

# NEWBROOK

**NEWBROOK PROPERTY OWNERS ASSOCIATION, INC**

## Architectural Review Requirements

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# 1 SECTION 1: TITLES & AUTHORITY

## 1.1 Titles

1.1.1 The Architectural Review process has been established to create, develop, foster, maintain, preserve, and protect within Newbrook a pleasant, attractive, and harmonious physical environment. The Master Declarant, White's Ford Timber, and the Declarant, Toll Brothers, herein together referred as the "Review Parties" shall be responsible for architectural reviews and the approval process as detailed in this document. The Architectural Review Requirements, herein referred to as "Requirements", serve only as a supplement to the Association Governing Documents and not a substitute for reading all of the Governing Documents. The attached information shall not be considered an all-inclusive list of the operating requirements and responsibilities of every resident.

## 1.2 Authority

1.2.1 The Review Parties, Architectural Design Criteria are defined in the Declarations and Covenants of Silverleaf Master Article VIII, Supplemental Declarations OR 5474, page 1772 and OR 5583 page 982. The Architectural Review Committee and Architectural Review Requirements are defined in the Declarations and Covenants of Newbrook Property Owners Association Article IX. Reference shall be made to the governing documents which include the Newbrook Property Owners Association, Inc. Declaration of Covenants, the Articles of Incorporation of the Newbrook Property Owners Association, Inc., the bylaws of the Newbrook Property Owners Association, Inc., the Rules and Regulations, and Community Wide Standards.

# 2 SECTION 2: ARCHITECTURAL REVIEW SUBMISSIONS & PROCESSES

## 2.1 Required Approvals

2.1.1 As described in the Declaration of Covenants and/or the Architectural Requirements, a resident is required to submit an application to the Review Parties and receive written architectural approval of plans as described herein prior to commencement of work for any project, including, but not limited to:

- 2.1.1.1 All new structures erected within the Community shall conform to these requirements.
- 2.1.1.2 Additions, alterations, repairs or any other type of change to any structures that affect the exterior appearance shall conform to these requirements.
- 2.1.1.3 Items to be reviewed will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other devices, construction of fountains, swimming pools, screened enclosures, Jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues.
- 2.1.1.4 Additional items to be reviewed include, but are not limited to, modifications or additions to an existing structure (including painting other than the original color), placement of any object, including furniture, ornament, monument, statue or similar accessory upon a lot that is visible from the street or by neighbors, including lighting, flags or lawn ornaments. As well as, alternation of landscape, grading or drainage.

## 2.2 Architectural Review Applications

2.2.1 Architectural review applications are available online at the Town Square portal or by contacting [ARC@cmcjaxfla.com](mailto:ARC@cmcjaxfla.com). The application, along with all supplemental information, shall be submitted by the resident. Completed applications shall be submitted to the Newbrook Community's management

company, Associa CMC Jacksonville, by uploading them via the Town Square portal at [www.townsq.io](http://www.townsq.io). Resident’s may also contact [ARC@cmcjaxfla.com](mailto:ARC@cmcjaxfla.com) for assistance. Associa CMC Jacksonville will be responsible to provide the application to two parties, herein together referred to as the “Review Parties”, which are White’s Ford Timber, LLC (the “Master Declarant”) and Toll Brothers. (the “Declarant”). The Review Parties reserve the right to request samples of building materials or colors, site plans, plans, and specifications prepared and stamped by a registered Florida architect or residential designer. Landscaping and irrigation plans prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plans showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion.

## 2.3 Dual Approval Required

### **2.3.1 Pursuant to the Declaration and Master Declaration, the Owner is required to obtain written approval from Newbrook POA and the Master Association, Silverleaf. Two (2) affirmative written approvals are required to proceed with exterior modifications and/or enhancements.**

2.3.2 The Newbrook POA’s restrictions and requirements under the Declaration and these Architectural Review Requirements may be more restrictive than the requirements set forth in the Master Declaration and any Design Guidelines promulgated by the Master Association. Therefore, approval by the Master Association does not guarantee approval by the Newbrook POA. However, in the event of any conflict between any architectural review approval decision made by Newbrook POA, and an architectural decision denial made by the Master Association, the Master Association’s decision to deny an application shall control.

#### 2.3.2.1 Example:

<b>Newbrook POA Review</b>	<b>Master Review</b>	<b>Outcome</b>
Approved	Approved	Approved
Disapproved	Approved	Disapproved
Approved	Disapproved	Disapproved

## 2.4 Architectural Review Process

2.4.1 The Review Parties may review such submittals with or without a meeting and based solely on the information contained within each submittal. The evaluation of each submittal relates to matters of judgment and taste in certain instances which cannot be reduced to a simple list of measurable criteria. It is possible that a submission may meet all requirements and criteria and still not receive approval, if in the judgment of the Review Parties the overall aesthetic impact of the proposed improvements is not acceptable. The approval of an application for any proposed improvement shall not be construed as creating any obligation on the part of the Review Parties to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the Review Parties is to ensure that the overall quality level of the Community is maintained at the highest level possible while still allowing for each owner's individual taste in design, colors and materials.

2.4.2 Approval of homeowner plans and specifications by the Review Parties does not release the homeowner from fully complying with all applicable codes and requirements. The review process described in these requirements is strictly for compliance with the design parameters as described in the Architectural Review Requirement, the Design Requirements and all applicable covenants and restrictions.

- 2.4.3 Homeowners shall examine the enclosed material for items required for review of submitted plans and specifications.
- 2.4.4 The Review Parties shall release the plans submitted by the homeowner for building permit after full review and approval by the Review Parties is accomplished.
- 2.4.5 Plans shall be submitted along with the applicable Review Fee as more clearly defined in Exhibit "A" Fee Schedule. Effective June 1, 2025 the Silver Master Association will require a \$25 application fee which will be collected by Associa on behalf of the Master.
- 2.4.6 All revisions to the plans and specifications shall be sent to the Review Parties for approval in accordance with the requirements listed in this Section and applicable section(s) of the Master Declaration and any Design Guidelines promulgated by the Master Association should deviations from approved final plans become apparent during or after construction, without having been approved previously, such non-conforming construction shall be subject to removal at the homeowner's expense, and at the discretion of the Review Parties.
- 2.4.7 Thirty (30) calendar days should be allowed for processing and plan review.
- 2.4.8 The homeowner may commence construction upon written approval of the construction plans by the Review Parties (which may be delivered via e-mail) and receipt of all required permits from the County and all other authorities having jurisdiction over the project.
- 2.4.9 The Review Parties may authorize variances from compliance with architectural requirements when circumstances such as topography, natural obstructions, hardships, aesthetic or environmental considerations require. Such variance shall not be deemed approved or otherwise implied unless provided to the homeowner via written documentation from the Review Parties. If such a variance is granted, no violation of the association's documents shall be deemed to have occurred.

## 2.5 Architectural Plan Submittal Requirements

- 2.5.1 The homeowner shall submit comprehensive construction plans and specifications, which shall include, but not be limited to, the items listed:
  - 2.5.1.1 Architectural construction plans:
    - a. Site plan: Showing the location of the house with all property lines, adjacent roads, drives or alleys, easements, setbacks and restrictions lines, drives, walks, roof plan, pools, fences, walls, patios, etc.
    - b. Floor plans at 1/8" or 1/4" scale with dimensions.
    - c. Elevations with finish notations at 1/8" or 1/4" scale with dimensions:
    - d. Showing all exterior materials noting colors and textures. Color samples shall be submitted for all proposed colors
    - e. Note type, size and material of all openings.
    - f. Roof pitch, type and quality of roof covering material.
    - g. Doors, windows, fences, mechanical equipment.
    - h. Typical wall section.
  - 2.5.1.2 Landscaping and irrigation plans:
    - a. Showing location, quantity, sizes and species of all plants, trees, shrubs and ground cover proposed as well as the irrigation coverage. Show driveways, sidewalks, patios, and existing trees of 6" in diameter and above at a point one foot (1') above ground level.
    - b. Specifications:
    - c. Provide information on type and quality of all exterior materials.
  - 2.5.1.3 Square footage (first and second floors):
    - a. Air-conditioned space (living area)

## 2.6 Written Decision and Oral Statements

2.6.1 Applications and supporting documentation on file with the association and written approvals as may be issued by the Review Parties shall be the sole source of reference regarding architectural approval. Any reference in this document to an architectural or Review Party approval or similar terms and phrases shall be interpreted as prior approval in writing; oral statements from management, the Declarant, the Builder or its representatives (Construction Managers, Sales Associates, Customer Care Representatives, etc.), or Committee members may not be relied upon. Upon receipt and review of an application, the Review Parties will render their decision on the application form, indicating "Approved as Submitted", "Approved with the Conditions Noted Below" or "Denied". The association's management teams will provide a corresponding letter indicating the decision of the Review Parties with a statement that work may commence if approved. All supporting documentation attached to the application will be retained by the Association.

## 2.7 Policies & Procedures

2.7.1 In addition to the other provisions within these Architectural Requirements and the Declaration of Covenants, the following policies and procedures apply to improvements within the community:

2.7.1.1 Architectural applications shall be consistent with the architectural style, materials and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining properties, and common areas will be taken into consideration regarding the approval of modifications.

2.7.1.2 Residents are solely responsible for selecting licensed and insured building and trade contractors to perform modifications. Residents are solely responsible for obtaining adequate documentation to support Contractor's License and Liability Insurance. Appropriate permits (if applicable) shall be secured from requisite governmental authorities prior to the commencement of modifications.

2.7.1.3 The Review Party, via Management, may issue a stop work order in the event modifications are commenced without approval of the Review Party or in violation of modifications as approved by the Review Party.

2.7.1.4 Previous Review Party, Declarant or Board approvals are not a guarantee of future approvals. Each submission is reviewed solely on its own merits.

2.7.1.5 Any modification requiring Review Party approval that is undertaken without receiving prior written approval is subject to the following:

2.7.1.5.1 Fining in accordance with Florida Statute, the Governing Documents of the Association and the Compliance Policy and Implementation Procedures, and

2.7.1.5.2 An architectural application shall be made covering the involved modification. If the resulting architectural application is not approved the modification shall be removed and the property restored to its previous state prior to the modification.

## 2.8 Warranties

2.8.1 Neither the Association nor the Review Party makes any representation regarding the effect that any modification may have on the home warranty provided by Toll Bros. Inc. to the owner. Both the Association and the Review Party advise the owner to contact Toll Bros. Customer Care Representatives to determine whether their requested modification(s) may have an adverse effect on their home warranty.

## 2.9 Changes to Approved Applications

2.9.1 All modifications shall be substantially completed in accordance with applications and design documents as approved by the Review Parties. Changes to applications or design documents shall receive prior

written approval of the Review Parties, whether such changes are desired by the applicant or required by the requisite building department, utility companies or governmental authorities with jurisdiction over such improvements.

## 2.10 Inspections

2.10.1 Periodic inspections may be made (but shall not be required) by a representative of the Master Declarant, Declarant and/or the Association before, during or after completion of the modifications to determine compliance with applications and the Requirements. Residents are required to provide reasonable access, be present upon request, and cooperate fully with members of the Review Parties and its representatives.

## 2.11 Damage to Association Improvements

2.11.1 Residents are responsible for the cost and repair or replacement of any improvements in common areas or neighboring properties that are damaged or destroyed by a resident or resident's agents, employees, contractors, subcontractors, or suppliers.

## 2.12 Revisions to these Architectural Review Requirements

2.12.1 The Master Declarant, Declarant and the Board of Directors may make amendments and changes to these Requirements at any time if it owns any portion of the subject property or has the right to annex additional property in accordance with the Declaration of Covenants. Any changes or amendments shall apply to construction and modifications commenced after the date of such amendment only and shall not require modification or removal of structures previously approved, i.e., grandfathering fences, etc., once the approved construction or modification has commenced.

## 2.13 Developer's Improvements

2.13.1 As part of the planning and development of Newbrook, the Association developer has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, open space, streets, model home packages, and a recreation center. Market conditions, styles, marketing strategies, or other factors may cause the association developer to change the types of models, size of home, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the common areas.

# 3 SECTION 3: ARCHITECTURAL REQUIREMENTS – SITE/STRUCTURAL

## 3.1 Homes

3.1.1 The architectural design of all alterations, repainting, and renovations to the exterior of any home shall conform to the design of the original home in style, detailing, materials, and color. The following requirements pertain to specific items of a structure that give the character and the overall impression of the house and which shall be constant for the design continuity of all the homes within the Association.

## 3.2 Setback Requirements

3.2.1 Dwelling unit setback requirements:

3.2.1.1 Front – 20 feet (20')

3.2.1.2 Side – 5 feet (5')

3.2.1.3 Rear – 10 feet (10')

3.2.1.4 Side yard on street side of corner lot – 10 feet (10')

- 3.2.2 The foregoing setback requirements, if more restrictive than the applicable zoning requirements, may be waived by a written instrument executed by the Review Parties. The Review Parties cannot waive St. Johns County zoning requirements. Homebuilders and homeowners are under a legal obligation to comply with applicable County requirements even if a waiver is issued by the Review Parties.
- 3.2.3 Exterior hardscapes and outdoor living improvements, including but not limited to pools, pool decks, patios, lanai paver extensions or other hardscape improvements, shall not exceed the width of the building envelope on Typical Lots. Additional consideration shall be made for Extraordinary Lots, including but not limited to “pie-shaped” lots, back to back, back to side or other non-typical lots. Additional screening from the roadway and adjacent lots with landscape or accessory walls may be required for Extraordinary Lots.

### 3.3 Height Requirements

- 3.3.1 The maximum height for all homes shall be thirty five feet (35’).

### 3.4 Lot & Roof Drainage

- 3.4.1 When any additions, alterations, or renovations are performed to a home, the established lot drainage shall not negatively impact the natural drainage system. Major modifications that could negatively impact the flow and drainage of water may need a storm water management study completed by a professional and require approval from the water management district.
- 3.4.2 No resident shall alter the natural drainage on any lot to increase materially the drainage of storm water onto adjacent portions of the property without proper drainage mitigation effectively maintaining the designed flow of water into designated swales and flow ways. No drainage shall flow directly onto a neighboring property.
- 3.4.3 The grade or contour of a lake may not be altered without the prior approval of the Master Association.**
- 3.4.4 No docks, bulkheads or other structure may be installed on a lake without the prior approval of the Declarant or Master Association.

### 3.5 Dwelling Roof and Roof Pitch/Slope

- 3.5.1 Roof pitches for 1 story homes shall be 6:12 or higher. Roof pitches for 2 story homes shall be 4:12 or higher. Lower roof pitches will be considered by the Review Parties on an individual basis for minor components of the main roof (i.e., dormers, porches, bay windows, etc., if compatible with a particular style.)
- 3.5.2 No flat roofs shall be permitted.
- 3.5.3 When adding (ex: screen room addition) or modifying an existing roof slope of any hard/shingled roof it shall be consistent (similar pitch/slope) with the existing rooflines and be tied into the existing roof structure. Any roof alteration shall have the appearance of being part of the original structure.
- 3.5.4 Roof structures shall be constructed out of conventional frames or wood trusses. Minimum roof overhang shall be sixteen inches (16”).
- 3.5.5 Finish materials shall be consistent throughout the Association. Wood shakes, gravel or barrel roof tiles are prohibited. Other materials not specifically mentioned are subject to review and approval by the Review Parties. Shingles may be used as long as they are specified to be fiberglass or asphalt architectural dimensional roofing shingles and fungus resistant (FRS). The only shingle colors that shall be permitted with the community are more clearly defined in Exhibit “C” Material Selections and Colors. Metal accent roofs (only) shall be allowed and all such roofs shall be only silver in color.
- 3.5.6 Mansard roofs and Gambrel roofs, characterized by steep lower slope and flatter upper portion, are prohibited.

- 3.5.7 Roof top mechanical equipment shall be so located to reduce or eliminate its visibility from the street, and/or the sidewalk of adjacent properties.
- 3.5.8 Gutters and down spouts may be exposed only if painted properly to match the color of fascia, wall or column.
- 3.5.9 All exposed roof vents, valleys, flashings, eave drip, and pipes extending through the roof shall be painted the color as the roof.

### 3.6 Easements

- 3.6.1 No permanent structure of any kind may be placed within an easement. Landscape material, pavers, fencing and other temporary improvements which impede the use of the easement, as granted in the Declaration or plat, is prohibited. Access easements shall remain accessible at all times. Notwithstanding the foregoing, the Newbrook Declarant or Association (as applicable) may, in their sole discretion, grant a revocable license to an Owner to allow a conditional **fence** to encroach upon an easement, provided that the Owner executes a written license agreement in a form acceptable to the Association or Declarant (as applicable).

### 3.7 Exterior Walls

- 3.7.1 The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design.
- 3.7.2 All materials shall be in compliance with the Florida Building Code.
- 3.7.3 Exterior wall finishes will be consistent in color schemes, texture, compositions and character throughout the Community. All exterior finishes will be subject to review and approval by the Review Parties. Exposed concrete block walls, walls with any other type of exposed modular concrete units, and walls with metal finishes are not permitted.
- 3.7.4 All exterior walls shall be constructed with lap siding, although accent stone, stucco or brick may be permitted. All exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The Review Parties may permit stucco exteriors on a case by case basis.
- 3.7.5 It is recommended that the homes on corner lots should have the garage located on the side property line farthest from the street.
- 3.7.6 Where monolithic slab construction is proposed for foundations, a sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade. In other words, the brick or stucco wall section should have the same appearance as if the foundation slab was constructed with a stem wall design.

### 3.8 Front Enclosure

- 3.8.1 No screen, vinyl window, acrylic or glass -enclosed room, or garage may be added to the front of any residence. In addition, enclosing the front porch or entry area of the home is not permitted.

## 4 SECTION 4: ARCHITECTURAL REQUIREMENTS – EXTERIOR OF THE HOME

### 4.1 Accessory Walls, Equipment/Trash Enclosures & Entertainment/Privacy Walls

- 4.1.1 Accessory walls, equipment/trash enclosures and entertainment/privacy wall require the prior written approval of the Review Parties.
- 4.1.2 All materials shall be in compliance with the Florida Building Code.
- 4.1.3 All exterior accessory walls, equipment or trash enclosures are defined as an attached structure intended to hide trash containers, pool equipment, water softeners and other ground mounted equipment shall conform with the following requirements:

- 4.1.3.1 Shall not exceed forty-eight inches (48") in height.
- 4.1.3.2 Shall be attached to the home and constructed with the same exterior wall. The color scheme, texture, and trim detail shall match for a cohesive appearance. The addition of extras banding, trim, or decorative embellishments is not permitted.
- 4.1.3.3 Shall only be the length and depth required to enclose the equipment or trash pad and provide access and shall not encroach into a swale. Unusually large enclosures are discouraged.
- 4.1.3.4 Walls shall not be constructed to provide for screening of items being stored outside, such as construction materials and lawn equipment.
- 4.1.3.5 When the installation of pavers are also required note only Belgard Napoli are allowed on the front elevation of the home.
- 4.1.3.6 The Review Parties reserve the right to require screening of accessory walls in accordance with Section 4.11.5.
- 4.1.3.7 The structure shall be tied into the home or have the appearance of being tied into the home.
- 4.1.4 Entertainment or privacy walls are typically part of a larger outdoor living design and used to define seating or gathering areas, or to provide enhanced privacy within courtyards, lanais, or rear yards. These walls shall conform with the following requirements:
  - 4.1.4.1 Shall be included as part of a comprehensive outdoor living plan, limited to the backyard.
  - 4.1.4.2 Shall be constructed of materials that are either identical to or are architecturally compatible finished used on the home.
  - 4.1.4.3 May exceed forty-eight inches (48") in height only if shown to be consistent with the approved outdoor living plan and compliant with all other applicable height restrictions and setbacks.
  - 4.1.4.4 Shall not be used for storage or concealments of utilities, trash containers, equipment or other non-decorative items.
  - 4.1.4.5 Walls may not encroach into easements or swales and shall not obstruct drainage.

## 4.2 Air-Conditioning Units

- 4.2.1 Additional air-conditioning installations (such as the addition of a mini split) or relocation of air-conditioning units require the prior written approval of the Review Parties.
- 4.2.2 Replacement air-conditioning units (like for like) do not require prior written approval of the Review Parties.
- 4.2.3 Window or wall air conditioning units are prohibited.
- 4.2.4 All air-conditioning units, pool equipment, generators, and other ground mounted equipment (as defined in Section 4.15) shall be screened with landscape or other screening plant materials as approved by the Review Parties (Section 5.2.6). Homeowners are encouraged to review Sections 4.1, 5.4, and 5.11 when considering equipment screening.

## 4.3 Awnings

- 4.3.1 Awnings shall be permitted only at the discretion of the Review Parties but are generally not permitted.

## 4.4 Basketball Hoops (Goals)

- 4.4.1 Portable basketball hoops require the prior written approval of the Review Parties.
- 4.4.2 Permanent basketball hoops/goals are prohibited.
- 4.4.3 Portable basketball hoops, along with associated accessories such as lighting or nets, shall be stored completely out of sight when not in active use.
- 4.4.4 The use of external sandbags, concrete blocks, pavers, or other material used to weight down the base of the portable hoop is prohibited. All counterweights or stabilizing materials shall be fully concealed within the base.

## 4.5 Doors (Exterior)

- 4.5.1 Replacement of front door(s) that are consistent with the style and design of the original do not require approval. Any front doors differing from the original do require the prior written approval of the Review Parties.
- 4.5.2 Retractable screen doors may be permitted if the color of the screen frame matches the color of the home's door frame; screens shall be a charcoal color.
- 4.5.3 Retractable screen doors shall be retracted when front doors are closed.

## 4.6 Driveways & Private Walkways (New & Modifications)

- 4.6.1 Any modification to the existing driveway or private walkway requires the prior written approval of the Review Parties. The proposed layout shall be overlaid on the existing survey showing exact measurements. Resident should consider setback requirements, Section 3.2.3.
- 4.6.2 All driveways & walkways visible from the front of the home shall be constructed with **Belgard Napoli** pavers. All alternative materials are prohibited.
- 4.6.3 All homes shall have a garage accommodating a minimum of two (2) vehicles. Garages shall not exceed three (3) vehicles without specific approval of the Review Parties which may be withheld in their sole discretion.
- 4.6.4 Metal or fiberglass covered carports or other structures are prohibited.
- 4.6.5 Changes to width of a driveway or private walkways (path from side of driveway to front entrance of the home) will be considered on a case-by-case basis.
- 4.6.6 The walkway shall be defined from the driveway with a landscaped bed and shrubs.
- 4.6.7 Any changes to driveway width shall meet all county requirements (permeable area calculations, apron requirements, etc.).
- 4.6.8 The driveway edge should be no closer than three feet (3') from a neighbor's property line except at the end of the flare at the street, where the restriction is one foot (1').
- 4.6.9 Townhomes will be considered on a case-by case basis, but may only be expanded to a maximum of the width of the outer profile of the garage as long as the expansion maintains a landscaped bed or turf area between the adjacent driveway or walkway and maintains a landscaped bed or turf between it's own walkway.
- 4.6.10 A lot's front yard should not have more than 50% of impervious surfaces (i.e., paver driveway and sidewalk surface not under a covered front porch).
- 4.6.11 The driveway surface extending from a forward-facing garage shall not extend over to the front door/porch. A landscaping buffer to the street view of the front door and porch shall be maintained and not paved over when it was part of the original house design. Plant/mulch beds are designed to frame and soften the curb appeal of a house; therefore, elimination of garden beds is not permitted. shall
- 4.6.12 Driveways on lots with a double forward-facing garage may, with prior approval of the Review Parties, be expanded to a maximum of the width of the outer profile of the double garage.
- 4.6.13 Driveways on lots with a three-car forward-facing garage (one double plus one single with a structural barrier between the doors of approximately 5') may, with prior written approval of the Review Parties, be expanded to a maximum of the width of the outer profile of the three-car garage.
- 4.6.14 For homes with a double forward-facing garage and a left or right facing single or double garage. Expansion of the original driveways to a maximum of the outer profile of the original garages will also be considered with a properly designed merging of the two driveway sections. Providing properly designed landscaping as visual buffers for curb appeal and maintenance of planting beds are required except where beds are reduced in size to accommodate the widening of the driveways directly in line with the garage profiles.

- 4.6.15 Courtyard houses typically have three left or right facing garages. By design, these driveways cover the front porch and main entrance of the house. The driveway may be expanded to a maximum of the width of the outer profile of the garage. Any proposed expansion of driveway width on these models should include landscape enhancements to soften the look.
- 4.6.16 All other unique lot/driveway configurations not covered in this section will be reviewed on a case-by-case basis by the Review Parties. Driveways may not be expanded more than the outer profile of the garage. Previous approvals by the Review Parties do not set a precedent.
- 4.6.17 Clear sealant is allowed without written approval from the Review Parties.

#### 4.7 Extended Patios

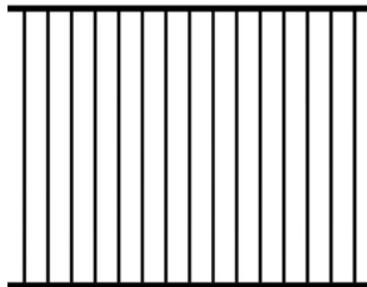
- 4.7.1 Any modification to a patio requires the prior written approval of the Review Parties. Residents should consider setback requirements, Section 3.2.3.
- 4.7.2 All extended patios shall be graded away from the existing slab to complement existing material. Paver selections other than Belgard Napoli will be considered in the rear of the home only.
- 4.7.3 Residents are responsible for any damage incurred to the utility service and/or the adjacent property.
- 4.7.4 Extended patios shall not have any surface higher than thirty inches (30") above the residual ground level unless surrounded by a railing.
- 4.7.5 Composite and flat roofs are prohibited if enclosing the extension
- 4.7.6 Residents who wish to enclose an extended patio with a screen enclosure shall conform to the requirements set in Sections 3.5 & 4.28.
- 4.7.7 Residents who wish to enclose an extended patio to create a screen room shall conform to the requirements set in Section 3.5 & 4.29.
- 4.7.8 Homeowners may use "patio" and "lanai" interchangeable. Please also see Section 4.16 Lanais for details.

#### 4.8 Fences

- 4.8.1 Any fence installation, or modification to a fence require the prior approval of the Review Parties.
- 4.8.2 Prior to fence installation, the property shall be surveyed by a licensed surveyor, to ensure that property lines and easements are identified and adhered to during the fence installation. A picture of the proposed fence and a survey indicating the exact placement of the fence, noting the dimensions the fence extends from the rear corners of each side of the home shall be submitted to the Review Parties before the fence can be installed.
- 4.8.3 Aluminum fencing shall be four feet (4') high with vertical members no closer than four inches (4") apart and with two (2) horizontal members, one near the top and one near the bottom of the fencing. All aluminum fencing shall be black in color.
- 4.8.4 Fences are prohibited in front yards.
- 4.8.5 Fencing of corner lots with aluminum fencing shall be screened from view and shall conform to the requirements in subsection 5.11.5.
- 4.8.6 All fences shall be within County Code Restrictions at the time of installation.
- 4.8.7 Careful consideration shall be given to the placement of fences along property lines to ensure there is no interference with the resident's or their neighbors' operation and maintenance of irrigation systems. It is recommended that residents with lots abutting a conservation area consider a 12" setback from the property line to allow for maintenance. (See Section 5.5, Conservation Areas).
- 4.8.8 No fence shall prohibit ingress or egress of a drainage easement.**
- 4.8.9 No fence shall encroach in the unobstructed drainage easement**
- 4.8.10 No fence shall be erected, installed or maintained which encroaches on a lake maintenance easement or prohibits ingress and egress as granted by easements granted in the Declaration or plat. Notwithstanding the foregoing, the Declarant or Association (as applicable) may, in their sole

discretion, grant a revocable license to an Owner to allow a conditional fence to encroach upon an easement, provided that the Owner executes a written license agreement in a form acceptable to the Association or Declarant (as applicable), which shall include, without limitation, the following terms:

- 4.8.10.1 The Association may require removal of the fence encroachment at any time, without liability, and at the sole expense of the Owner, upon written notice. If Owner fails to remove the fence, the Association may remove all, or any portion of the fence installed without obligation to reinstall nor liability for any damage.
- 4.8.10.2 The Owner agrees to indemnify, defend, and hold the Association harmless against all liability for damages and expense resulting from, arising out of, or in any way connected with the encroachment, use of the easement area, the license agreement or the exercise of the privileges granted therein.
- 4.8.10.3 Owner's obligation to disclose and advise any subsequent owner of the terms and conditions of the license agreement.
- 4.8.10.4 The granting of a license in any individual instance shall not constitute a waiver of the Association's right to enforce the Declaration, the Architectural Requirements, or any Rules, in other circumstances, shall not establish precedent, and shall not form the basis for any claim of selective enforcement.
- 4.8.10.5 The existence of alternative access routes through other easements shall not obligate the Association to grant a license or be a factor in any decision to approve or deny a license request or to revoke a license or require removal or any such encroachment.
- 4.8.10.6 The Association has the right in its sole discretion to determine at any time (and from time to time) to select or use any easement.
- 4.8.11 Side fences shall attach to a post that abuts the dwelling and extend perpendicularly to the side property lot line. **Side fences shall not extend further than 15' from the rear corner on each side of the home.** Exceptions to this rule may be considered by the Review Parties on a case-by-case basis for pie shaped lots and unusual shaped lots, but in no case shall fencing be allowed to extend past the mid-point of the home. On lots that have developer-installed drains or manhole covers directly on the property line, a gate, instead of a fixed panel, is required to permit access.
- 4.8.12 In the event a fence is installed by the developer/builder, at or near the time of construction, on a Lot along the property line directly adjacent to common property any such fence is not intended and shall not be construed as an Association/community fence. The owner of the Lot upon which such fence is installed shall be responsible for the maintenance, repair, and replacement of such fence.
- 4.8.13 Invisible pet fences are prohibited.
- 4.8.14 The Review Parties may allow fencing of corner lots after review of specific lot configurations and site plans. Any fencing allowed on corner lots shall be screen from view by an appropriately selected hedge shrub from Exhibit "B" Plant List that shall conform to Section 5.11.5.



## Figure 1 - Example of Approved Fence Style

### 4.9 Fire Features (Barbeques, Chimneys, Fire Pits & Fireplaces)

- 4.9.1 Any installation or modification of an outdoor fire feature or fireplace requires the prior written approval of the Review Parties.
- 4.9.2 Outdoor fire features shall be consistent with all applicable governmental codes, including, without limitation, the regulations of the County and the Florida Fire Prevention Code. All fire features shall be approved by the ARC.
- 4.9.3 Outdoor fire features shall be in the rear yard or on rear patio areas and shall be designed so that its form, material, and color are compatible with the architecture of the house. Unfinished or painted precision concrete block is not allowed. The color and finish of stucco fireplaces shall be the same as the color and finish of the stucco on the house. Pavered fireplaces or fire pits, shall be **Belgard Napoli** pavers.
- 4.9.4 Outdoor fire features shall be installed in accordance with all applicable governmental codes and/or regulations.
- 4.9.5 Depending on the location, trees and/or shrubs may be required in the 3 to 10-foot (3' – 10') clear area between the property line (or perimeter wall or fence) and the outdoor fireplace, to completely screen the appearance of the back of the outdoor fireplace from adjacent neighbors.
- 4.9.6 Outdoor fire features shall be properly maintained and may not create an unreasonable nuisance to surrounding properties.
- 4.9.7 The application for a fireplace shall include a detail of the chimney top.

### 4.10 Flags & Flagpoles

- 4.10.1 A homeowner may display in respectful manner up to two of the following portable, removable flags not larger than 4.5 feet by 6 feet (4' x 6') without the prior approval of the Review Parties:
  - 4.10.1.1 The United States flag.
  - 4.10.1.2 The official flag of the State of Florida.
  - 4.10.1.3 A flag that represents the United States Army, Navy, Air Force, Marine Corps., Space Force, of Coast Guard
  - 4.10.1.4 A POW-MIA flag.
  - 4.10.1.5 A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this rule, the term “first responder flag” means a flag that recognizes and honors the services of any of the following:
    - 4.10.1.5.1 Law enforcement officers as defined in section 943.10(1), Florida Statutes.
    - 4.10.1.5.2 Firefighters as defined in section 112.191(1), Florida Statutes.
    - 4.10.1.5.3 Paramedics or emergency medical technicians as those terms are defined in section 112.1911(1), Florida Statutes.
    - 4.10.1.5.4 Correctional officers as defined in section 943.10(2), Florida Statutes/
    - 4.10.1.5.5 911 public safety telecommunicators as defined in section 401.465(1), Florida Statutes.
    - 4.10.1.5.6 Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in section 464.003, Florida Statutes.
    - 4.10.1.5.7 Persons participating in a statewide urban reach and rescue program development by the Division of Emergency Management under section 252.35, Florida Statutes.
    - 4.10.1.5.8 Federal law enforcement officers as defined in 18 U.S.C. section 115(c)(1).
- 4.10.2 Residents may display flags in accordance with United States Code Title 36 Chapter 10. Any flags other than those referenced in the Code above or as herein provided require approval of the Review Parties.

4.10.3 Flagpole (wall mount) - On residential property that such resident has ownership or a right to exclusive possession or use, each resident may erect a single flagpole made of aluminum, fiberglass, metal, or wood. No flag may extend so that the end protrudes more than 6 feet (6') from the exterior wall of the dwelling to which it is attached. The below chart includes acceptable (wall mount) flagpole lengths and flag sizes. Wall mount flagpoles may only be attached to the dwelling and may be attached to hang horizontally or at an angle from the dwelling.

Flagpole	Flag Size
Five Feet (5')	Two and One-Half Feet x Four Feet (2 ½' x 4')
Six Feet (6')	Three Feet x Five Feet (3' x 5')

**4.10.4** Flagpoles (free standing). A homeowner may erect a freestanding flagpole no more than 20 feet (20') high on any portion of a homeowner's real property as long as the flagpole does not obstruct sightlines at intersections and is not erected upon an easement. A homeowner may display in a respectful manner from that flagpole one official United States Flag, not larger than 4.5 feet by 5 feet (4.5 x 5'), and may additionally display one other flag permitted under section 4.10.1 above. **Notwithstanding the foregoing, the location of the flagpole is subject to approval by the Review Parties.**

#### 4.11 Free Standing Structures

4.11.1 An improvement to a structure or new installation of a structure (pergolas, pool cabana, pavilion) require the prior written approval of the Review Parties.

4.11.2 Generally speaking, free-standing structures are not permitted. Accessory structures shall be tied into the home or have the appearance of being tied into the home and shall match the exterior cladding and color of the home. See Section 7.1 Prohibited Structures for additional restrictions.

4.11.3 Cantilevered structures are not permitted.

4.11.4 shallThe Review Parties reserve the right to require screening of attached structures in accordance with Section 5.11.5.

##### 4.11.5 Gazebo

4.11.5.1 A gazebo is defined as a lightweight temporary structure that offers shelter from the elements. Generally, gazebos are small and made of "flimsy" material or plastic and can be purchased from large box and home stores.

##### **4.11.5.2 Gazebos are prohibited.**

##### 4.11.6 Pergola

4.11.6.1 A pergola is defined as a permanent structure of colonnades supporting an open roof of crossing rafters or trellis.

##### **4.11.6.2 Pergolas will be required to be tied into the home and may not be freestanding.**

4.11.6.3 No point of the pergola structure may be any taller than the underneath edge of the roof eaves.

4.11.6.4 A pergola shall be constructed of wood and be set in concrete. No other materials shall be considered.

4.11.6.5 The Color of the pergola shall be stained or treated to complement the home.

4.11.6.6 The pergola may not exceed the width of the rear or extend past the sides of the home

4.11.6.7 Pergolas shall not be enclosed with screen or other material, nor can they be roofed.

#### 4.12 Fuel Tanks

4.12.1 Fuels tanks conforming with the follow requirements do not require approval.

- 4.12.2 No fuel or gas storage tanks are permitted, however, small storage tanks for the use of portable grills, outside kitchens, fireplaces, and hot tubs are permitted when they are concealed within the apparatus.

#### 4.13 Furniture – Outdoor

- 4.13.1 Outdoor furniture conforming with the following do not require approval.
  - 4.13.1.1 Foldable or stackable plastic furniture may be placed in the rear yard only on an extended rear patio or within a lanai.
  - 4.13.1.2 Swings are only permitted at the rear of the home and require the approval of the Review Parties.

#### 4.14 Garage Doors (Garages)

- 4.14.1 Prior written approval from the Review Parties is required for any aftermarket decorative hardware or window panels that the homeowner wants to install on their garage door, or replacement garage doors that are different from the style of the original door. Please see Exhibit “C” Material Selections and Colors.
- 4.14.2 Garage doors shall be compatible with entrance doors and may include glass panes.
- 4.14.3 Metal or fiberglass covered carports or other structures are prohibited.
- 4.14.4 Garages shall not be converted for any other use other than the storing of vehicles.

#### 4.15 Ground & Wall Mounted Mechanical Equipment

- 4.15.1 All air-conditioning units, pool equipment, generators, and other ground mounted equipment shall be screened with landscape or other screening plant materials as approved by the Review Parties (Section 5.2.6). Homeowners are encouraged to review Sections 4.1, 5.4, and 5.11 when considering equipment screening.
- 4.15.2 If it’s determined that the use, presence, and noise of the ground-mounted mechanical equipment unreasonably affects the use of surrounding properties, then the BOD may impose additional restrictions including, but not limited to, requiring the installation of an additional barrier and/or sound absorptive materials, specifying mechanical equipment run times (i.e., may not use during certain nighttime hours), etc.
- 4.15.3 All other ground-mounted utilities such as transformer boxes, telephone junction boxes and other visually unattractive elements shall be screened by landscape. The landscape initially installed by the developer for the purpose of screening shall be maintained by the lot owner. See Section 5.11.
- 4.15.4 Portable generators to be utilized during power outages shall be stored inside the garage when not in use. Permanent generators require the prior written approval of the Review Parties.
- 4.15.5 Roof-mounted equipment, including mechanical, air conditioning and heating equipment will not be allowed except as mandated by Florida Statutes. See Section 4.26 Roof Mounted Solar Panels.

#### 4.16 Lanais

- 4.16.1 Any modification to an existing lanai requires the prior approval of the Review Parties. Residents should consider setback requirements, Section 3.2.3.
- 4.16.2 Installation of a lanai screen on an existing lanai shall conform with the following requirements:
  - 4.16.2.1 Residents with a covered lanai may later enclose the lanai with black metal framing with standard charcoal color screen and standard charcoal color screen with the approval of the Review Parties.
  - 4.16.2.2 Curtains/shades can only be installed inside of the glassed or screened lanai and shall be retracted when not in use – i.e., they shall not be permanently left in a closed/down position. Curtains/shades shall be a solid color of black, earth tones, white, or off-white when viewed from outside of the residence and may not appear faded, loose, or torn.

- 4.16.3 An extension of an existing lanai shall conform with the following requirements:
- 4.16.4 Covered lanais may be extended providing the extension is within all building restriction setbacks. Paver selections other than Belgard Napoli will be considered in the rear of the home only.
- 4.16.4.1 The portion of the lanai extension roof shall conform to the slope of the existing roofline and be covered in shingles to match the existing roof. The roof shall be supported by material to handle the appropriate load and wind shear of the roof, with appropriate footers. The roof of the extension shall comply with Section 3.5.
- 4.16.4.2 If aluminum framing and screen are desired for the extension, the provision of Sections 3.5 & 4.28 shall be met.
- 4.16.4.3 If aluminum framing is not desired than the exterior of the lanai extension shall match the exterior material and color of the home.
- 4.16.4.4 Composite and flat roofs are prohibited for extended lanais.
- 4.16.4.5 The Review Parties reserve the right to require screening of lanais in accordance with Section 5.11.5.

#### 4.17 Lighting (Home & Landscape)

- 4.17.1 All exterior lighting installations or modifications, except temporary holiday lighting conforming with Sections 4.17.5 and 7.3, require the prior written approval of the Review Parties.
- 4.17.2 Lighting is to be low wattage and when used, should be used on accent entrances and special features only. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of lighting should be at pedestrian level. Tree mounted down lights shall be shielded from street and neighbor's view.
- 4.17.3 All lighting installed on a lot shall be low level and recessed to shield the source of the light. No lighting shall be permitted that constitutes a nuisance or hazard to any resident or surrounding properties and lighting shall not be reflected on any other lot or common area. Landscape lighting shall not be located within ten feet (10') from the front lot line and three feet (3') from the side lot line and shall be spaced a minimum of three feet (3') apart.
- 4.17.4 Post lamps are not permitted.
- 4.17.5 Temporary holiday lighting and decorations will be permitted without prior approval so long as the lights and decorations are unobtrusive and do not constitute a nuisance. Holiday lighting shall conform to Section 7.3.
- 4.17.6 Permanent holiday lighting or similar continuous or segmented lighting installed on the exterior of the home, including without limitation, under or within eaves, rooflines, fascia, soffits, windows, porches, patios, lanais, or exterior dwelling is prohibited. For the purposes of this restriction "permanent" refers to lighting systems (whether hard wired or plugin) that are designed and/or marketed to remain installed year-round, regardless of whether they are illuminated continuously or only during specific holiday seasons. Such lighting is not permitted even if it remains off for most of the year and is only activated during holidays when temporary lighting is otherwise allowed. Examples of prohibited permanent holiday lighting systems include, but are not limited to, those offered by Trimlight, Oelo, MyEverLights, JellyFish Lighting, and Gemstone Lights. For additional restrictions see Section 4.17.14 and Section 7.3.
- 4.17.7 Building mounted light fixtures, including spotlights, floodlights, and pendant lights shall conform to the architecture of the house. Please see Exhibit "C" Material Selections and Colors. A maximum of two (2) wall or eave-mounted spotlights, not exceeding 100 watts per fixture, are permitted only on the rear plane of a structure, unless otherwise approved by the Review Parties. Fixtures shall be mounted less than 12" above grade and fitted with a shield to minimize light emission. Lamps may not be directed at such an angle to cause excessive glare or light emission which may affect adjoining lots, as

determined by the Review Parties. Wall and eave mounted spot/floodlights are not permitted in front or side yard areas, unless otherwise approved by the Review Parties. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and direct the light downward.

- 4.17.8 Accent lighting must be sufficiently spaced and designed so that it does not appear continuous, segmented, or otherwise mimic holiday lighting. The number, placement, brightness, color, and design of accent lighting must be appropriate to the home's architecture and must not create a visually continuous line or outline effect.
- 4.17.9 Shrubs shall be used to conceal landscape lighting fixtures to the extent possible. Junction boxes shall be placed below grade to minimize daytime visibility of the hardware.
- 4.17.10 Yellow "bug" lights may be installed in house-mounted outdoor light fixtures in the backyard only.
- 4.17.11 The fixture housing style and color of any future replacement light fixture(s) shall be tasteful and similar in appearance to the rest of the community.
- 4.17.12 The front entry recessed can-light may be replaced with a pendant light. Requests for making this change shall be accompanied by descriptions and pictures of the proposed replacement pendant light. Pendants shall not be visible from the street.
- 4.17.13 If exterior coach lights need to be replaced, they shall be replaced with coach lights that are either the same or that approximate the original coach lights in color, size, and shape.
- 4.17.14 Permanent colored lighting is prohibited.

#### 4.18 Motorized Screens

- 4.18.1 Motorized screens require the prior written approval of the Review Parties.
- 4.18.2 Motorized screens will be considered for rear patios and lanais on a case-by-case basis and shall conform with the following requirements:
  - 4.18.2.1 Screen material shall be charcoal, and frame shall be black.

#### 4.19 Outdoor Kitchens

- 4.19.1 Outdoor kitchen installations or modifications require the prior written approval of the Review Parties.
- 4.19.2 Outdoor kitchens may only be located on a paver or poured concrete surface and shall be of a color and design compatible with the architectural theme of the home. Please see Exhibit "C" Material Selections and Colors. shall
- 4.19.3 If a structure is intended over the kitchen, it shall either be tied in, or appear to be tied into the home and may not be roofed.
- 4.19.4 Outdoor kitchens shall be at least ten feet (10') from any property lot line and may only be in the rear yard or lanai.
- 4.19.5 Outdoor kitchens shall be compliant with all applicable government codes, including fire and safety requirements. Please refer to Section 4.12 for fuel tank storage.
- 4.19.6 The Review Parties reserve the right to require screening of outdoor kitchens in accordance with Section 5.11.5.

#### 4.20 Paint (Exterior)

- 4.20.1 When finish materials for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout the Community. Paint colors for each structure are subject to review and approval by the Review Parties. Please see Exhibit "C" Material Selections and Colors.
- 4.20.2 Proposed paint/color schemes and color samples shall be submitted to the Review Parties with the elevation for review and approval.
- 4.20.3 The following colors are prohibited within the Community: red, bright yellow, bright green, pink, purple and similar loud colors.

## 4.21 Playsets/Playgrounds/Playhouses

- 4.21.1 Play structures, including trampolines, require the prior written approval of the Review Parties.
- 4.21.2 All recreation structures shall be located at the rear of the dwelling within the footprint of the home., No platform, playhouse, playset, swing set, play structure of a similar kind or nature shall be constructed on any part of the lot located in front of the rear line of a residence constructed hereon and shall be constructed so as not to adversely affect the adjacent lots or the use thereof. Any such structure shall have prior approval of the Review Parties and without limiting any other criteria for approval, the Review Parties shall review the height of such structures to assure the privacy of neighboring homeowners.
- 4.21.3 The color of all play equipment shall be neutral in color and made of natural materials. Plastic play structures are prohibited.
- 4.21.4 A landscape plan should be included with play structure applications that detail either existing shrubs or proposed shrubs that screen the play structure from the view of adjacent lots and the roadway. The Review Parties reserve the right to require screening of play equipment in accordance with Section 5.11.5.

## 4.22 Pools, Spas, Hot Tubs & Jacuzzis

- 4.22.1 All pool, spas, swim spas, hot tubs and Jacuzzis installations or modifications require the prior written approval of the Review Parties. Residents should consider setback requirements, Section 3.2.3.
- 4.22.2 Above ground hot tubs, spas, swim spas and Jacuzzis are prohibited on townhomes.
- 4.22.3 Vinyl lines or other similar lined pools are not permitted.
- 4.22.4 Above ground pools are not permitted.
- 4.22.5 Prefabricated pools shells will be considered on a case by case basis, depending upon the quality and aesthetic of the materials.
- 4.22.6 In-ground pools, spas, hot tubs, and Jacuzzis are subject to certain setbacks (See Section 3.2.3), shall be installed according to applicable governmental ordinances, and will require an approved totally enclosed fence structure or screen enclosure in accordance with applicable governmental codes and/or regulations.
- 4.22.7 Above ground spas, swim spas and hot tubs may be installed on lanais if the lanai is enclosed per the Requirements. If installing on an extended lanai or a screen enclosure, an adequate (min. 15 gallon) amount of landscape screening is required to obstruct from the view of neighboring homes. Wall structures may also be considered for screening purposes. Please see Section 4.1 for requirements related to "Accessory or privacy walls".
- 4.22.8 Drainage from all pools, spas, and hot tubs is not permitted into the common areas, the community's drainage system, or neighboring properties.
- 4.22.9 All air-conditioning units, pool equipment, generators, and other ground mounted equipment (as defined in Section 4.15) shall be screened with landscape or other screening plant materials as approved by the Review Parties (Section 5.2.6). Homeowners are encouraged to review Sections 4.1, 5.4, and 5.11 when considering equipment screening. Homeowners shall submit landscape plans with pool submittals. Extraordinary lots may require additional landscape screening.**
- 4.22.10 The service opening of pool equipment shall not face the street. On lake lots, the service opening shall be landscaped pursuant to sub-section 5.11.5.
- 4.22.11 Swimming pool shall be enclosed by a fence or other barrier meeting all applicable legal requirements. The specific design of each pool enclosure shall be subject to review by the Review Parties. As a condition to approval, the applicable swimming pool contractor shall demonstrate that it is properly licensed and shall certify that the proposed pool enclosure fully complies all applicable legal requirements.

4.22.12 Paver selections other than Belgard Napoli will be considered in the rear of the home only.

#### 4.23 Recreation Equipment & Sports Goals

4.23.1 If the installation of portable sports equipment and goals (excluding portable basketball hoops, which require approval) is temporary and conform with the following, it does not require approval.

4.23.1.1 All recreation equipment and sports goals shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. This includes, but is not limited to, soccer, lacrosse, volleyball, baseball/softball goals or nets, or other recreation equipment such as sand boxes of a similar kind or nature shall be constructed on any part of the lot located in front of the rear line of a residence constructed hereon and shall be constructed so as not to adversely affect the adjacent lots or the use thereof. Equipment and goals shall be screened from view of adjacent neighbors and contained within the rear footprint of the home, so as not be visible from the street.

#### 4.24 Retaining Walls

4.24.1 Unless installed by the Builder/Developer, no retaining walls may be constructed where they will negatively impact the surrounding grade and drainage.

4.24.2 Retaining walls will be reviewed on a case-by case basis by the Review Parties.

4.24.3 Retaining walls over thirty inches (30") require fall protection or fencing.

#### 4.25 Roof-mounted Attic Fans

4.25.1 If the installation of an attic fan conforms with the following, it will not require approval.

4.25.1.1 Attic fans shall only be installed on the rear or side roof slopes and shall not be readily visible from common property, front street view, or side street view of corner lots as long as their location does not impair the effective operation of the attic fan(s). Silver or other reflective metal components are not permitted, and protrusions shall be painted to match the color of the roof.

#### 4.26 Roof-mounted Solar Panels & Tubes

4.26.1 The installation of solar panels require the prior written approval of the Review Parties.

4.26.2 Roof-mounted solar panels and tubes shall be designed to be integral parts of the roof. Their form and location shall be compatible with the existing roof. The color of the panels can only be black. Profiles shall be minimized. Reflective metal components are not permitted.

4.26.3 Solar panels may be installed on rear or side roof slopes only and shall not be visible from the common property or the street in front of the house or side yards of corner lots as long as the location does not impair the effective operation of the solar collector as permitted in FS 163.04. Reflective glazing is not permitted. All supports and piping for solar collectors shall be enclosed. If the solar panel installation requires adding lines or tubing down the exterior of the residence, these lines or tubes may only be installed on the rear (preferred) or side of the home and shall be painted or enclosed to match the color of the home.

#### 4.27 Satellite Dishes & Antennas

4.27.1 A satellite dish or antenna may be installed without prior approval if it conforms with the following.

4.27.2 Satellite dishes and antennae may be permitted subject to review and approval of the Review Parties in accordance with all applicable FCC regulations. Subject to FCC regulations, satellite dishes shall be installed in the rear or side of the home out of view from the street. Satellite Dishes and antennas shall conform with the following requirements.

4.27.2.1 A satellite dish may be no more than thirty-nine inches (39") in diameter. The satellite dish or antenna may be installed in a foundation planting bed in the rear or the side yard, (within twenty-

five feet (25') of the rear of the home). The satellite dish shall be mounted on a pole not to exceed fifty inches (50") in height located no more than three feet (3') from the home. The mounting pole shall be properly landscaped to minimize visibility from the street and neighboring property. The satellite dish may also be attached low on the rear roof of a home or within 25' of the rear of the home.

4.27.2.2 The transmission cable from the service pedestal to the home shall be underground. Any transmission cable from a receiver to the house shall be secured to the home neatly and painted to match the exterior home color.

4.27.3 The Review Parties reserve the right to require screening of satellite dishes and antennas in accordance with Section 5.11.5.

#### 4.28 Screen Enclosures

4.28.1 New installation and modifications to screen enclosures require the prior written approval of the Review Parties. Residents should consider setback requirements, Section 3.2.3.

4.28.2 Patio or pool screened enclosures shall be permitted subject to review and approval by the Review Parties. If the proposed patio enclosure comes with a roof, then it shall be consistent with the main house roof (i.e., use same color and type of roof shingle).

4.28.3 No screened enclosure shall be permitted on the front of the house.

4.28.4 Screen enclosure additions (patio screen enclosures and pool screen enclosures) shall be constructed of black metal framing with standard charcoal color screen (not to be confused with solar screen).

4.28.5 Screen material referred to as "20/20 screen" is recommended to minimize insect intrusion.

4.28.6 The screen enclosure shall be fully attached to the home on at least one of the screen enclosure's sides.

4.28.7 Screen enclosures shall not extend beyond the width of the rear of the home and under no circumstances can extend into an easement.

4.28.8 Only gable, gable/hip, gambel, or mansard rooftops constructed from screen material are allowed.

4.28.9 All screen enclosure additions shall be constructed on poured concrete footers and be anchored in accordance with county building requirements.

4.28.10 A screen enclosure structure may have a matching color vinyl kick plate around the bottom. Gutters shall only be bronze to match the structure of the enclosure.

4.28.11 Screen enclosures may not be higher than the highest ridgeline of the roof on the home and no lower than the home's lowest roofline. Homes encompassing a combination of one and two-story elements will be evaluated on a case-by-case basis by the Review Parties.

4.28.12 The Review Parties reserve the right to require screening of accessory walls in accordance with Section 5.11.5.

#### 4.29 Screen Rooms

4.29.1 New installations or modifications to a screen room require the prior written approval of the Review Parties. Residents should consider setback requirements, Section 3.2.3.

4.29.2 Please refer to Section 3.5.

4.29.3 Composite and flat roofs are prohibited.

4.29.4 Shall be constructed with the same exterior wall finish as the home and be consistent with the color scheme, texture and trim detail as the home. Additional banding, trim, or decorative embellishments are prohibited. Please see Exhibit "C" Material Selections and Colors.

4.29.5 The Review Parties reserve the right to require screening of accessory walls in accordance with Section 5.11.5.

#### 4.30 Security Cameras

- 4.30.1 Plans for security cameras shall be submitted to the Review Parties before installation.
- 4.30.2 Documentation submitted to the Review Parties shall include photos/brochure of cameras and plot showing locations.
- 4.30.3 Security cameras to be installed shall be designed for residential use only.
- 4.30.4 Cameras shall be limited to a maximum of sixteen (16) (standard receiver), no larger than four inches (4”), shall be mounted in a discreet location, and wires shall be concealed.
- 4.30.5 Cameras shall be limited to colors of brown, black or white.

#### 4.31 Septic Tanks

- 4.31.1 Septic tanks are prohibited.

#### 4.32 Shutters – Exterior (Including Hurricane Shutters)

- 4.32.1 Prior written approval by the Review Parties is required for all shutter installations if they are not the same style and color that were initially installed by the developer. Standard decorative shutters may be installed using PVC or painted wood. No other type of exterior window coverings is allowed unless they are specifically for hurricane protection.
- 4.32.2 Shutter may be installed or closed up to 5 days prior to the expected arrival of a hurricane or tropical storm and shall be removed or opened within 5 days after the end of a hurricane watch or warning (unless BOD determines otherwise).
- 4.32.3 Hurricane shutters & other protective devices visible from the outside of the home – may not be left closed for any extended period beyond the time needed for hurricane protection. No shutters, except as listed below are permitted without the prior written approval of the Review Parties.
  - 4.32.3.1 Clear shutters are approved for all windows, entry doors, sliding glass and French doors. These are the only shutters approved to be installed on the home throughout the hurricane season (June 1 – November 30).
  - 4.32.3.2 Roll down shutters are approved for all windows, entry doors, sliding glass and French doors.
  - 4.32.3.3 Galvanized steel shutters are approved for all windows, entry doors, sliding glass and French doors, but shall be fully install, including all slats in place and all such openings covered during a storm event.
  - 4.32.3.4 Accordion shutters may be installed but are only approved for windows and doors on the lanai area in the rear, the side of a home, or courtyard area of the home. Accordion type shutters are not permitted on the front of the home.

#### 4.33 Signs

- 4.33.1 No sign, banner, advertisement or flag (see Section 4.10 Flags) of any kind, other than one “For Sale Sign”, may be placed on or about a lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road right-of ways or common areas, or placed on or about any of the properties within the community. Developer installed advertisements, signs, and banner are excluded from this restriction. Notwithstanding the foregoing, a “For Sale” sign may be displayed on a Lot, provided, however, that no “For Sale” sign shall be displayed in any window of any completed residence or other structure.
- 4.33.2 A For Sale/For Lease/Open House Signage that follows the below “Sign Requirements” will not require prior written of the Review Parties or the Board of Directors.

- 4.33.2.1 Sign: Maximum 12" x 12" The "For Sale" lettering shall be cream or beige in color with a forest green background. All other lettering shall be forest green with a cream or beige background.
- 4.33.2.2 Sign Stand: Aluminum or wrought iron and be a maximum of 48" x 14"
- 4.33.2.3 Placement: Cannot obstruct right of ways or site lines. Should be placed in front of the home, setback at least 5' from the edge of the pavement.
- 4.33.3 Restrictions: Only 1 sign per lot. Off-site/directional signage, balloons, banners and the like are prohibited. Information boxes or tubes prohibited. No Open House signage on common property. Open house signage to be immediately removed after sales personnel have left or closed the premises.
- 4.33.4 Time Limit: Remove within 5 days of the property changing hands.



**Figure 2 - Example of Approved "For Sale" Sign**

#### 4.34 Stone & Brick Veneer

4.35.1 When approved in writing by the Review Parties, stone veneer may be used to alter the front elevation. The permitted amount of stone will depend on the house model and elevation option. The type of stone used shall be like or similar to the stone installed by the developer on other properties within the community. Exterior applications shall include a front elevation drawing indicating desired location of the stone, a photo of the proposed stone and the color scheme of the house. Please see Exhibit "C" Material Selections and Colors.

#### 4.35 Trim

4.35.1 Trim may be added around a home's side and rear windows. This new trim shall conform to the trim dimensions of the home's front window and painted to match. Prior approval is required by the Review Parties. Please see Exhibit "C" Material Selections and Colors.

#### 4.36 Wall Decoration & Medallions

4.36.1 All wall adornments require the prior approval of the Review Parties.

4.36.2 Wall decorations may be attached to a home on a wall not facing a street or common area that are in keeping with the home's aesthetics. The Review Parties reserves the right to deny any wall decor they find derogative, offensive, or not in keeping with the architectural theme of the community. Medallions may be added to a home's flat front elevation, shall be a geometric shape and painted the home's trim color.

#### 4.37 Water Features

4.37.1 Water features require the prior written approval of the Review Parties.

4.37.2 A water feature shall be limited to a height of four feet (4') above the finished grade of the lot; however, if a water feature is located against a wall of the house, it may not exceed eight feet (8') above the finished grade of the lot. A water feature may be installed in the front or rear yard only, may not detract from the overall landscape theme and shall be placed in a planting bed. The water feature shall not visibly damage existing walls or fences. Colors shall be compatible with the house.

4.37.3 Only one (1) water feature is permitted and may be restricted when used in conjunction with other larger landscape accent items including birdbaths. The application shall include the water feature's

water source, pump, electrical and plumbing layout, and shall be designed and located to be unobtrusive.

#### 4.38 Water Softeners/Purifier Systems

4.38.1 Water softeners and purifying systems shall be installed inside the garage. If the water softeners/purifying systems shall be installed outside of the home, then the installation shall be in a manner so as to not be visible from the exterior of the home.

4.38.2 An exterior installation requires the prior written approval of the Review Parties. The request for architectural approval shall include the reasons why an exterior installation is necessary.

#### 4.39 Window Additions & Replacements

4.39.1 Window additions and replacement require prior written approval of the Review Parties.

4.39.2 Black framed windows are prohibited.

4.39.3 Windows may be added and/or replaced if the new windows design, frames, glass, and screens are consistent with similar homes.

#### 4.40 Window Boxes

4.40.1 When approved in writing by the Review Parties, window boxes made of PVC, aluminum, rod iron or painted wood may only be installed. Color and design shall be compatible with the exterior of the home.

#### 4.41 Window Tinting

4.41.1 Clear UV coating, grey or black may be applied to windows without an application for architectural approval. Tint shall have at least a 39% Visible Light Transmission. On any one side of the house, either no windows are tinted or all windows are tinted. Mirror "effect" tinting is not permitted.

#### 4.42 Window Treatments

4.42.1 All window treatments shall have white or off-white linings on the side exposed to the public. Coverings shall be professionally made, uniform in appearance and in keeping with the color scheme of the home. Window treatments may be installed without approval if it meets the above requirements. Temporary or permanent window treatments of bed sheets, newspaper, trash bags, shower curtains, foil, grasses, reeds, etc., are strictly prohibited.

4.42.2 External window coverings including, but not limited to, burglar bars or roll down shades of any type are prohibited (except standard window screens or hurricane shutters).

## SECTION 5: ARCHITECTURAL REQUIREMENTS – LANDSCAPE

### 5.1 Landscape Intent

5.1.1 The Review Parties consider landscaping to be a critical design element for the community and for the individual homes within the community. Landscape design should be integrated into the design of the home from its inception. The use and preservation of native and natural landscape materials is strongly encouraged. Landscaping plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

## 5.2 Landscape Requirements

- 5.2.1 All landscaping shall be in accordance with the requirements of the Development of Regional Impact Order enacted by the County and the County's landscape ordinances Nothing herein shall be construed to be less than nor to reduce such requirements.
- 5.2.2 All front and side elevations facing the street require landscaping as outlined in this section.
- 5.2.3 Landscape plans submitted shall not be at a smaller scale than 1" = 20'-0". All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, height, container size, spread and quantities of all plant material. Plant distances, in the case of hedge material and groundcovers, and spot elevations where earthwork is part of the design intent, will also be required.
- 5.2.4 Walks shall be constructed of pavers matching the existing driveway. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials shall be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted.
- 5.2.5 Any plant material, trees or sod which dies or becomes unsightly after installation will be replaced by the homeowner with approved plants within 2 weeks or any notification by either of the Review Parties or the Association.
- 5.2.6 Equipment Screening: All air-conditioning units, well pumps, pool equipment, etc. shall be screened with landscape or other screening approved by the Review Parties.
- 5.2.7 Some Extraordinary lots, corner lots, back to back or back to side lots may require additional landscape screening for major outdoor living improvements, including but not limited to pools, patio/lanai extensions, water features, fire pits, etc.
- 5.2.8 Some vegetable gardens, including but not limited to, raised beds, in-ground, container, hydroponic and vertical may require additional screening with landscape from views of the roadways or other lots.
- 5.2.9 This section may use planting bed or landscape bed interchangeably. Both are defined as an area within a landscaped yard that is specifically designated for the organized planting of vegetation such as shrubs, flowers, groundcovers, ornamental grasses, small trees, or other approved plant materials. These beds, as originally installed by the builder, are not bordered by edging materials (such as stone, metal, or plastic), but are mulched to suppress weeds and conserve moisture. Landscape beds are intended to enhance the visual appeal of a property, create structure and cohesion in the design, and soften the appearance of hard surfaces or architectural elements.
- 5.2.10 See Exhibit "B" Plant List for preferred plant selections.

## 5.3 Florida Friendly Landscaping

- 5.3.1 Nothing contained in these Requirements shall be construed to prevent any homeowner from installing or maintaining "Florida Friendly" landscaping in accordance with Section 373.185, Florida Statutes, (2009).

## 5.4 Preferred Landscape Material

- 5.4.1 The following criteria should be considered when selecting:
- Native species and evergreens.
  - Relatively resistant to insects and diseases.
  - Cold hardy material.
  - Adaptability to existing soil conditions.
  - Long life expectancy.
  - Florida Friendly

5.4.2 The selection of plant material should be given careful consideration. Attention should be given to year-round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided (See Exhibit "B", Plant List). This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables; therefore, it is necessary that all plans be reviewed and approved by the Review Parties to ensure that satisfactory plants have been selected for each location.

## 5.5 shallshallConservation Areas

5.5.1 THE CONSERVATION AREAS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES SHRUBS OR OTHER VEGETATION, WITH THE EXCEPTION OF EXOSTIC/NUISANCE VEGETATION REMOVAL, EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING, AND ANY OTHER ACTIVITES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

5.5.2 Requirements:

5.5.2.1 Residents may trim back preserve vegetation that encroaches across an invisible vertical line extending at the residents' property boundaries.

5.5.2.2 Vegetation in the preserve shall not be removed or killed.

5.5.2.3 Vegetation of any kind shall not be planted within the preserve.

5.5.2.4 Debris of any kind (e.g., pet waste, dirt, yard waste, etc.) shall never be placed within the preserve.

## 5.6 Dead or Diseased Landscape

5.6.1 Dead or diseased trees, bushes, and all other landscaping, including sod, shall be removed within 2 weeks, after first taking appropriate protective measures to avoid the spread of disease. The resident, at resident's expense, will make replacement to maintain the appearance of the lot.

5.6.2 Approval is required if the dead or diseased landscape is removed and not replaced or if the dead or diseased landscape is replaced with plantings different from the original.

5.6.3 No architectural approval is required if the dead or diseased landscape is removed and replaced with the same plantings in the same location.

## 5.7 Drainage

5.7.1 No person shall alter the natural drainage on any lot, so as to materially increase the drainage of stormwater onto adjacent portions of the Community without the consent of the affected property owner, the Board of Directors and Review Parties, and if applicable, the River Water Management District and County.

5.7.2 The alteration of the drainage flow of the water management system will require approval from the water management district prior to association approval.

5.7.3 Landscaping, drainage and irrigation plans prepared by a registered landscape architect or designer or civil engineer may be required if the lot drainage will be impacted in any way. Plans shall show existing and proposed design grades, and contours relating the predetermined ground floor finish elevation. See Section 3.4 Lot & Roof Drainage.

## 5.8 Edging

5.8.1 The original builder does not install edging materials to delineate landscape beds. Therefore, homeowners are required to maintain a clean, defined, and durable separation between landscaped beds and abutting turf or hardscape surfaces such as driveways, walkways, or sidewalks.

- 5.8.2 Edging is intended to separate landscape beds from surrounding turf or hardscape areas. It shall not be used solely to delineate where turf meets a hardscape (e.g., along a driveway or sidewalk without an adjoining bed).
- 5.8.3 The primary purpose of edging is functional—not decorative. Edging should be as unobtrusive as possible, blending with the overall landscape rather than becoming a focal point. Its purpose is to provide visual clarity, support defined planting areas, and reduce turf encroachment into beds.
- 5.8.4 Permitted edging material shall be well-integrated into the overall landscape design, installed and maintained at a consistent height, and shall include the following: Rubber or composite, poured concrete curbing, pre-cast edging blocks, bricks or pavers.
- 5.8.4.1 Rubber or composite edging shall not exceed six inches (6”) above grade.
- 5.8.4.2 Poured concrete curbing, pre-cast edging blocks, bricks or pavers shall not exceed twelve inches (12”) above grade.
- 5.8.5 All permitted edging shall be regularly maintained and kept free of overgrowth, dirt, mold, mildew, and weeds.
- 5.8.6 All permitted edging shall be natural in color and shall compliment the exterior of the home.
- 5.8.7 Prohibited edging materials are not permitted due to their decorative, whimsical, or non-cohesive appearance, or their incompatibility with long term maintenance and include the following:
- 5.8.7.1 Concrete blocks, Gabion (wire cages with filled stone), glass bottles or tiles, metal edging, flexible or rigid plastic edging.
- 5.8.7.2 Wood or wood like materials, including but not limited to, logs or half logs, landscape timbers, cedar pickets, bamboo, sticks, thatch, lattice, railroad ties, or any other form of fencing used as edging.

## 5.9 Ground Cover

- 5.9.1 The sodded grass lawn area shall be no less than fifty percent (50%) of the total ground surface area unless otherwise approved.
- 5.9.2 Front lawns shall follow the 50% sodded grass area guideline.
- 5.9.3 Larger lots, such as on cul-de-sacs, corners, or the oversized type will require greater quantities of ground coverings and will be reviewed and approved on an individual basis.
- 5.9.4 If a living ground cover is to be used in place of the sodded lawn, approval shall be secured prior to the commencement of work.
- 5.9.5 Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass is specifically prohibited.
- 5.9.6 Areas of bare earth are not permitted.

## 5.10 Irrigation & Mulch Materials

- 5.10.1 Plant material in all yards shall be 100% irrigated. The irrigation system shall comply with the applicable utility company’s rules and all rules of any governmental agency having jurisdiction. The irrigation system shall be designed with “smart” technology to conserve water. Provisions shall be made for the removal of rust or stain if it is present in the water supply. In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system. If staining occurs after the homebuilder has sold the lot, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.
- 5.10.2 Any change in mulch material requires prior written approval by the Review Parties.
- 5.10.3 Pop-up sprinklers or low pressure staked heads shall be used in all irrigated areas.
- 5.10.4 Each tree planted subject to the landscape requirements shall have a bubbler nozzle installed as part of the irrigation system.

- 5.10.5 Permitted mulch materials include: pine bark, unpigmented cedar or hardwood shredded mulch, brown or black pigmented shredded mulch, pine straw, rock and/or stone of a natural color (i.e., as found in native form) that compliments the home, including but not limited to, river rock, beach or Mexican beach pebbles. Pea Gravel may not be used on the front elevation of the home.
- 5.10.5.1 The diameter of rock mulch material shall be 3/8" – 1". Larger stones, 1" or greater shall be considered accents and may be limited unless it is demonstrated that the stones are appropriately integrated into a unified and cohesive landscape composition. Utilizing large stones to mulch the front elevation is not permitted. Larger stones are limited to accent areas only and will only be considered if used in conjunction with permitted mulch materials.
- 5.10.6 Mulch materials which are not permitted: decomposed granite, rubber mulch, topsoil, wood chips, compost, grass clippings, leaves, coconut husk, sawdust, straw or hay, paper or peat moss, red pigmented shredded mulch, rocks with metallic specs or flakes, slate, marble, quartz, gravel or crushed stone, or recycled glass. Red or black lava rock may not be used in landscape bed but may be restricted to backyard fire features. Crushed or decomposed granite or stone may not be used as a mulching material but may be considered for backyard paths only. Rip rap and tumbled stone are also not permitted unless being considered for erosion control measures and shall only be considered on a case by case basis.
- 5.10.7 Individually placed stones, boulders or rocks for the purpose of creating aesthetic value will also be reviewed on a case-by-case basis if it is demonstrated that the proposed items are thematically consistent, complementary in style and scale and integrated into a cohesive landscape composition.

## 5.11 Plant Material, Planting Beds

- 5.11.1 Any modification in plant material require the prior written approval of the Review Parties.
- 5.11.2 Plant material shall be Florida No. 1 grade or better.
- 5.11.3 Yards shall be completely sodded with St. Augustine sod unless an alternative type of grass is specifically approved by the Review Parties.
- 5.11.4 Groundcovers other than sod shall be planted and mulched in such a manner to present a finished appearance within three months after planting.
- 5.11.5 Hedge shrubs shall be a minimum three gallon (3 gal.) plant, be of a minimum height of twenty-four inches (24") immediately after planting and shall be planted at a distance of a minimum of eighteen inches (18") on center and a maximum of twenty-four inches (24") on center and conditional that the hedge shrubs are capable of growing to close all gaps within the first year after planting. Accent shrubs shall be a minimum seven-gallon (7 gal.) plant, be a minimum height of forty-eight inches (48") immediately after planting and shall be installed as a contiguous design element to accent the hedge shrub material. Groundcovers shall be a minimum one-gallon (1 gal.) plant and shall be planted at a distance of a maximum of twelve inches (12") on center.
- 5.11.6 Planting beds shall contain plant material and shall not be left bare. Planting beds are not intended to be xeriscape with no plant material.
- 5.11.7 A defined planting areas with mulch material that conforms with these Architectural Requirements is required for all trees, shrubs, plants, ground cover, flowers, etc. All trees shall be incorporated into either a tree ring or landscaped bed and shall not be planted amongst the turf.

## 5.12 Sight Distances at Intersections

- 5.12.1 No fence, wall, hedge, or shrub planting shall be placed or maintained where such improvements would create a traffic or sight problem at intersections for corner lots or at the intersection of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained at a

sufficient height to prevent obstruction of sight lines for corner lots and intersections as set forth above.

### 5.13 Restrictions on Hardscape and Paver Improvements

- 5.13.1 It is the express intent of the community's design standards that landscaping be used to soften the appearance of homes and hardscape features. Excessive use of concrete, pavers, or other hardscape materials in front, rear, or street-facing side yards is strongly discouraged.
- 5.13.2 All paved or hardscape improvements shall be thoughtfully integrated with landscaping to minimize visual impact from common areas, roadways, and neighboring lots. The inclusion of substantial plantings—particularly large shrubs—is preferred over non-vegetative screening methods, as they provide a more natural and cohesive aesthetic.
- 5.13.3 Landscape design should be an inherent part of all hardscape planning. Proposals that lack adequate landscape integration will not meet the community's design intent and may be denied by the Review Party.

### 5.14 Terraced Plant Beds/Garden Bed Walls

- 5.14.1 Terraced planting beds and garden bed wall refer to any permanent or semi-permanent structure used to retain soil or create multi-level planting area in a yard. The improvements require the prior written approval of the Review Party.
- 5.14.2 Each individual wall segment shall not exceed twelve inches (12") in height. Where multiple tiers are proposed, a minimum horizontal separation of 18 inches (18") between tiers is required to reduce visual massing and allow for planting.
- 5.14.3 Only natural stone stacked paver block or brick with finished a finished appearance shall be permitted. Railroad ties, pressure treated lumbar or unfinished concrete block is not permitted. Material shall be consistent with the overall aesthetic of the home and community.
- 5.14.4 Color shall be neutral, and earth toned. Bright or high contract finished are not permitted.
- 5.14.5 Walls shall include an adequate drainage plan (such as weep holes, gravel backfill) to prevent water buildup and soil erosion.
- 5.14.6 Homeowners are responsible for keeping terraced planting beds in good condition and free of weeds, pests or structural degradation.

### 5.15 Trees

- 5.15.1 Any new tree (including palms) installations, replacements or relocations require the prior written approval of the Review Parties.
- 5.15.2 Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged. During the initial home construction, no trees measuring twelve inches (12") or more in diameter at a point one foot (1') above ground level may be removed without written approval of the Review Parties, unless it is located within ten feet (10') of the dwelling unit. After the initial home construction, no trees measuring six inches (6") or more in diameter at a point one foot (1') above ground level may be removed without written approval of the Review Parties, unless it is located within ten feet (10') of the dwelling unit.
- 5.15.3 Trees shall be planted as required by the applicable St. Johns County landscape code and the PUD requirements.
- 5.15.4 Shade trees shall be species with a mature spread of twelve feet (12') minimum and having a trunk which can be maintained in a clean condition with at least three feet (3') of clear trunk.
- 5.15.5 Shade trees shall be a minimum of eight feet (8') in height when planted with a trunk caliper that is a minimum of two (2) inches, as identified on Exhibit "B".

- 5.15.6 A minimum of one (1) shade tree as outlined in this document, or the minimum required by the County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of corner lots require two (2) additional shade trees to be planted. The number of hedge shrubs shall be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscaping purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two-car garage door opening. In addition, the street side elevation of side yards on corner lots shall require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two-car garage opening, divided by two feet (2') (the maximum distance between plants) will yield the minimum number of hedge shrubs. The hedge shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of accent shrubs per elevation is four (4). Accent shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required accent shrubs should not be planted separately, freestanding from other plant material. The number of ground covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two-car garage door opening, divided by one foot (1') (the maximum distance between plants) will yield the minimum number of ground cover plants. The minimum amount of ground cover plants may be used to frame hedge shrubs or clustered in focal areas around accent shrubs.
- 5.15.7 A shade tree shall always be maintained on the front elevation of the home. Oak trees and Magnolias are the two varieties allowed and they may not be replaced with palm trees. Additional trees may be installed on the front elevation, but an Oak or Magnolia tree shall always be present.
- 5.15.8 Additional or new trees shall be spaced properly to accommodate their mature size, avoiding conflicts with homes, driveways, sidewalks and other paved areas. Careful consideration shall be given to future growth that may result in encroachment over neighboring properties, streets, or common areas. Trees as installed by the builder or Declarant are exempt from this requirement.
- 5.15.9 Streetscape trees shall be maintained to provide safe and unobstructed passage for pedestrians and vehicles. Once tree canopies extend over sidewalks, they shall be pruned to maintain a minimum clearance of eight feet (8') above grade. As trees mature and extend over roadways, they shall be maintained at a minimum clearance of fourteen feet (14') above grade.
- 5.15.10 Maintenance and replacement of streetscape trees is the responsibility of the homeowner. Each lot is required to maintain a canopy tree. If that canopy tree is also a streetscape tree, it can only be replaced with another canopy tree. While canopy trees on other areas of the Lot may be replaced, the preferred replacement is another canopy tree to preserve the community's overall aesthetic character. However, if a homeowner proposes to replace a canopy tree with a different tree variety or a palm, the request will be reviewed by the Review Party and may be approved if the proposed replacement is incorporated as part of a cohesive landscape design and clearly supports the overall visual goals of the community.
- 5.15.11 The removal of any canopy tree requires replacement with a tree providing equal or greater landscape value in accordance with City Code. Replacement with another variety of canopy tree is preferred unless specific justification is provided and approved by the Review Party.
- 5.15.12 Fruit trees are only permitted in rear yards and shall not be visible from the street or common areas. They shall be incorporated into a defined landscape bed or placed within a maintained tree ring. Homeowners are responsible for the upkeep of fruit trees, including the **regular removal of fallen or**

**rotting fruit** from the ground or tree to maintain a clean and sanitary environment and prevent pests or odors.

## 5.16 Turf Grass (Sod)

- 5.16.1 Turf replacement requires the prior written consent of the Review Party.
- 5.16.2 Yards shall be completely sodded with St. Augustine sod unless an alternative type of grass is specifically approved by the Review Parties.
- 5.16.3 Artificial plants are not permitted anywhere on the property except as a decorative element atop outdoor furniture.
- 5.16.4 Artificial turf is permitted on a limited basis and only under specific conditions that preserve the community's design integrity and landscape aesthetics.
- 5.16.5 Large scale replacement of organic turf with artificial turf is strongly discouraged. However, small accent areas may be considered if they are visually appropriate and contribute to a balanced, high quality landscape composition.
- 5.16.6 Artificial turf is prohibited on pond bank slopes.
- 5.16.7 When artificial turf abuts organic turf, the transition between material shall be clearly detailed on included in the landscape submittal for approval.
- 5.16.8 Front and Street-Facing Side Elevations:
  - 5.16.8.1** Artificial turf may not be used as a replacement for organic turf on any front yard or street-facing side yard. However, it may be considered as a decorative accent within walkways or as an intentional design element only if it is thematically consistent with the home's architecture and surrounding landscape, limited in placement and scale, and/or appropriately integrated into a unified and cohesive landscape composition.
- 5.16.9 Rear Elevations:
  - 5.16.9.1** Artificial turf may be permitted in rear yards only if used as a decorative accent within walkways, lanais, or pool deck areas, for recreational purposes such as a putting green, or as a limited designs feature that is thematically consistent, modest in scope, and/or harmoniously incorporated into the overall landscape design.

## 5.17 Wells

- 5.17.1 Wells are prohibited.

# SECTION 6: ADDITIONAL ARCHITECTURAL REQUIREMENTS

## 6.1 Definition & Intent

- 6.1.1 Decorative landscape elements—including, but not limited to, arbors, trellises, birdbaths, decorative/planting pots, garden statues, garden décor, garden flags, lawn ornaments and other exterior decorative accents intended to enhance the aesthetics of landscaped areas—are intended to be limited in quantity to maintain visual cohesion and design integrity within the community. Such elements shall only be permitted when incorporated as a critical design component that clearly enhances the overall aesthetic of the home's exterior and its surrounding landscape. All proposed decorative landscape elements shall be included in the landscape plan submission and are subject to review and prior approval by the Review Party to ensure alignment with the community's design standards and the intent outlined in Section 5.1.

## 6.2 Arbors/Trellises

- 6.2.1 An arbor or trellis requires the prior approval of the Review Party.

- 6.2.2 Placement of an arbor or trellis will be considered on a case-by-case basis. To preserve the unity and cohesiveness of landscape design within the community, arbors and trellises shall be limited in number and scale. Unless clearly demonstrated to be a critical design element as part of a major landscape modification, homeowners shall be permitted to install no more than *one* arbor or *one* trellis per lot. The structure shall be integrated into the overall landscape plan and consistent with the architectural style and materials of the home. All such features are subject to review and approval by the Review Parties to ensure they enhance, rather than detract from, the community's cohesive aesthetic and the intent outlined in Section 6.1.1.
- 6.2.3 Arbors and trellis may be restricted if used in conjunction with other decorative design elements.

### 6.3 Birdbaths

- 6.3.1 A birdbath requires the prior written approval of the Review Party.
- 6.3.2 A single stand-alone birdbath is permitted and shall be placed in a planting bed.
- 6.3.3 A birdbath may be no more than 36 inches (36") in height.
- 6.3.4 The birdbath shall be of materials with color and design compatible with the architectural theme of the house.
- 6.3.5 Birdbaths may be restricted if used in conjunction with other landscape design elements.

### 6.4 Garden Fountain

- 6.4.1 Please see Section 4.37 Water Feature. Fountains require the prior written approval of the Review Party.
- 6.4.2 Garden features and other water features may be restricted if used in conjunction with other decorative landscape elements.

### 6.5 Garden Flag

- 6.5.1 One (1) garden flag may be displayed on the Lot without prior written approval from the Review Parties only if it conforms with the following conditions:
  - 6.5.1.1 There are no other decorative landscape elements displayed on the front elevation of the Lot, including but not limited to statues, decorative pots, garden décor, or other non-plant decorative items.
  - 6.5.1.2 The flag is seasonal, holiday-related, or otherwise of a wholesome, decorative nature that aligns with the character and aesthetics of the community.
  - 6.5.1.3 The flag conforms to the Flag Requirements outlined in Section 4.10, including but not limited to size limitations, mounting height, and placement restrictions.
  - 6.5.1.4 The flag does not display religious, political, divisive, or discriminatory messages, imagery, or symbols.
  - 6.5.1.5 The flag is mounted on a single, vertical flag holder that is staked into a landscape bed or tree ring—not installed in turf, hardscape, or common area.
  - 6.5.1.6 Garden flags shall not include commercial advertising, promotional content, or slogans associated with businesses, schools, or organizations (other than approved community-related events or causes).
- 6.5.2 Flags that become unsightly shall be promptly removed or replaced.
- 6.5.3 Any garden flag display that does not conform with the above conditions shall require prior written approval from the Review Parties and may be denied if deemed inconsistent with the community design standards or aesthetic objectives.

- 6.5.4 The Review Parties reserve the right to request removal of any flag that, in their sole discretion, is deemed inappropriate or not in keeping with the spirit and intent of this section.

## 6.6 Planting Pots/Landscape Bed Décor

- 6.6.1 Planting pots are considered to enhance the overall view of your home and require prior written approval of the Review Party.
- 6.6.2 Planting pots are not permitted on sod.
- 6.6.3 Planting pots shall be of a color and design compatible with the architectural theme of the home. If a structure's core purpose by its manufacturer is as a fountain, then it may not be used as a planting pot.
- 6.6.4 A planting pot outside a lanai or screen enclosure may not be higher than thirty-six inches (36").
- 6.6.5 Plants may not be left in the pots they were purchased in.
- 6.6.6 Pots and containers shall be removed to safe storage in the event of an impending storm or if the resident is leaving for an extended period.
- 6.6.7 Planting pots shall be limited to a reasonable quantity and shall be appropriately integrated into a unified and cohesive landscape composition as determined by the Review Party.
- 6.6.8 The Review Party reserves the right to required screening of planting pots from common areas, the roadway or neighboring lots.
- 6.6.9 Landscape bed décor items such as stepping stones shall be limited in quantity and size and shall only be permitted if appropriately integrated into a unified and cohesive landscape composition as determined by the Review Party.
- 6.6.10 Planting pots and landscape bed décor may be restricted if used in conjunction with other decorative landscape elements.
- 6.6.11 Lawn ornaments are not permitted.

## 6.7 Statues

- 6.7.1 No more than two (2) garden statues are permitted on the lot and require prior written approval of the Review Party.
- 6.7.2 Garden statues may be no higher than twenty-four inches (24") and shall be placed in a planting bed or paved area.
- 6.7.3 Statues shall be of materials with color and design compatible with the architectural theme of the home.
- 6.7.4 Statues quantity and/or placement may be restricted when used in conjunction with other landscape accent items.
- 6.7.5 Larger decorative statues not intended to be used as small garden accents, but a feature of the home, shall be considered on a case by case basis, but shall be limited to forty eight inches (48"), shall be limited to one (1) and shall be restricted to a front patio or lanai.
  - 6.7.5.1 The Review Party reserves the right to require screening of large decorative statues from common areas, the roadway or neighboring lots.

# SECTION 7: ADDITIONAL ARCHITECTURAL REQUIREMENTS

## 7.1 Prohibited Structures

- 7.1.1 Metal or fiberglass covered carports
- 7.1.2 Permanent basketball hoops/goals
- 7.1.3 Storage sheds or other outbuildings
- 7.1.4 Metal or fiberglass detached structures

- 7.1.5 Detached garages
- 7.1.6 Tents
- 7.1.7 Lawn equipment storage containers
- 7.1.8 Prefabricated trash or equipment enclosures
- 7.1.9 Plastic play structures
- 7.1.10 Gazebos (See definition in sub-section 4.11.5.1)

## 7.2 Maintenance During Construction

- 7.2.1 Any Owner undertaking major exterior improvements after the completion of the initial home construction shall maintain their Lot in a clean and orderly condition throughout the duration of the construction activity.
- 7.2.2 Silt fencing shall be installed and continuously maintained along the perimeter of the Lot, including at the top of any pond bank, to prevent erosion, runoff, and the spread of construction debris or sediment into adjacent properties or common areas.
- 7.2.3 All construction materials and equipment shall be stored entirely within the boundaries of the Lot. Use of sidewalks, streets, curbs, or common areas for material staging or storage is strictly prohibited.
- 7.2.4 Residents shall take necessary precautions to prevent damage to sidewalks, roadways, curbs, or common areas. The use of protective underlayment (such as plywood or other ground coverings) is encouraged to shield these surfaces from damage by construction vehicles, dumpsters, or heavy equipment.
- 7.2.5 If a dumpster is required for the work, it shall be placed entirely on the Lot and only for the minimum time necessary. Dumpsters shall be kept in good condition and shall not be allowed to overflow. Overflowing dumpsters or those placed on the street or common areas are subject to immediate removal.
- 7.2.6 While some disruption to the yard is expected, the remainder of the Lot shall be maintained as much as is practical during the construction period. Turf and landscape areas not directly affected by construction shall continue to be mowed, weeded, irrigated and maintained.
- 7.2.7 Upon completion of any exterior construction, the Owner shall promptly repair and restore any damaged landscaping, sod, or irrigation systems to a condition consistent with the surrounding Lot and community standards.
- 7.2.8 Failure to comply with the above requirements may result in enforcement action, including removal of violations by the Review Parties and assessment of related costs plus an administrative fee to the Owner.

## 7.3 Holiday Lighting & Decor

- 7.3.1 Temporary holiday lighting and decorations will be permitted so long as the lights and decorations are unobtrusive and do not constitute a nuisance.
- 7.3.2 Temporary holiday lighting that complies with the Holiday Lighting Display Period set forth below may be installed without prior approval if it is properly maintained and fully removed at the end of the Holiday Lighting Display Period. Temporary holiday lighting is defined as lighting that is manually or seasonally installed during the permitted Holiday Lighting Display Period, is securely fastened, does not create a nuisance, and is completely removed – including all clip, fasteners, and fixtures – at the conclusion of the permitted Holiday Lighting Display Period. For examples of permitted temporary holiday lighting see Figure 3 – Examples of Permitted Temporary Holiday Lighting.
- 7.3.3 Permanent holiday lighting (as more clearly defined in Section 4.17.6) or similar continuous or segmented lighting installed on the exterior of the home, including without limitation, under or within the eaves, rooflines, fascia, soffits, windows, porches, patios, lanais, or exterior of the dwelling is prohibited. Prohibited lighting includes, without limitation: Trimlights, JellyFish Lighting, and other

similar programmable or color-changing outdoor LED lighting systems (regardless of light color) , rope lighting, string lighting and similar lighting installations designed to outline or accentuate architectural features, including along or within the eaves of the home; and any exterior mounted lighting systems intended to or capable to mimic, replicate, or serve as seasonal, accent or holiday lighting (other than temporary holiday lighting).

7.3.4 Holiday decorations are considered exterior ornamentation of a resident’s property used to celebrate holiday decoration periods.

7.3.5 Temporary holiday lighting and décor shall conform with the following:

7.3.5.1 May only be displayed during the Holiday Display Period in Section 7.3.7.

7.3.5.2 The decorations shall be in good condition and may be displayed only during holiday decoration periods. Residents are expected to be diligent in ensuring that displays, including outdoor lighting, do not spill over to neighboring properties.

7.3.6 The display of holiday decorations is subject to the right of the Association to require removal of such decorations that it deems to:

7.3.6.1 Be excessive in number, size, or brightness relative to the surrounding properties.

7.3.6.2 Draw excessive attention or traffic.

7.3.6.3 Unreasonably interfere with the use and enjoyment of neighboring properties.

7.3.6.4 Cause a dangerous condition to exist.

7.3.7 Holiday Display Period. The Lighting Display Period is defined as follows:

7.3.7.1 Winter Holiday Period: Commencing on November 1<sup>st</sup> and ending January 15

7.3.7.2 Other Holidays: For federally recognized holidays and religious holidays falling outside of the Winter Holiday Period, holiday lighting may be displayed no earlier than three (3) days prior to the holiday to which the decorations are related until one (1) day after said holiday.

**Figure 3 - Examples of Permitted Temporary Holiday Lights**



Temporary Rope Lighting

Mini LED

Mini Lights



Icicle Lights

C7 or C9 Lights

## Exhibit “A” Fee Schedule

<b>\$50 Review Fee \$25 of which goes to Silverleaf Master</b>	<b>\$75 Review Fee \$25 of which goes to Silverleaf Master</b>	<b>\$125 Review Fee \$25 of which goes to Silverleaf Master</b>
<input type="checkbox"/> Awning	<input type="checkbox"/> Driveway or Walkway	<input type="checkbox"/> Free Standing Structure (requiring a permit)
<input type="checkbox"/> Basketball Hoop/Goal	<input type="checkbox"/> Extended Patio	<input type="checkbox"/> Lanai Extension
<input type="checkbox"/> Door or Garage Door	<input type="checkbox"/> Fence	<input type="checkbox"/> Outdoor Kitchen
<input type="checkbox"/> Fire Feature	<input type="checkbox"/> Free Standing Structure (not requiring a permit)	<input type="checkbox"/> Pool & Deck
<input type="checkbox"/> Flag or Flag Pole	<input type="checkbox"/> Hot Tub or Jacuzzis	<input type="checkbox"/> Retaining Wall (Major)
<input type="checkbox"/> Ground/Wall Mounted Equipment (Generator, Mini-Split)	<input type="checkbox"/> Retaining Wall (Minor)	<input type="checkbox"/> Screen Enclosure
<input type="checkbox"/> Lanai (screening only)	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Screen Room
<input type="checkbox"/> Lighting	<input type="checkbox"/> Water Features (Major)	
<input type="checkbox"/> Motorized Screens	<input type="checkbox"/> Window Additions	
<input type="checkbox"/> Exterior Paint	<input type="checkbox"/> Major Landscape	
<input type="checkbox"/> Playsets/Playgrounds	<input type="checkbox"/> Terraced Plant Bed/Garden Walls	
<input type="checkbox"/> Recreation Equipment & Sports Goals	<input type="checkbox"/> Major Drainage Alteration/Improvements	
<input type="checkbox"/> Roof Mounted Attic Fan		
<input type="checkbox"/> Satellite Dish or Antenna		
<input type="checkbox"/> Security Camera		
<input type="checkbox"/> Shutters		
<input type="checkbox"/> Stone & Brick Veneer		
<input type="checkbox"/> Trim		
<input type="checkbox"/> Wall Decoration & Medallion		
<input type="checkbox"/> Water Feature (Minor)		
<input type="checkbox"/> Window Replacements		
<input type="checkbox"/> Water Softeners/Purifier		
<input type="checkbox"/> Window Box		
<input type="checkbox"/> Tree Alteration/Improvement		
<input type="checkbox"/> Arbor/Trellis/Birdbath		
<input type="checkbox"/> Landscape (Minor)		

## Exhibit “B” Plant List

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

### GROUND COVERS

#### Botanical Name

Ilex Cornuta Rotunda  
Juniperus spp.  
Liriope Muscari  
Ophiopogon japonicus  
Arachus glabrate  
Trachelospermum asiaticum

#### Common Name

Dwarf Holly  
Various Juniper Ground Covers  
Lily Turf  
Mondo Grass  
Perennial Peanut  
Small Leaf Jasmine

### SHRUBS (Hedge and accent)

#### Botanical Name

Raphiolepis Indica  
Cocculus Laurifolius  
Ilex Burfordii  
Ilex Vomitoria  
Juniperus spp.  
Mahonia Bealei  
Nandina Domestica  
Nerium Oleander  
Pittosporum spp.  
Viburnum odoratissimum  
Viburnum suspensum  
Crataegus sp.  
Ilex crenata ‘Compacta’  
Ilex cornuta “Carissa’  
Ilex crenata “Helleri’  
Rhododendron indicum  
Ternstroemia gymnanthera  
Buxus macrophylla  
Ilex x ‘Oak Leaf’  
Gardenia jasminoides

#### Common Name

Indian Hawthorne  
Snailseed  
Burford Holly  
Yaupon Holly  
Various Juniper Shrubs  
Leatherleaf Mahonia  
Heavenly Bamboo  
Oleander  
Various Pittosporum  
Sweet Viburnum  
Sandankwa Viburnum  
Dwarf Tudeau Hawthorne  
Compacta Holly  
Carissa Holly  
Helleri Holly  
Azalea  
Cleyera  
Japanese Boxwood  
Oak Leaf Holly  
August Beauty Gardenia

### SHADE TREES

#### Botanical Name

Quercus Virginiana  
Quercus Laurifolia  
Magnolia Grandiflora

#### Common Name

Live Oak  
Laurel Oak  
Southern Magnolia

## Exhibit "C" Material Selections and Colors

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



### EXTERIOR COLOR SELECTIONS Newbrook

#### Color Scheme 1

*For use on Transitional Elevations*



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Pure White	Pure White	Grays Harbor	Cadet	White
<b>PANNELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Cadet	Dry Stack Winter Point	Pewter Gray	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 2**

For use on *Transitional Elevations*



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Snowbound	Pure White	Debonair	Snowbound	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Pavestone	Alpine Ledgestone Winter Haven	Pewter Gray	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 3**

For use on *Transitional Elevations*



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Accessible Beige	Pure White	Slate Tile	Urbane Bronze	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Urbane Bronze	Alpine Ledgestone Winter Haven	Charcoal	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 4**

For use on *Transitional* Elevations



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Illusive Green	Pure White	Iron Ore	Illusive Green	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Oyster White	Alpine Ledgestone Winter Haven	Charcoal	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 5**

For use on *Transitional Elevations*



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Colonnade Gray	Pure White	Slate Tile	Colonnade Gray	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Pure White	Alpine Ledgestone Winter Haven	Pewter Gray	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 6** For use on *Transitional Elevations*



<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Argos	Pure White	Mount Etna	Argos	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Snowbound	Dry Stack Winter Point	Charcoal	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



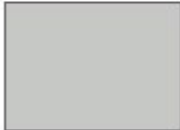
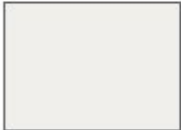

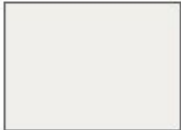

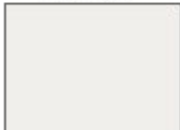



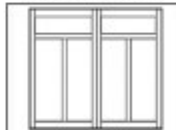

**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 7**

For use on *Transitional* Elevations



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Tinsmith	Pure White	Adrift	Pure White	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Pure White	Dry Stack Winter Point	Pewter Gray	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.



**EXTERIOR COLOR SELECTIONS**  
**Newbrook**

**Color Scheme 8**

For use on *Transitional Elevations*



Seamark Exterior Shown

<b>SIDING</b>	<b>TRIM/SOFFIT/FASCIA</b>	<b>ENTRY DOOR</b>	<b>GARAGE DOOR COLOR</b>	<b>WINDOWS</b>
				
Light French Gray	Pure White	Cyberspace	Light French Gray	White
<b>PANELING</b>	<b>STONE</b>	<b>ROOF</b>	<b>PAVERS</b>	<b>GARAGE DOOR</b>
				
Westchester Gray	Dry Stack Winter Point	Charcoal	Napoli	Carriage Somerset
<b>COACH LIGHT</b>				
				
Progressive Lighting Santee				

The following exterior color selections shown represent pre-approved color and material selections. However, an Architectural Review Application and prior approval of the Review Parties is still required for all exterior modifications and improvements. Selecting a pre-approved color or material does not preclude an Owner from submitting the selections to the Review Parties prior to undertaking any modifications or improvements.






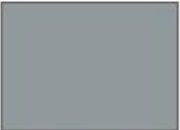

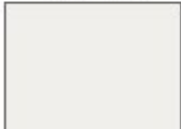



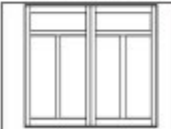

EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Transitional 9: PC189124

For use on *Transitional Elevations*



Seamark Exterior Shown

<p><b>SIDING</b></p>  <p>Cadet</p>	<p><b>TRIM/SOFFIT/FASCIA</b></p>  <p>Pure White</p>	<p><b>ENTRY DOOR</b></p>  <p>Grays Harbor</p>	<p><b>GARAGE DOOR COLOR</b></p>  <p>Cadet</p>	<p><b>WINDOWS</b></p>  <p>White</p>
<p><b>PANNELING</b></p>  <p>Pure White</p>	<p><b>STONE</b></p>  <p>Dry Stack Winter Point</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>	<p><b>PAVERS</b></p>  <p>Napoli 4x8 Running Bond</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Somerset</p>
<p><b>COACH LIGHT</b></p>  <p>Santee</p>				

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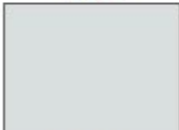








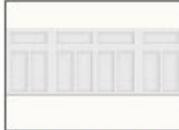
EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Coastal 1

For use on Coastal Elevations



Callaway Exterior Shown

<p><b>BODY</b></p>  <p>Mountain Air SW6224</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Interesting Aqua SW6220</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Interesting Aqua SW6220</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		











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EXTERIOR COLOR SELECTIONS  
Newbrook

**Color Scheme Coastal 2** For use on Coastal Elevations



<p><b>BODY</b></p>  <p>Topsail SW6217</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Debonair SW9139</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Debonair SW9139</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		






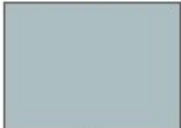




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EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Coastal 3 For use on Coastal Elevations



<p><b>BODY</b></p>  <p>Window Pane SW6210</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Rain SW6219</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Rain SW6219</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		

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EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Coastal 4

For use on Coastal Elevations



Callaway Exterior Shown

<p><b>BODY</b></p>  <p>Spare White SW6203</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Stardew SW9138</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Stardew SW9138</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		

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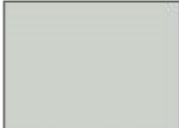
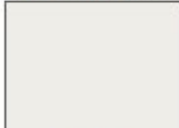








EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Coastal 5

For use on Coastal Elevations



Callaway Exterior Shown

<p><b>BODY</b></p>  <p>Sea Salt SW6204</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Whirlpool SW9135</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Whirlpool SW9135</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		

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EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Coastal 6

For use on Coastal Elevations



Callaway Exterior Shown

<p><b>BODY</b></p>  <p>Silver Strand SW7057</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Jasper Stone SW9133</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Jasper Stone SW9133</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		

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EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Coastal 7

For use on Coastal Elevations



<p><b>BODY</b></p>  <p>Origami White SW7636</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Pussywillow SW7643</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Pussywillow SW7643</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		











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EXTERIOR COLOR SELECTIONS  
Newbrook

**Color Scheme Coastal 8** For use on Coastal Elevations



<p><b>BODY</b></p>  <p>Pure White SW7005</p>	<p><b>TRIM/SOFFITS/CORBELS</b></p>  <p>Pure White SW7005</p>	<p><b>ENTRY DOOR</b></p>  <p>Jasper Stone SW9133</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>SHUTTERS</b></p>  <p>Jasper Stone SW9133</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Gibbes Street</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Pinetop</p>		

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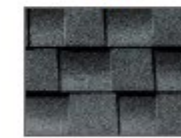








EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Farmhouse 1

For use on Farmhouse Elevations



<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Eider White SW7014</p>	<p><b>TRIM/SOFFITS</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Summit Gray SW7669</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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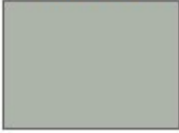






EXTERIOR COLOR SELECTIONS  
Newbrook

**Color Scheme Farmhouse 2** For use on *Farmhouse Elevations*



Callaway Exterior Shown

<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Spare White SW6203</p>	<p><b>TRIM</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Oyster Bay SW6206</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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**Color Scheme Farmhouse 3**

For use on *Farmhouse Elevations*



Callaway Exterior Shown

<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Misty SW6232</p>	<p><b>TRIM/SOFFITS</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Charcoal</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Sea Serpent SW7615</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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**Color Scheme Farmhouse 4**

For use on *Farmhouse Elevations*



Callaway Exterior Shown

<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Alabaster SW7008</p>	<p><b>TRIM/SOFFITS</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Charcoal</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Tricorn Black SW6258</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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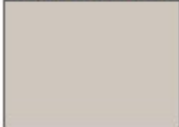




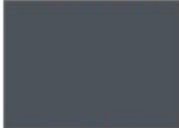




EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Farmhouse 5

For use on *Farmhouse Elevations*



Callaway Exterior Shown

<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Alpaca SW7022</p>	<p><b>TRIM/SOFFITS</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Charcoal</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Mount Etna SW7625</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Farmhouse 6

For use on Farmhouse Elevations



Callaway Exterior Shown

<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Pure White SW7005</p>	<p><b>TRIM/SOFFITS</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Pewter Gray</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Blustery Sky SW9140</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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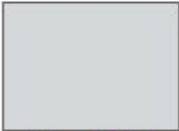




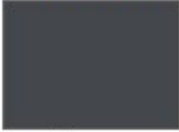






EXTERIOR COLOR SELECTIONS  
Newbrook

Color Scheme Farmhouse 7

For use on Farmhouse Elevations



<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Olympus White SW6253</p>	<p><b>TRIM/SOFFITS</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Charcoal</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Cyberspace SW7076</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

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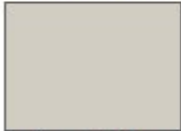









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EXTERIOR COLOR SELECTIONS  
Newbrook

**Color Scheme Farmhouse 8** For use on *Farmhouse* Elevations



<p><b>BODY/SIDING/B&amp;B</b></p>  <p>Agreeable Gray SW7029</p>	<p><b>TRIM</b></p>  <p>Pure White SW7005</p>	<p><b>CORBELS/BRACKETS</b></p>  <p>Pure White SW7005</p>	<p><b>ROOF</b></p>  <p>Charcoal</p>
<p><b>WINDOWS</b></p>  <p>White</p>	<p><b>ENTRY DOOR</b></p>  <p>Cyberspace SW7076</p>	<p><b>PAVERS</b></p>  <p>Napoli</p>	<p><b>GARAGE</b></p>  <p>Pure White SW7005</p>
<p><b>COACH LIGHT</b></p>  <p>Brookside</p>	<p><b>GARAGE DOOR</b></p>  <p>Carriage Seabrook</p>		

Townhome color schemes may not be changed.



Townhome color schemes may not be changed.



## EXTERIOR COLOR SELECTIONS Newbrook Towns

### Color Scheme Modern Farmhouse 1

For use on Modern *Farmhouse* Elevations



#### BODY/SIDING/B&B



Elder White  
SW7014

#### TRIM/SOFFITS



Pure White  
SW7005

#### CORBELS/BRACKETS



Pure White  
SW7005

#### ROOF



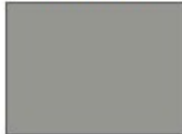
Pewter Gray

#### WINDOWS



White

#### ENTRY DOOR



Summit Gray  
SW7669

#### PAVERS



Napoli

#### GARAGE



Pure White  
SW7005

#### COACH LIGHT



Brookside

#### GARAGE DOOR



Carriage Seabrook

Townhome color schemes may not be changed.




## EXTERIOR COLOR SELECTIONS Newbrook Towns

### Color Scheme Modern Farmhouse 3

For use on *Modern Farmhouse* Elevations



Lightner, Settler, Castillo, Fairfield Exteriors Shown

<b>BODY/SIDING/B&amp;B</b>  Misty SW6232	<b>TRIM/SOFFITS</b>  Pure White SW7005	<b>CORBELS/BRACKETS</b>  Pure White SW7005	<b>ROOF</b>  Charcoal
<b>WINDOWS</b>  White	<b>ENTRY DOOR</b>  Sea Serpent SW7615	<b>PAVERS</b>  Napoli	<b>GARAGE</b>  Pure White SW7005
<b>COACH LIGHT</b>  Gibbes Street	<b>GARAGE DOOR</b>  Carriage Seabrook		

Townhome color schemes may not be changed.

**Color Scheme Modern Farmhouse 4**

For use on *Modern Farmhouse* Elevations



**BODY/SIDING/B&B**



Alabaster  
SW7008

**TRIM/SOFFITS**



Pure White  
SW7005

**CORBELS/BRACKETS**



Pure White  
SW7005

**ROOF**



Charcoal

**WINDOWS**



White

**ENTRY DOOR**



Tricom Black  
SW6258

**PAVERS**



Napoli

**GARAGE**



Pure White  
SW7005

**COACH LIGHT**



Gibbes Street

**GARAGE DOOR**



Carriage Seabrook

Townhome color schemes may not be changed.

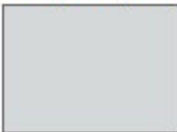
**Color Scheme Modern Farmhouse 7**

For use on Modern Farmhouse Elevations



Lightner, Settler, Castillo, Fairfield Exteriors Shown

**BODY/SIDING/B&B**



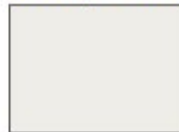
Olympus White  
SW6253

**TRIM/SOFFITS**



Pure White  
SW7005

**CORBELS/BRACKETS**



Pure White  
SW7005

**ROOF**



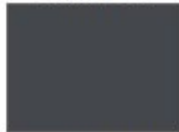
Charcoal

**WINDOWS**



White

**ENTRY DOOR**



Cyberspace  
SW7076

**PAVERS**



Napoli

**GARAGE**



Pure White  
SW7005

**COACH LIGHT**



Gibbes Street

**GARAGE DOOR**



Carriage Seabrook