sheds and out buildings will be anchored.
 - (l) Pre constructed sheds or out building are permissible provided they are installed by a professional licensed company and anchored and constructed to current St Johns County Hurricane standards.

VII. Detached Garages Article VII Section 1 (S) (i)

- (a) Proposal in writing must be submitted to the ARB for consideration. This will include one (1) sets of plans or sketch drawing acceptable to St Johns County, list of material, color schema and survey identifying the location (s) of purposed improvements.
- (b) Structure must adhere to St Johns County Building Codes.
- (c) Owner is responsible for obtaining and posting all required St Johns County Building Permits.
- (d) Owner is responsible for the maintaining the improvement in good repair.
- (e) Detached Garage must be behind and approve fence.
- (f) The structure must be aesthetically pleasing and adhere to the following minimum standards; Ten (10') width, fifteen (15') length, no more than thirty-five feet in (35'Country Walk PUD ordnance 2004-35 or book R page 1586) height, contain a single garage door, constructed on a concrete slab, built to St Johns County Building and Hurricane Standards, exterior walls, roof shingles and pitch, soffit and colors scheme must the exterior of the existing structure (Resident).
- (g) ARB approval must be obtained prior to the county issuing the required permits.

VIII. Outdoor Lawn Furniture. If placement of lawn furniture is not located on porches or patios, they are restricted to the rear yard of the Lot. Owner must maintain the lawn area under and surrounding such furniture. Owner is also responsible for maintaining such furniture in good repair. **NOTE: In the event of severe weather-warnings and actual-(hurricanes, tropical storms, tornadoes, northeasters or thunderstorms accompanied with high wind advisories, etc.), All outdoor furniture must be brought indoors. NO EXCEPTIONS.**

IX. Irrigation Systems.

A complete, automatic irrigation system was installed on each developed lot. St. Johns County watering restrictions are designed to ensure the efficient use of water for landscape irrigation. The restrictions allow enough water to establish and maintain healthy landscapes year-round.

The mandatory restrictions specify the times when watering may occur, the amount of water that may be applied, and the days when watering may occur for residential and nonresidential locations.

Watering Restrictions

Time of Year	Odd Number Address	Even Number Address	Non-Residential Property
Day light Savings Time	Wednesday & Saturday	Thursday & Sunday	Tuesday & Friday
Eastern Standard Time	Saturday	Sunday	Tuesday

- **Water only when needed and not between 10 AM and 4 PM**
- **Water for no more than an hour**
- **Restrictions include private wells and pumps, ground and surface water**

X. Hardscaping (Edgings). Hardscaping does not require ARB approval but must meet the following criteria. Edging is restricted to existing planting areas. Any variances, including expansion of planting areas, must have ARB approval. Owner is responsible for maintaining in good repair.

XI. Mulch. Wood mulch varieties and stone are allowable around shrubbery, trees, and existing planting areas.

XII. Trees. Diseased, dead, or damaged trees must be removed or replaced. No trees may be removed without ARB approval unless they present an immediate health or safety hazard, i.e. removal due to a lightning strike or severe weather. When seeking ARB approval to remove a tree, the ARB will require a replacement tree. The replacement tree type and planting location must be included on the ARB application. Replacement trees must be installed no later than 90 days from approval of the request. **Please note:** *The ARB may make an exception if they deem a replacement tree unnecessary.* See page 13 for recommended tree list.

The conservation easement is a legal agreement designed to preserve the property in its existing natural condition and to prevent use that would impair the environmental value of the property.

Removal of trees located in the conservation easement must obtain permission and approval from the St Johns River Water Management Department prior to requesting ARB approval. The ARB Request form must list the name of the vendor that will be completing the tree removal and have a copy of the SJRWMD approval letter attached to the submission. If approved, the following provisions must be followed:

- Only partial removal of tree is allowed to keep the area as natural as possible.
- No heavy equipment may enter the conservation easement.
- No other impacts to the conservation easement may occur.
- Removal must be completed by an ARB approved vendor and licensed arborist.

XIII Swimming Pool and Spa to be constructed on any Lot shall be subject to the requirements of the ARB, which include, but are not limited to, the following:

- (a) All pools and or spa screen enclosures are considered an integral part of the house and governed by the appropriate rear and side lot line setback restrictions of St Johns County. All pools shall be enclosed by a screen enclosure or meet the fencing requirement of St Johns County.
- (b) All applications shall include a site plan, detail of the pool, screen enclosure or fencing along with equipment screen wall plans showing placement of pool equipment.
- (c) No above ground pools are permitted other than children wader pools which are defined as “a small shallow area of water in which small children or adults can get their feet and lower bodies wet”. An example of a wading pool is a kiddie pool at the water park that is only 2 feet deep.
- (d) Any lighting of a pool or other recreation areas shall be designed so as to buffer the surrounding residences from the lighting.
- (e) All pools and or spas will be constructed within St Johns County guidelines using a license and bonded pool contractor.

ATTENTION PART-TIME RESIDENTS: When securing your homes during your absence for extended periods, please be sure to include all exterior lawn furniture, garden statuary, shepherd’s hooks, flower pots, and anything that could become a projectile in high winds. Make sure these items are taken inside prior to your departure.

See sample of an Architectural Review Committee Transmittal Form- (You may copy this when needed for submission)

Revisions	Board Approval Date
Picket Fence with 4-5 inches	September 24, 2019
Swimming Pool and Spa	August 27, 2019

EXTERIOR ARCHITECTURAL GUIDELINES

Introduction: The following guidelines are intended to ensure that the architectural integrity of Country Walk will be maintained and at the same time allow for individuality of each homeowner. Any exterior changes should be a logical extension and enhancement of the home's existing architectural style.

Purpose: The intent of these guidelines is to help ensure that Country Walk, a community of quality homes and building with a tasteful and aesthetically pleasing architectural design, promoting the use of long-lasting materials and high construction standards, will be maintained. Any exterior additions or modifications, other than routine maintenance, and any exceptions noted in the following guidelines, must have prior written approval from the ARB before implementation. All proposals must be submitted at least two (2) weeks prior to the scheduled ARB meeting for consideration.

GUIDELINES

- I. **Exterior Paint Colors:** Maintenance painting of exterior of home with the original color combinations does not require ARB approval. Changing color schemes or colors requires ARB approval.

Country Walk's colors are earth tone which does not detract from, nor mar, the natural beauty of the surroundings. Earth tones are an emulation of natural colors found in soil, moss, trees and rocks that are muted and soothing as opposed to jarring in appearance.

All structures are limited to three (3) paint colors, (Roofing Color Excluded) however the color of the roofing material should be taken in consideration in determining the overall color scheme and compatibility with the submitted colors.

Paint swatches/color samples may be submitted electronically with the Architectural Review Board request but will not be used in the approval process as the color may be distorted during transmission. To ensure the color scheme is consistent with earth tones, a 2-foot by 2-foot sample of the selected colors must be applied to the exterior of the home on a side not facing the street prior to final approval. This would include exterior and trim color.

A. Definitions:

Body – Exterior Walls

Trim – Raised stucco bands on the house or posts, around windows and doors

Other – Soffits, fascia, gutters, leaders and drip edges

Eggshell or Satin paint is recommended, but Flat can be used. **No semi-gloss or gloss paint** can be used.

- II. Garage Door Finishes:** Garage doors, including the garage side access doors, may be the color of the body of the house, the trim color or white. Should you wish to paint your home's front entry door a color other than the house, white, or trim color, please submit a request to the ARB.
- III. Garage Door Screens:** Sectioned sliding garage door screens and overhead garage door screens are allowed and do not require ARB approval. The framing should be white or the same color as home. It is the sole responsibility of the Owner to make sure any required building permits are obtained.
- IV. Entry Screen Doors:** Entry screen doors or storm doors may be the same color as the body of the house, the trim or white and does not require ARB approval.
- V. Lanai Enclosures:** Lanai enclosures are allowed but **require ARB approval.** However, it is the sole responsibility of the Owner to make sure any required building permits and inspections are obtained. It is also the Owner's responsibility to ensure that all building codes are adhered to by the contractor/installer.
- VI. Room Additions/Alterations:** Any room additions or alteration to existing exterior of home must have ARB approval. Proposal in writing must be submitted to the ARB for consideration, including detailed blueprints and or plans or sketches. The ARB may also require the submission of samples of building materials and additional information that may be necessary for the ARB to completely evaluate the proposed addition or alteration. ARB approval must be obtained prior to the county issuing the required permits
- VII. Driveways:**
- (a) Any desired additional width to existing driveway must have ARB approval. Proposal in writing must be submitted to the ARB for consideration. This must include a sketch on a survey indicating proposed extensions showing dimensions and distance from adjacent Lots and indicate type of material to be used (concrete, pavers, etc.).
 - (b) Textured driveway coatings are allowed but require ARB approval as to texture, design, color and material to be used.
 - (c) Concrete sealer is allowed using one of the approved driveway colors in Attachment A and requires submitting a request to the ARB for documentation purposes. No other colors can be used.
 - (d) Any approved textured driveway coatings and any application of stain coatings applied to driveways must stop at the beginning of the sidewalk. Sidewalks are St Johns County property.

VIII. Propane Gas Tanks: (Per St. Johns County Fire Marshall Code)

- (a) The following restrictions apply to any size tank:
 - i. Must be located at least three feet (3') from any building opening-door or window.
 - ii. Must be located at least five feet (5') from any air intake into building.
 - iii. Must be located at least five feet (5') from any circuitry or compressors- air conditioning units.
- (b) May be located on the side or rear of home
- (c) On tanks of 125 gallons or more capacity- location must be a minimum of ten feet (10') between tank and building and property line.
- (d) No tanks can be more than ninety feet (90') from street and must be in sight of person refilling it from street.
- (e) **All tanks must be properly anchored so as not to become a danger in the case of severe weather.**
- (f) **Accessories (tanks) Setback** Country Walk PUD ordinance 2004-35 or book R page 1586
 - i. 5 feet from the rear or side of the property line
 - ii. 20 feet from the front property line

Please use a copy of attached Architectural Review Committee Transmittal Form for all submissions. You may copy this form when needed.

**TO: Country Walk Architectural Review Board
C/O May Management Services, INC.
5455 A1A SOUTH
St. Augustine FL 32080**

FAX (904) 461-0335 ATTN: Dana Devine

ARCHITECTURAL REVIEW BOARD TRANSMITTAL

DATE: _____

FROM: _____

ADDRESS: _____

PHONE: _____ **EMAIL ADDRESS:** _____

PROPOSAL:

ATTACHMENTS: YES NO

If the request is for exterior house paint, specify the color combination number and colors from Attachment A. The only driveways colors that can be used are also specified in Attachment A.

All proposals must be submitted at least **14** days prior to scheduled ARB meeting for consideration. This application form gives two (2) members of the ARB committee permission to inspect the site of the proposal prior to the ARB meeting and permission to inspect upon completion for compliance and final approval. An approval is valid for 6 months from the approval date.

Any requests for landscaping changes and fencing (including invisible dog fencing) must include a copy of your survey/site plan.

Signature _____ **Date** _____

Reviewed by _____ **Date** _____

*The Country Walk ARB meets after each Board of Directors meeting at the Recorder located at
196 State Road 312 St Augustine Florida 32084*

Country Walk Home Owner Association

ARB Recommended Tree List

October 1, 2017

When looking to replace a tree on your lot, please use the list below as a guide. These are only suggestions and you may also request other types/species be considered for approval. When choosing a tree, please note that your area is located in a zone 8 for hardiness. Please check with the vendor that will be performing the installation for specifics regarding potential growth/size, root systems and required maintenance.

East Palatka Holly

Dahoon Holly

Sweet Gum

Crepe Myrtle

Magnolia

Allee Elm

Drake Elm

Winged Elm

Eastern/Southern Red Cedar (Type of Juniper)

Ligustrum

Windmill Palm

European Palm

Sylvester Palm

Queen Palm

Sabal Palm

Attachment A

Country Walk Home Owners Association

APPROVED DRIVEWAY COLORS

These driveway stains will be reviewed periodically.

SHERWIN WILLIAMS

Natural Balance Tan HC125

Grey Horizons HC140

Hint of Gray HC156

Aztec Sand HC136

Bombay HC133

Gull Gray HC132

Foot Notes

Solar Panels:

163.04 Energy devices based on renewable resources.—

(1) Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

(2) A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement. A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings and within the boundaries of a condominium unit. **Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.**

(3) In any litigation arising under the provisions of this section, the prevailing party shall be entitled to costs and reasonable attorney's fees.

(4) The legislative intent in enacting these provisions is to protect the public health, safety, and welfare by encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain. This section shall not apply to patio railings in condominiums, cooperatives, or apartments.