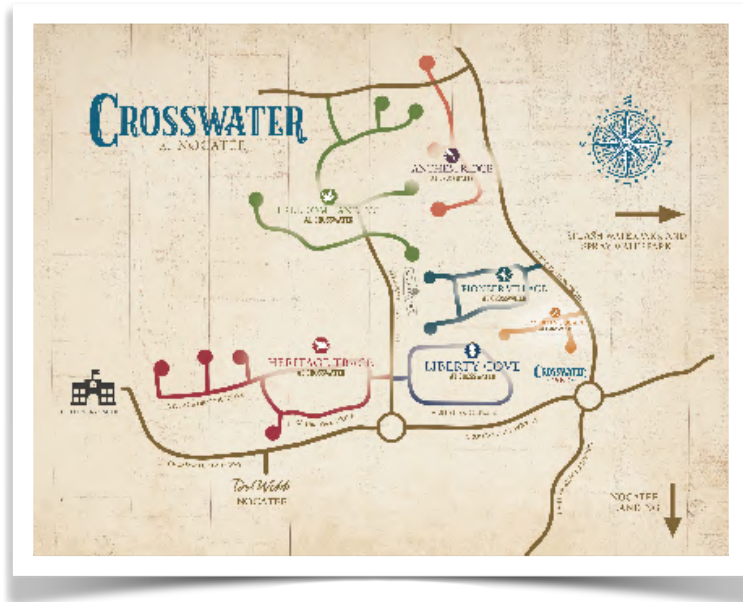




Crosswater at Nocatee Homeowners Association

ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

**Revision B
May 2023**

Architectural Review Committee
630 Kingsley Avenue, Suite B
Orange Park, FL 32073

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Crosswater at Nocatee Architectural Review Committee

Purpose

The Declaration of Covenants and Restrictions for Crosswater at Nocatee (The "Declarations") establishes a review and approval procedure for all improvements proposed within the community. The Crosswater at Nocatee Homeowners Association, Inc. (The "Association") encompasses several communities within Crosswater including: ***Anthem Ridge, Freedom Landing, Heritage Trace, Liberty Cove, and Pioneer Village.***

The purpose of this manual is to inform homeowners of the design guidelines and the submittal process used when requesting approval of property modifications. Examples of modifications (illustrative and not intended to be exhaustive) include additions, modifications or changes to exterior colors, pools, screen enclosures, walls / fences, landscaping, flagpoles, play structures, satellite dishes, driveways or any other improvement visible from the street, neighboring properties and common areas. All modifications must receive written approval from the Association's Architectural Review Committee (ARC) **prior to installation.** Homeowners who begin/complete work prior to written ARC approval will be subject to an additional \$200 filing fee and possible removal of the work if it does not meet the ARC guidelines.

For questions concerning this document or the process contact:

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1. Authority

The authority for this manual is set forth in Article V of the Declarations for the community. The Declaration encumbers all the lots within the community and is a contract between the Homeowners and the Association, wherein, per Article V, the Homeowners agree to refrain from making any modifications to the exterior of their homes without first receiving written approval.

These Architectural Criteria ("Guidelines") are supplemental to the Declaration of Covenants, Conditions and Restrictions for the communities. The Guidelines are intended to be a living document that may be updated for the betterment of the community. Non-compliance with the Guidelines will be the basis for disapproval and may result in enforcement proceedings including but not limited to the issuance of a fine.

2. Architectural and Building Criteria

The following criteria and procedures may be changed accordingly at the sole discretion of the ARC under the direction of the Board of Directors (BOD). Notice of any revision to the Architectural Criteria, which shall include a verbatim copy of such revision, shall be delivered to each member of the Association via the Association's website. The Association retains the right to waive or modify any of the following provisions at its sole discretion if it is determined that such a change is not a detriment to the community.

All plans and specifications submitted for review shall be evaluated for visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation and as to specific conformance with Guidelines. Each request for approval shall contain the required information and be delivered to the Association's Management Company. Upon receipt of all needed information, the management company will provide the information to the ARC. The ARC will normally approve, disapprove or require modifications within twenty (20) business days from receipt of properly submitted application, as required by Article V, Section 5.1 of the Declaration. A non-response within the twenty (20) days does not constitute an approval or rejection.

NOTE:

If you need an application for the approval of an exterior design change or improvement, please contact the management company. Forms can be found on the Crosswater at Nocatee HOA website (www.crosswateratnocatee.com) or requested from the management company.

3. ARC Submission Requirements and Fees

- Architectural applications will not be accepted from homeowners whose Association account shows an outstanding balance due to non-payment of assessments, fines, etc.
- Specifications of requested change(s) need to be visibly and legibly drawn on the property survey and must include project location, dimensions and distance to property lines.
- County permit for structural projects or other documentation from the county stating project is in compliance with county regulations and requirements.
- Color photos of property based on specific project (as outlined below).
- Engineering Drawings and/or renderings as applicable.
- Type of materials to be used including color.
- Color palettes.
- For landscaping projects include type and size of plants and color photos.

Note:

Additional requirements are outlined below based on the type of submission.

An ARC submission fee of twenty-five dollars (\$25.00) will be required prior to the application being reviewed by the Management Company and the ARC. These fees are to recoup expenses incurred in processing ARC submissions.

4. The Architectural Review Process

The HOA's covenants require prior written approval for any external improvements to your home. Homeowners should not commit labor or materials until they have received written approval from the ARC. The Crosswater at Nocatee HOA's TownSquare website will be used for all ARC submissions. Homeowners can log into www.crosswateratnocatee.com to see the status of their submission at any time. The process follows the following steps:

- (a) The owner submits their application along with all required documentation and the \$25 application fee to the Management Company using the online ARC application found on the Crosswater HOA website, www.crosswateratnocatee.com. Please note the Management Company and the ARC are allowed up to twenty (20) business days from receipt of a complete application to review the request per Article V, Section 5.1 of the Declaration.

NOTE:

Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making. Out of courtesy we suggest you inform your neighbors of your proposed improvement(s).

- (b) The application is received by the Management Company. The Management Company will review the application for completeness, requesting any additional information from the homeowner if needed. The twenty (20) business day review period will not begin until the application is complete and appropriate for review.
- (c) The ARC will act within twenty (20) business days upon receiving the complete application. In many cases the owner will receive a response sooner than this. A nonresponse within the twenty (20) business days does not constitute an approval or rejection.
- (d) The ARC's decision will be noted on the application. The owner will then be notified of the Decision. The application will show one of the following three decisions.
 - (1) **APPROVAL:** The application is approved as submitted.
 - (2) **DISAPPROVAL:** The application is denied. The owner can appeal to the ARC within 15 business days. Further escalation may require the involvement of the BOD. (See the Appeal Procedure section for more details.)
 - (3) **ADDITIONAL INFORMATION REQUIRED:** If the ARC determines that additional information is needed for appropriate review of the application, the entire process begins again once the management receives the requested information. The homeowner shall follow the same submission procedure as before. The ARC will act swiftly on all re-submissions.
- (e) The ARC reserves the right to visit your lot and inspect the improvement(s). This will be done for two specific reasons:
 - (1) To ensure that the application details were followed.
 - (2) To note any problems that were encountered and to pass-along any pointers that may help other residents to more easily complete similar projects.
- (f) Once work has begun on an approved application, it should be completed within 90 calendar days. If additional time is needed to complete the project due to project size, availability of contractor, materials or permitting, please note that on the submission or communicate any delays to Inframark (NEFLHOA@inframark.com).

NOTE:

Many design changes and improvements require a permit, and the local city and/or county may not issue a permit without the written approval of the ARC. Please plan in advance and remember that the ARC is allowed up to twenty (20) business days after all the

appropriate information has been received to review applications. It is strongly suggested that the city and/or county be contacted to determine what permits or approvals are required according to those entities' ordinances. The ARC's approval is not a substitute for approval by the city and/or county. It is the homeowner's responsibility to acquire appropriate approvals, permits, etc. from the city and/or county.

5. Review Criteria

The ARC evaluates each application on the individual merits of the application and the standards listed below.

- (a) **Validity of Concept** - The basic idea of the exterior change must be sound and appropriate to its surroundings.
- (b) **Landscape and Environment** - The exterior change must not unnecessarily destroy the natural landscape or the achieved man-made environment.
- (c) **Relationship of Structures and Adjoining Property** - The proposed change should relate harmoniously to its surroundings and to existing buildings and terrain that have a visual relationship to the change.
- (d) **Protection of Neighbors** - The interest of neighboring homeowners should be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design, which may have substantial effects on neighboring properties. The ARC will consider the various appropriate criteria and exercise discretion in determining which of the criteria govern in each specific application.
- (e) **Design Compatibility** - The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in style, scale, materials, and color.
 - (1) **Style:** The overall look and feel of the improvement should match that of surrounding properties and of the neighborhood.
 - (2) **Materials:** Continuity must be established by using the same materials as those used in the existing home. Siding materials and shingles must match the existing structure. If the original materials are no longer available, compatible materials may be substituted.
 - (3) **Color:** Color may be used to soften or intensify visual impact, while maintaining continuity.

- (g) **Workmanship:** The quality of the work must be equal to or exceed that of any existing structure. Poor practices may cause the owner problems and may be visually objectionable to others.

6. Appeal Procedure

If the applicant disagrees with the decision of the ARC in its review or inspection, an appeal may be submitted as noted below.

- (a) Within fifteen (15) business days after the receipt of a notice of disapproval, the homeowner must file a written appeal to NEFLHOA@Inframark.com using the ARC Appeal form found at www.crosswateratnocatee.com.
- (b) Upon receipt of the appeal, the ARC may contact the homeowner and schedule a review of any further information relating to the request and appeal.
- (c) Should the ARC determine that the disapproval remains, the homeowner may request that the appeal be forwarded to the BOD. This request must be made within seven (7) business days of the disapproval. It is the responsibility of the ARC to forward any correspondence and pertinent information at that time to the BOD.
- (d) The BOD shall then establish the date and the time that the appeal will be heard. Normally, this will be done at the next scheduled HOA Board meeting. A majority vote by the Board members is required to reverse an ARC decision.

NOTE:

No work may progress during the appeal process.

7. Explanation of Standards

The standards outlined below are the procedures and guidelines applied by the ARC to assist the HOA and its members in the design review process. It is hoped that these standards will serve as a positive tool to assist in the full and free use of each homeowner's property in a manner that is consistent with the aesthetic and harmonious development of the community.

8. Conservation Areas

Areas designated as "Conservation Areas" or "Tree Preservation Areas" on the community's recorded plat are protected areas and should not be entered into or disturbed in any way. Owners of lots adjacent to conservation areas shall not alter the conservation area in any way. Dead trees within the conservation area that pose a danger to the owner or owner's property shall be brought to the attention of the Associations' Management Company at NEFLHOA@Inframark.com.

9. Exterior Home Color

Any changes to the initial exterior color scheme of the house including roof, trim, shutters, garage door, front door and screen enclosure must be submitted for ARC approval prior to the change. *No submission is necessary if the material and color remain the same* as this is considered standard maintenance. The existing approved exterior paint colors are the same Developer approved colors that David Weekley Homes, Providence Homes, ICI Homes, Riverside Homes and Dostie Homes used for the homes in Crosswater.

ARC Submission Details:

- Photos of your home, and the two (2) neighboring homes
- Paint colors specifically noting base home color, trim, shutters and doors.
- Current roof color.

10. Garages and Vehicle Parking

All garage doors shall have electrically operated garage door openers. Garage doors should remain closed as much as possible and they may not be converted into living space. Vehicles should be parked in the garage overnight. Vehicles parked on the driveway must not block the sidewalk. Vehicles should not be parked on the lawn or in the street in accordance with the Declarations.

No boats, recreational vehicles (including golf carts, campers and motor homes), mobile homes, house trailers, trailers of every description (including boat and watercraft trailers) or other motor vehicles, except four-wheel passenger automobiles, shall be stored on the driveway or on the street. Maintenance or repair should be performed within the garage or otherwise screened so as to be totally isolated and screened from public view.

No commercial vehicles shall be parked on a lot or street, except for service calls in accordance with the Declarations.

As the current language is at times confusing and contradictory between the Covenants and ARC Guidelines, the Crosswater at Nocatee HOA Board is providing the following update for clarification. While the Declaration of Covenants by law supersede ARC Guidelines and remain the primary document regarding all types of vehicles in Crosswater at Nocatee and should be referred to first, the Association Board, per the Covenants, is permitted to adjust specific rules and regulations in terms of what will be enforced.

These adjustments concern only Street Parking of Passenger Vehicles. All other guidelines concerning commercial vehicles, boats, trailers, and other vehicle parking, storage, and maintenance, remain as outlined in the Declaration of Covenants and ARC Guidelines.

Street parking and parking within any Common Area of “passenger vehicles” is permitted directly in front of an owner’s lot or adjacent to it. When at all possible All Owners and their guests should park their vehicles in such Owners’ driveway or garage. Passenger vehicles can also be parked in an owner’s driveway. When parked in the driveway they cannot crossover the sidewalk.

This update does not apply to commercial vehicles, boats, trailers, and other types of vehicles (as defined in the Covenants).

Garage door screens are permitted; however, they are not to be used to replace a permanent garage door. If metal framed, the same criteria as screen enclosures applies; charcoal screen with dark bronze or black aluminum framing. If it is the roll up style, visible housings and hardware should be painted to match existing trim color.

ARC Submission Details:

- Product specifications including colors
- Color photo of home

11. Trash Bin Enclosures

Trash receptacles shall be placed curbside no earlier than dusk the day prior to the collection day and the emptied receptacle must be removed prior to dusk of the day of collection. Trash receptacles must be hidden from view (street, common area or neighboring lots) at all other times. Outdoor trash receptacle enclosures must be submitted for ARC approval. ARC has approved the following trash receptacle shielding options:

- Outdoor trash bin enclosure constructed of material similar to the home. Such shielding must sit on a concrete or paver pad, utilize concrete board lap siding (i.e. Hardie Board/Plank) connected to home using 4X4 pressure treated posts. Paint must match home color and trim to ensure uniformity. Must be a front and side, not to exceed 72"L
- X 36" W X 54" H. Plastic PVC is not allowed. Trash bin structures will be located at least eighteen (18) inches from the nearest

property line.

- Landscaping that is green year-round, matches the height or is higher than the trash receptacles and meets the requirement of not being visible from the street, neighboring lots or other common areas.

ARC Submission Details:

- Specific material/landscaping used
- Dimensions drawn on the property survey
- Photo of home noting location where trash bins will be stored including proximity to neighboring lot
- Type of landscaping (if being used) including number and height of plants at time of installation.

12. Detached Buildings / Structures

No garages, tool or storage sheds, tents, trailers, tanks, privacy walls, temporary or accessory buildings or structures shall be erected or permitted to remain on any lot without written consent of the ARC.

Pergolas are allowed in the backyard of a property, but must be approved by the ARC prior to construction. The Pergolas must be tasteful in appearance, professionally installed, and anchored in concrete. Landscaping buffers are to be installed to soften the aesthetics. Pergolas installed on corner lots will require additional scrutiny due to the increased visibility.

ARC Submission Details:

- Location of Pergola accurately shown on a current lot survey including dimensions from building limit lines and all easements.
- Color copies of brochures showing the manufacturer and model of pergola to be installed.
- Vendor purchase/installation agreement.
- Color photos of home noting the location for the pergola.
- Type, size, and number of landscaping plants to be used for purposes stated above.
- Copies of all required County permits.

13. Driveway Extensions / Sealants

Driveways may be constructed of concrete with a broom finish or concrete pavers. If concrete pavers are used, the sidewalk section that extends through the driveway must be constructed of concrete with a broom finish to match the sidewalk in other locations. Modifications, additions, or extensions to driveways are permitted but must be submitted for ARC approval prior to

installation. Driveway extensions cannot exceed twenty-four (24) inches on either side of the existing driveway or extend beyond the side of the home which ever is less in an effort to balance hardscape (driveway) and green space. Each lot and house design combination is different, and the Association/ARC retains the right to modify the requested extension's lateral limits at its sole discretion if it is determined that such a change is not a detriment to the community. Paver color and style must match existing pavers.

Homeowners wishing to seal their driveway with a clear coat do not need to submit, but they must pressure wash and otherwise clean and prepare their driveway prior to applying the clear coat. The painting or staining of concrete driveways is not permitted.

ARC Submission Details:

- Color photos of paver color and home.
- Driveway extension must be drawn on the property survey with all measurements included.

14. Fences

The approved fence type is the 2- or 3-bar black aluminum picket fence, four (4) feet in height as shown below. Fencing along the street side of a corner lot must be located inside the ten-foot (10) side setback line and return to the rear corner of the home. In addition, a hedge consisting of three-gallon plants shall be planted on the outside of the fence for the entire length of the side yard fence, minus any gate openings, exposed to the street. Side yard fencing on non-corner lots shall not be closer to the front corner of the house than the midpoint of the sidewall plane of the house.

Fences shall not be installed within the limits of any "Unobstructed Access Easement" as reflected on the community's recorded plats. These easements will provide access necessary for the periodic maintenance of the storm water ponds. Fences may be installed within the limits of any "Drainage Easement" as reflected on the plats, however should future maintenance of the drainage facilities within this easement be required by the HOA or other entity, the HOA or other entity will not be responsible for the repair or replacement of the fence within the easement.

ARC Submission Details:

- Property survey with fence location drawn showing fence location, detailing distance along the side of home.
- Fence height, type and color should be submitted including photos



15. Antennas and Satellite Dishes

Installation of aerials, antennae or satellite dishes must be submitted to ARC for approval prior to being installed on homeowner property. Satellite dishes should be installed in the rear or side of the home site out of view from the street as much as practicable.

ARC Submission Details:

- Location of where the satellite dish will be installed should be noted on the property survey
- Photo of satellite dish and dimensions
- Landscaping may be required to properly screen the dish from view of adjacent homes (side or rear facing). Landscaping plans should be noted on the property survey (location and type of landscaping)

16. Solar Panels

Solar Panels are permitted, however homeowners are required to submit an Architectural Review Form and attach the proper documentation notating exact placement of the panels PRIOR to installation. Solar panels should be installed, where possible, so the panels are not visible from the front of the home (street view). In other words, standing in the middle of the front of the home (front door/street side), facing the home in the middle of the street (or a similar distance if the front faces a common area), the solar panels may not be visible.

ARC Submission Details:

- Location of where the solar panels will be installed with product specifications
- Engineering drawings/specifications

17. Window Coverings

All windows that can be seen from neighboring homes (including across a pond) and/or the roadway shall have an interior dressing consisting of some type of blind, drape or shade. All coverings should have a white or off-white appearance and blend-in with the exterior of the home as seen from the outside of the house. Reflective window treatments are prohibited. The use of sheets, newspapers, blankets, etc. to cover windows are prohibited. Window fans and air conditioners are also prohibited.

Retractable window awnings are not permitted on exterior home windows. Exterior Bahama Shutters are permitted but need to be submitted to ARC for approval.

Window Tint is permitted on the side and back of home and should be submitted to ARC for approval prior to installing. Window tint should not be mirrored or reflective such that it causes glare to neighboring lots.

ARC Submission Details:

- Color photo of home and shutters, noting where the shutters will be placed on the home
- Shutter material and dimensions
- Window tint submissions should include photo of tint, windows to be tinted and confirm non-glare/reflective to neighbors

18. Front Porch Guidelines

Swings and ceiling fans are permitted on front porches but need to be submitted to the ARC for approval. Any permanent fixtures added to the porch need to be submitted to the ARC for approval prior to installation. All non-permanent fixtures (e.g. tables, chairs, etc.) are to be restricted to the front porch itself.

ARC Submission Details:

- Color photo of home noting location of installation
- Detailed specifications, color and how it will be secured to porch

19. Street Trees

Upon completion of each residence, the Builder or Developer may have planted a “street tree” in accordance with the community’s County approved plans between the edge of the roadway and the front or side lot line defined in the Declaration as “Limited Common Area”. These trees are to be considered part of the landscaping for the home and properly maintained and

irrigated by each homeowner.

All the streets in the Crosswater development are under the ownership of St. John's County. The street trees were planted to meet the infrastructure inch credit for the overall development area which is required by the Nocatee PUD ordinance and Section 4.01.05 of the SJC Land Development Code. Since the county has jurisdiction over the right-of-ways wherein the trees are planted, the county has jurisdiction over the trees. A permit would be required to remove any street trees as well as replacement trees would be required since the Nocatee ordinance specifically requires 2" shade trees to be planted along the roadways in these areas. Issues within the right-of-way including damage to sidewalks, utilities, roadways etc. can be reported at any time to the St Johns County Public Works/Road and Bridge Dept. for a service order at 904-209-0266. These trees are part of the overall aesthetic of Nocatee which includes canopy shade trees along the roadways to provide shade to the sidewalks, roads etc.

ARC Submission Details:

- Specify tree to be removed. Include color picture(s).
- Identify species of tree that will act as its replacement. Provide color picture of example.
- If submitting to remove, must have approval from county to not replace and provide that with submission.

20. Landscaping

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Landscape alterations (visible from the street/front of house or potentially impacting neighboring lots) that are different from the builder's original installation, shall be submitted to the ARC along with a copy of the lot survey and notations and placement of the alterations. Landscape shielding the home foundation from the street is required. Trees and plants must be named or otherwise identified. Cypress mulch, pine bark or similar material, is acceptable for use as mulch. The use of landscape stone is permitted but is restricted to black, white river rock, brown river rock and grey granite. Landscape rock color should complement the home color. The use of seashells, rubber mulch of any color, red lava rock, crimson/red rock, or multiple variation of rock colors is not permitted. Black plastic edging is not permitted. Approved edging includes paver, formed concrete edging, or metal edging. Edging color should comply with landscape rock colors above.

Artificial grass/turf is not permitted on the front or sides of home. ARC approval is required to put artificial grass in backyard. Artificial grass must be professionally installed while being mindful of drainage and other issues that may affect neighboring properties and common areas. No artificial plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot, unless approved by ARC.

Homes that reside on street intersections shall be landscaped and maintained so as to permit safe sight across street corners. No fence, wall, hedge, or shrub shall be placed, planted or permitted to remain where it would create traffic or sight problems.

ARC Submission Details:

- Property survey with detailed landscape plans – type of plants, location of plants and size of landscape beds
- Type of edging and landscape rock or mulch being used
- Color photo of home and materials being used
- If submission is for artificial grass in the backyard, please include type of grass and dimensions

21. Landscape Ornaments

Landscape statues and ornaments under two (2) ft are permitted within the landscape vegetation. Colors should be neutral earth tone and compliment the home and landscape color schemes. Homeowners wishing to install larger lawn/landscape ornaments or hardscape that will be visible from the street, front of the house or by a neighbor, must submit to the ARC for approval prior to installation.

Water features in the front of the home are not permitted.

22. Exterior Home Lighting / Landscape Lighting

No lighting shall be permitted which alters the residential character of the neighborhood. Motion detecting flood lights are permitted but should not be intrusive to neighbors by shining in their home or into outdoor living space.

Low-voltage landscape lighting is permitted but should not be intrusive into neighbors homes or properties. Homeowners wishing to install low-voltage landscape lighting shall submit to ARC noting on the property survey where lights will be installed, light wattage and indicate if it will be on a timer.

White soffit lighting displayed in a tasteful and respectful manner is permitted with written ARC approval. Non-white soffit lighting is not permitted except as temporary holiday lighting in accordance with the Declarations and Paragraph 23 of this document.

ARC Submission Details:

- Lighting specifications
- Color photos of product or product brochures

- Location of lights drawn on property survey and how lights will be directed

23. Holiday Decorations and Lighting

Holiday lighting and decorations are permitted on the exterior of homes in a tasteful, respectful manner. Seasonal/holiday lights and decorations for nationally recognized holidays may be displayed up to fifteen (15) days prior and must be removed no later than five (5) days after the holiday. The exceptions to this rule are:

- Year-end holidays (Christmas, Hanukkah, etc.) where decorations/lights are allowed to be installed as early as the day after Thanksgiving and remain up until the 15th of January. Yard ornaments should be tasteful and in harmony with the natural surroundings of the home and community.

Replacing white lights with colored lights or adding colored lights as décor outside of a holiday is not permitted.

24. Irrigation

All landscaped beds and sod shall be fully irrigated with an automatic irrigation system. Irrigation systems shall cover pond banks to the edge of the water if the lot is adjacent to a pond or the edge of a preservation area. Reclaimed irrigation water, as supplied by JEA, shall be the sole source of irrigation water. Individual wells are prohibited.

25. Patios and Lanais

Patios and lanais may be added and/or extended but must adhere to the setback requirements. ARC approval is required.

ARC Submission Details:

- Color photo of location where patio will be installed or extended
- Dimensions including distance from lot lines clearly drawn on the property survey
- Materials to be used including color photo of material

26. Screen Enclosures / Covered Porches

Screened enclosures in the rear yard or over pools are allowed but must meet all building setbacks requirements. Metal patio covers or metal roofs or flat roofs over screened enclosures

are not allowed. Screened enclosures must be proportionate in height with the home with a dark bronze colored frame and charcoal colored screen mesh. Elite rooms or tie ins to screen enclosures are not permitted.

Solid Panels in the screen enclosure are restricted to the bottom two (2) feet in height and require ARC approval.

ARC Submission Details:

- Location where screen enclosure is proposed, drawn with on property survey noting dimensions
- Engineering drawings
- If installing a retractable shade or other privacy solutions, provide product specifications including material and color/photos

27. Swimming Pools and Setback

Homeowners wishing to install an in-ground pool must submit to ARC for approval. Pools must meet all set back requirements. All pools must be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of St Johns County. Pool screen enclosures may not be visible from the roadway fronting the home unless approved by the Crosswater ARC. Above ground pools and outdoor showers are not allowed.

Pool equipment must be shielded with landscaping or hardscape so as to not be visible from the road, neighboring lots or common areas. Landscaping shall be of a height and density so as to hide the equipment from view when planted.

Pools, patios and screen enclosures must stay within the envelope of home and cannot extend beyond the width of the home.

ARC Submission Details:

- Pool dimensions including decking should be drawn noting dimensions on the property survey, reflecting setback requirements
- Type of material that will be used, color photos of materials
- Water feature dimensions
- Engineering/Vendor renderings preferred with submission
- Location of pool equipment with plans for shielding from street, neighbors or common areas to include pictures

All pools will be required to include a letter from the neighbor that will be affected by the construction of the pool stating that they understand that the homeowner and their contractor are responsible for any damage caused. This will also be required as a board approval if you are accessing through a common area.

28. Hot Tubs / Swim Spas

Hot tubs and swim spas are permitted, subject to ARC approval, but must not exceed the following dimensions:

- Length: 9 ft (maximum)
- Width: 9ft 2 in (maximum)
- Height: 38 inches (maximum)

Hot tubs and swim spas must be shielded from the street, neighboring lots and common areas.

ARC Submission Details:

- Color photo of home showing jacuzzi or swim spa location and specifications
- Plans for shielding
- Dimensions drawn on property survey noting distance to lot lines

29. Outside Mechanical Equipment

Outside mechanical equipment such as HVAC units, LP tanks, water softeners, whole house generators, pool pumps and heaters shall be properly screened from view from the street and neighboring lots by landscaping.

Window fans and air conditioners are prohibited.

Relocation of HVAC equipment must be submitted to ARC for approval with a plan to shield.

ARC Submission Details:

- Property survey noting proposed placement of equipment
- Distance to lot lines
- Plans for shielding

30. Clothing Lines

No clothing lines, clothing or any other items shall be hung, dried or aired in a manner which is visible from the street, other lot or common area.

31. Play Structures / Equipment / Basketball Goals

Bicycles, tricycles, scooters, skateboards, and other play equipment; wading pools, baby strollers and similar items shall be stored so that such items are not visible from the street,

neighboring lots or common areas.

Permanent or temporary play structures including but not limited to tree houses, monkey bars, swings and slides are prohibited in front yards. Trampolines are prohibited in either front, side, or rear yards. Play structures may be approved in the rear yard provided they meet the following criteria.

- (a) The overall height of any play structure including awnings and covers must be less than eight (8) feet and less than fifteen (15) feet in length. The structure must be placed in a location in the rear yard to minimize visibility of the play structure from adjacent neighbors. Additional landscaping including hedges along the side lot line may be required to screen the structure from adjacent homes or the street.
- (b) Play structures should be constructed of wood and of an earth tone color including any awnings or covers and all structures must be approved by the ARC prior to installation.
- (c) Play structures must be properly maintained to ensure a neat and clean appearance or be promptly removed.
- (d) Previously approved play structures are grandfathered under the previous version of this manual until replaced.

Basketball goals are allowed provided that goals (permanent or movable) are mounted along the side of the driveway and they must be at least twenty (20) feet from the edge of the road. Utilities should be properly located prior to digging as electric, phone, cable and other utilities are located in the front of each lot. Call 811 to request a utility locate. At no time may moveable goals be located at the end of driveway so that play is in the street. Basketball goals must be maintained in a neat condition and removed when weathered.

ARC Submission Details:

- Property Survey noting location of play equipment, dimensions, distance from home and lot lines.
- Equipment specifications including color, material, height(s).
- Landscaping plans to shield from street view, neighboring homes and common areas.

32. Flags and Flagpoles

Freestanding flagpoles are permitted on any portion of the lot, but may not be more than twenty (20) feet high. Flagpoles cannot obstruct sight lines at intersections or be erected

within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, applicable county or municipal ordinances. Homeowners may display one portable removable United States flag or official flag of the State of Florida in a respectful manner. Homeowners may also display one portable, removable official flag, in a respectful manner, not larger than four and one-half feet (4.5) by six (6) feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coastal Guard, or a POW-MIA flag.

ARC Submission Details:

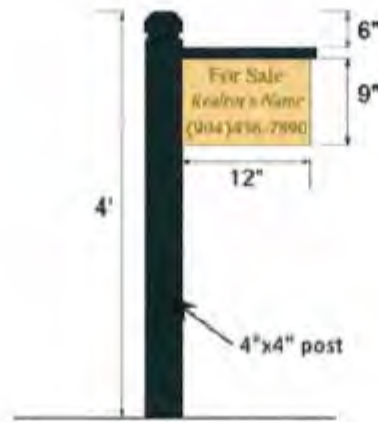
- Flagpole height and location on lot noting any intersections.

33. Signs

Residential “For Sale” and “For Rent” signs placed by residents and/or their real estate agent must comply with the following signage criteria known as the “Nocatee Sign Standard”. The sign shall not exceed 9” x 12” in size and must be professionally painted in a uniform beige color (RAL 1025) with green letters. The post should be painted green (RAL 6005). An “Open House” sign may be placed in front of home only for the duration of the event. Please note that a trail of directional signs leading to the Open House is not permitted by Nocatee CDD. All other signs are prohibited without specific written approval from the ARC. At no time should any sign be placed in a window.

The use of "Bandit" real estate signs is prohibited. Political signs no larger than 3 feet x 4 feet may be installed on a lot no earlier than ten (10) days prior to the election and must be removed the day after the election. Each lot is limited to one political sign at a time

Nocatee Sign Standard



- Posts should be green (RAL 6005) with beige (RAL 1015) text

34. Appearance Standards / Maintenance

The standards are in addition to any listed in the Declarations.

- Paint and Stain must be maintained and kept in good repair with no peeling, chipping, cracking or discoloration on the trim or siding.
- Lawns must be well kept with uniform ground coverage. Grass should be maintained at 3-5 inches in height but cannot exceed eight (8) inches in height. Edging and pruning should be done on a regular basis. Driveway and sidewalk cracks should be kept clear of grass and weeds. The designated lawn area should be fully covered with grass. Any brown or bare patches should be repaired during the spring or fall seeding season. Dead trees and shrubs must be removed and replaced with plantings of similar type, size and shape.
- Owners bordering a lake shall maintain the embankment or shoreline vegetation down to the waterline.
- Items (such as toys, bikes, gardening equipment, trash containers, etc.) ~~should~~ shall be stored out of sight and not left in front or side yards when not in use.
- No parking of vehicles on lawns or common areas. Parking over the sidewalk is prohibited.
- Trailers, recreational vehicles, campers, motorhomes, boats, personal watercraft, etc. shall not be placed on the Lot, nor shall any maintenance or repair be performed upon any such items, except within a building/garage or otherwise screened, so as to be totally isolated and screened from public view. The same applies to commercial

vehicles, i.e., any vehicle with signage, lettering and/or phone numbers.

- No commercial truck, commercial bus or other commercial vehicle of any kind may be parked on a lot or street, except for service calls.
- No portion of the property may be used for the repair of vehicles.
- All homeowners are required to pick up after their pets. Please be courteous!
- The property should be free of any debris.
- Vegetable gardens are allowed in backyards only but must be well-maintained.

Revision History

Date Approved	Revision	Revision Comments
9/29/2022	A	Revised post Homeowner transition to provide clarification on guidelines, submission requirements and ARC processes.
5/18/2023	B	1. Reformatted. 2. Administrative corrections. 3. Driveway sealants paragraph deleted with subsequent paragraph renumbering. 4. Renumbered Paragraph 10: Amplified. 5. Renumbered Paragraph 12: Added the allowing of pergolas and respective submission details. 6. Renumbered Paragraph 13: Restated with the addition of a 24-inch maximum expansion on either side of driveway. Added Association/ARC sole right to modify at its discretion. Combined Driveway Sealant discussion into this paragraph. 7. Renumbered Paragraph 27: Disallows outdoor showers.