



Architectural Guidelines

EDITED AUGUST 15, 2008

LIMITING CONDITIONS

The existence of the New Construction Committee (NCC) and its publication of these criteria and guidelines is intended for the mutual benefit and protection of all Owners of property in the Moors Golf & Racquet Club (MG&RC). This Manual sets forth minimum standards of design for the Moors Golf & Racquet Club (MG&RC) in order to protect the value of all homes located therein. The Owners Association will update and revise this Manual over the course of development as the Board of Directors determines it is reasonably necessary in order to fulfill the intentions of these guidelines.

Under the terms of the Declaration of Covenants, Conditions and Restrictions for MG&RC, this Manual is binding on all parties having an interest in any portion of the community. **Each Owner/Builder is required to comply with the requirements set forth in this Manual.** Any failure to comply with these requirements will be subject to the remedies provided in the Declaration of Covenants, Conditions and Restrictions, in addition to the legal remedies contained in the various legal agreements executed by Santa Rosa Golf Association, Inc. (the Developer) and the Owners.

I. DEFINITIONS

1. **ANCILLARY STRUCTURE (S)** - A structure within the Building Area which extends vertically above finished grade, detached from the main residence, such as a guest cottage, gazebo, cabana or garage and constructed with the same materials, roof pitch and colors as the main residence. Patios or any such horizontal structures are not included in this description.
2. **APPROVED BUILDER** - Shall mean and refer to, the builders who have submitted and met all criteria required to build homes in MG&RC.
3. **ARCHITECTURAL CRITERIA & DESIGN GUIDELINES ("MANUAL")** - This Manual which contains guidelines, criteria and standards for the development, design construction and landscaping of all homes within the community. This Manual may be revised and/or amended by the Board of Directors from time to time.
4. **BOARD OF DIRECTORS** - Shall mean a group of people initially appointed by the Developer and later elected by the Owners of the community.
5. **COMMON AREAS** - Those areas within the MG&RC community which are owned and maintained by the Owners Association and are for the use and enjoyment of all Owners within MG&RC. The term Common Areas shall refer to all Common Areas and any Exclusive Common Areas, if applicable. The Common Areas shall be conveyed to the Owners Association by the Developer upon recording a conveyance in the public records of Santa Rosa County.
6. **COMMUNITY-WIDE STANDARD** - The standard of maintenance established by the Owners Association, whether Lots or Common Areas.
7. **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("DECLARATION")** - Restrictions placed on the community by the Developer concerning the use of all property within MG&RC.
8. **DEVELOPER/DECLARANT** - Santa Rosa Golf Associates, Inc.
9. **MOORS GOLF & RACQUET CLUB (MG&RC)** - Shall mean that property in Santa Rosa County, Florida that has been platted in the public records and subject to the Declaration of Covenants, Conditions and Restrictions of the Owners Association.
10. **NEW CONSTRUCTION COMMITTEE (NCC)** - A group of people appointed by the Developer for the purpose of the reviewing, administering and enforcing the Architectural Criteria and Design Guidelines set forth in this Manual and the Declaration of Covenants, Conditions and Restrictions for all new construction within MG&RC.
11. **OUTBUILDINGS** - Those structures which are no larger than 150 square feet in size or greater than 15 feet to the roof ridge line. This area is limited to the rear building area in the shadow of the house of that property in question.

12. **OWNERS/MEMBERS** - Any person or entity that holds the record title to a Lot is an Owner and automatically a Member of the Owners Association.
13. **OWNERS ASSOCIATION (ASSOCIATION)** - Shall mean and refer to the Moors Golf & Racquet Club, Inc., a Florida not-for-profit corporation, formed for the administration of the properties described in the legal exhibits to the Declaration of Covenants, Conditions and Restrictions.
14. **UNIT** - Shall mean the residential dwelling constructed upon a Lot.

II.

IMPORTANT NUMBERS:

Home Owners Management Company

Realty Masters of FL
Phone: 850-473-3975

Sewer

Avalon Utilities
Billing & Account Questions: 205-944-4029
Plant and Service: 850-995-4302
Any other inquiries: 850-994-8200

Electric

Gulf Power
Phone: 850-623-0223

Water

Pace Water Systems, Inc.
Phone: 850-994-5129

Phone

AT&T
Phone: 888-757-6500

Cable & Satellite

Mediacom	Direct TV	DISH Network
Phone: 800-239-8411	800-494-4388	866-722-7500

Garbage Services

Integrated Waste (Green)	Waste Management
Phone: 888-435-4135	866-729-6476

Propane Gas Services

AmeriGas	Blossman Gas	Coast Gas
Phone: 850-432-7794	850-623-5707	850-434-0811

Glen Mailboxes & Signs

Classic Sign & Mirror, Inc.
Phone: 850-433-4981

Highland & Abbey Mailboxes & Signs

Mailbox Classics
Phone: 850-729-2688

III. MOORS GOLF & RACQUET CLUB OWNERS ASSOCIATION

The Developer of the Moors Golf & Racquet Club has created the Moors Golf & Racquet Club Owners' Association, Inc. (the "Association") to govern the community. The Association is responsible for the administration of all residential property and Common Areas within MG&RC. The Association's responsibilities include provisions of specialized services within a Neighborhood, maintenance of the Common Areas, preparation and maintenance of accurate budgets, assessment and collection of each Member's share of the common expenses, and preservation of a reserve fund sufficient to repair and restore the Common Areas.

The Association will be operated initially by a Developer appointed Board of Directors. The Developer will continue to appoint a majority of the Board until seventy-five (75%) percent of the Units in all phases have certificates of occupancy and have been conveyed to Owners. Owner's participation in the elected of the Board members is phased in over time. Owners will elect one director when twenty-five (25%) percent of the total Units have been conveyed to Owners, and will elect two directors when fifty (50%) percent of the total Units have been conveyed to Owners, unless the Developer chooses to accelerate Owner participation in election of Board members.

Each and every Unit within MG&RC is a Member of the Association. Owners are encouraged to serve on the many committees needed to operate the Association (i.e., covenants committee, modifications committee, nominating committee, etc.). Owners are encouraged to completely review the Declaration of Covenants, Conditions and Restrictions for MG&RC, the Articles of Incorporation of the Association, and the By-laws of the Association, which are the documents that establish and describe the organization and operation of the MG&RC Community.

IV. INTRODUCTION TO THE NEW CONSTRUCTION COMMITTEE

1. **OVERVIEW** - One of the most effective methods of assuring the protection of the Master Plan concept, community lifestyle, environment and individual property values is through the establishment of high standards of architectural review. All construction or modification changes to the community (i.e., buildings, garages, site work, building exterior improvements, etc.) must be approved through an architectural review process. The Association administers this process by the authority vested in it through the Declaration of Covenants, Conditions and Restrictions. All proposed construction or modifications will be channeled through one of two committees, the New Construction Committee (NCC) or the Improvement Committee (IC).

Each stage of activity within the community is being monitored to assure all homes constructed are compatible with the Master Plan, the Declaration, and the Architectural Criteria and Design Guidelines. The New Construction Committee (hereafter referred to as the "Committee" or the "NCC") will be operated by Santa Rosa Golf Associates until they relinquish its functions to the Association. The NCC is responsible for carrying out its duties on behalf of all Members of the Association for the benefit of the total community. The NCC reviews applications and design documents for all new construction, including landscaping. **Each application is evaluated on its own merits. The NCC will use this Manual for the purpose of review, but may consider individually the merits of any design, due to special conditions that may provide benefits to the adjacent**

Lots, the specific Lot, or to the community as a whole. The NCC does not seek to restrict individual creativity or preferences. It will maintain within the overall community, the aesthetic relationship between homes, natural amenities, and surrounding neighborhoods. The Modifications Committee (MC) will control all architectural review functions within the MG&RC after control is relinquished by the NCC.

2. **COMMITTEE MEMBERS** - The NCC shall initially consist of three (3) people appointed by the Developer. The Developer may obtain the services of other individuals with a balance of lay people and professionals experienced in architecture, construction and landscaping.
3. **MAJORITY VOTE** - Each member of the Committee shall have an equal vote, and the majority of all members of the NCC shall constitute a decision for approval, or denial, of an application. In all cases the Board of Directors of the Association shall have the right to make the final decision on any applications that have been denied approval by the NCC.
4. **MEETINGS** - The Committee shall meet to review applications at least once a month, or more often, as needed. All decisions made by the Committee will be recorded in minutes taken at the NCC meetings. The minutes will include the decisions of the NCC and the rationale behind these decisions, which can be utilized in future decisions. Plans and specifications will be retained by the NCC as part of the Association records.
5. **RESPONSIBILITIES** - On behalf of the Association, the NCC is empowered to perform the following services:
 - A. To establish architectural motifs and exterior architectural themes.
 - B. To establish architectural standards and criteria for the protection of enduring property values, and to provide the best possible safeguards for continuing appreciation.
 - C. To review all architectural applications for compliance with the Architectural Criteria and Design Guidelines, as well as with the Declaration of Covenants, Conditions and Restrictions.
 - D. To assure compatible architectural standards and harmonious relationships with neighboring properties.
 - E. To require the highest of standards of architecture and construction.
 - F. To establish fees for the review of applications as may be required.
 - G. To assure that all properties are maintained in conformance with the Community-Wide Standard.
 - H. To monitor violations of the Architectural Criteria and Design Guidelines and notify the Developer and Board of Directors of the MG&RC Owners Association for appropriate action.
 - I. To amend Architectural Criteria and Design Guidelines as may be required from time to time.
 - J. To contact applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring applications into compliance with standards and criteria and the Declaration of Covenants, Conditions and Restrictions.
 - K. To maintain copies of applications, architectural documents and related records.

- L. To inform Members of the Association regarding NCC activities and changes in standards and criteria as they may occur.

ENFORCEMENT POWERS - Should an architectural violation occur, the NCC has the right to injunctive relief to require the Owner or Builder to stop, remove and/or alter any improvement in a manner, which complies with the standards established by the NCC. Approval by the NCC does not negate the obligation of the Owner or Builder from obtaining any required governmental approvals. If such approvals are required and are not obtained, the NCC and/or the governmental agency may take whatever action is necessary to obtain compliance.

V. **NEW CONSTRUCTION COMMITTEE POLICIES**

1. **LIMITATION OF RESPONSIBILITIES** -The primary goal of the NCC is to review the applications, plans, specifications, materials and samples submitted, and to determine if the proposed structure conforms in appearance and construction criteria with the standards and policies as set forth by the NCC. The NCC does not assume responsibility for the following:
 - A. The structural adequacy, capacity or safety features of the proposed improvement or structure.
 - B. Soil erosion, incompatible or unstable soil conditions.
 - C. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
 - D. Performance or quality of work of any contractor or sub-contractor.

2. **REVIEW FEES** - All plans are subject to a design review fee. Please contact the NCC Coordinator for the current review fee. Additional fees may be charged should additional professionals be required to consult or verify field progress. Additional review fees will be collected if plans are revised after final acceptance. The review fees are subject to change without notice.

3. **TIME LIMITATIONS** - After major review and approval by the NCC, the Owner or Builder must begin construction within ninety (90) days from the date of approval, or forfeit all approvals. In that event, a new application must be submitted and approval obtained before commencement of construction.

An owner must begin construction of a residence within three (3) years of Lot purchase (Glen) and when construction starts, it must be completed within a timely manner. Considerations are based on permitting and inspections from the county and building material availability.

4. **APPLICATION WITHDRAWAL** - An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the NCC prior to the review and/or action on the application.

5. **APPEAL** - If an application has been denied, or the approval is subject to conditions which the Owner or Builder feels are harsh, he/she may request a

hearing before the full NCC to justify his/her position. After the hearing, the NCC will review its decision and notify the Owner or Builder of its final decision within ten (10) working days of the hearing.

6. **VARIANCES** - If the Owner and /or his /her Architect feel that certain portions of the Design Review Guidelines are inappropriate, based on the design elements of his/her particular residence, then the Owner may apply for a variance from a specific requirement of the guidelines. Application forms for the variance request may be obtained from the NCC Coordinator. The burden of establishing the reasons why a specific requirement of the Design Review Guidelines is not appropriate is the responsibility of the Owner and his/her Architect. The owner's Architect should provide reasonable assurance in the variance request submittal that the overall intent of the Design Review Guidelines will be accomplished with the residence as proposed. **The decision of the variance rests solely with the NCC, and granting of the variance for one particular situation does not warrant or imply that a variance will be granted for the same situation of another home site.** Each variance request will be reviewed on a case by case, residence by residence basis, in keeping with the overall objectives of the Design Review Guidelines.
7. **MODIFICATIONS** - Once approved by the NCC any changes on the exterior of the home must be **requested in writing** on the appropriate Improvement form.
8. **CONSTRUCTION DEPOSIT** - A refundable construction deposit may be required prior to any construction activity. These funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or used to clean the construction site, if necessary. The deposit will be processed upon receipt of Certificate of Occupancy and written request of the Builder/Owner-Builder, less any funds withheld due to damage or required cleanup. Please contact the NCC Coordinator for current construction deposit requirements.

These funds shall be used as assurance that all Owners and Builders will keep their Lot and any adjacent Lots and the construction site in a neat, clean and reasonable fashion, during and after construction, and to comply with all rules and regulations as set forth by the NCC. Owners and Builders are responsible for the actions of their contractors and subcontractors, who, if found to be in violation of the NCC policies and procedures, may be prohibited from being allowed into MG&RC.

9. **CONSTRUCTION COMPLIANCE INSPECTIONS** - Periodic inspections may be made by the NCC while construction is in progress to determine compliance with the approved architectural plans and specifications. The NCC is empowered to enforce its policies, as set forth in the Declaration and this Manual, by any action, including an action in a court of law, to insure compliance.

VI. DESIGN REVIEW PROCEDURE

The following is an outline of the procedures for plan submissions for single family detached homes. All plans are to be submitted to the NCC.

1. REVIEW RELEVANT DOCUMENTS:

- A. Lot Purchase Agreement
- B. MG&RC Owners Association, Inc. Declaration of Covenants, Conditions and Restrictions
- C. Architectural Criteria and Design Guidelines

2. SCHEDULE PRE-DESIGN MEETING - Once you have your preliminary plans, pictures, ideas or elevations for home construction and landscaping you should call to schedule a preliminary visit with the NCC. The NCC meets at least once a month and strongly encourages all Lot owners to submit preliminary plans, ideas and colors prior to spending time and money on final plans. Owners are encouraged to drop these plans off and the NCC will provide comments and recommendations critical to approval of your home. To verify a time for the next review session call Santa Rosa Golf Associates @(850) 994-82200 as soon as possible. Appointments are limited and scheduling is on a first come, first serve basis.

3. BUILDER APPROVAL - After receiving your PRELIMINARY comments from the NCC, you should proceed with having your home, site plan and landscape plans finalized. It is during this step that your builder and landscape contractor must be approved. The approval procedure consist of having your builder and landscape contractor complete the appropriate application and submitting it to the NCC Coordinator. A notice of Approval/Rejection will be mailed to both you and the builder/landscape architect applicant within 14 days from date of submission.

4. FINAL SUBMITTAL - When you have completed all your plans and are within sixty days of your anticipated building commencement date, you should drop off **two (2) sets of all the elements** listed below as well as the **design review fee** and **one set of all colors, materials, roof and wall samples**. All submissions must be complete. Notice of approval or disapproval and/or revisions will be forwarded to you in writing. For a current NCC schedule, please call (850) 994-8200.

Elements you must have for the FINAL DESIGN REVIEW SUBMITTAL are:

- A. Review fee (IF NOT PAID AT PRELIMINARY REVIEW)
- B. Refundable construction deposit. These funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or used to clean the construction site, if necessary. This deposit, less any funds withheld due to damage or clean-up required, will be returned upon receipt of Certificate of Occupancy.
- C. A Completed Approved Application Form.
- D. Site Plan with placement of residence structure, out-buildings, patios, walks, driveway, walls, fencing and screening.
- E. Floor Plans.
- F. Landscape & Irrigation Plan (prepared by a Landscape Designer)
- G. Exterior Elevations
- H. Details, specifications, materials, all color and material samples, entry doors design, walls and fences, patios, decks, balconies,

porches, walks, driveway and screen enclosures.

I. Approval of Builder & Landscape Contractor

It is important that all above items be submitted for any consideration for approval. **There will be no exceptions or partial submittal. Two (2) sets of all items must be submitted. Additional fees can be attached for each item presented separately. For each additional segment a \$100.00 fee will be required.**

5. **COUNTY APPROVAL** - Upon receipt of NCC approval of your plans and before construction commences, you MUST submit your approved plans and approval letter to the Santa Rosa County Building Department to receive your building permits. If any changes are required by the permitting agency, the NCC must be notified and must concur with these changes. This will be accomplished by your calling the NCC Coordinator and requesting an appointment.
6. **REVIEW FOR CLEARING** - Upon receipt of Final Review approval from the NCC and issuance of your county building permits you should have the corners of your house staked in the field for review prior to any clearing of the Lot. Please call the office to schedule a time for an NCC representative to review the site with you and your builder. Any unauthorized clearing of any Lot will lead to strict penalties, as per the MG&RC Declaration of Covenants, Conditions and Restrictions. No clearing equipment will be allowed to enter the MG&RC property prior to the above on-site meeting.
7. **FINAL INSPECTION** - Upon completion of construction you will submit a copy of your Certificate of Occupancy and foundation survey to the NCC Coordinator. The Coordinator will schedule the NCC inspection tour of your property and arrange for the return of your construction deposit. Tours will be scheduled during regular NCC meeting days. There will be no exceptions.
8. **DESIGN DOCUMENT CHANGES** - The Owner or Builder must notify the NCC prior to making any changes to the approved plans. A Improvement form with applicable support data must be submitted to the NCC for approval. All deviations may require full NCC approval prior to commencement of changes.
9. **PERIODIC INSPECTIONS** - The NCC reserves the right to inspect construction in progress for conformance with approved design documents. The applicant's full cooperation with members of the NCC during these inspections is required. Any violations of approved design documents may be subject to a fine and/or legal action. Fines may be withheld from the construction deposit.

IMPORTANT THINGS TO REMEMBER DURING THE CONSTRUCTION APPROVAL PROCESS:

- * ***ANY and ALL changes to the approved plans must be submitted to the NCC for concurrence.***
- * ***Periodic inspections of your construction site may occur without notification.***
- * ***Access to the NCC will only be during the preliminary review. All final plans will be reviewed privately by the committee with all decisions being final.***

DESIGN REVIEW APPLICATION

BLOCK _____ LOT #: _____ Received by _____

OWNER(S):

Name: _____ License Number: _____

Street: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Cell: _____

BUILDER:

Name: _____

Street: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Cell: _____

ARCHITECT:

Name: _____ License Number: _____

Street: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Cell: _____

LANDSCAPE DESIGNER / CONTRACTOR:

Name: _____ License Number: _____

Street: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Cell: _____

EXHIBIT B

This application is being submitted for:

Review by Owner _____

Review by Builder _____

Has floor plan been previously approved for another Lot? _____

If yes, for which Lot? _____

Is elevation style substantially different? _____

Air Conditioned Space (1st floor): _____

Air Conditioned Space (2nd floor): _____

Other: _____

TOTAL GROSS SQ. FT. (includes garage, patios and living areas) _____

GENERAL INFORMATION

Lot Dimensions: _____

Lot Sq. Ft.: _____ Stories: _____

Bedrooms: _____ Baths: _____

Height from Slab: _____

Height from crown of road to roof ridge line: _____

Finished Floor Elevation above crown of road _____

**16" minimum above crown
36" Maximum above crown
or County code requirements**

EXTERIOR FEATURES	COLOR/FINISH	MANUFACTURER'S DESCRIPTION	Approved or Denied
Driveway	_____	_____	_____
Entry Walk	_____	_____	_____
Stone	_____	_____	_____
Brick	_____	_____	_____
Stucco Body	_____	_____	_____
Stucco Banding	_____	_____	_____
Shutters	_____	_____	_____
Windows	_____	_____	_____
Entry Door	_____	_____	_____
Glass Sliding Doors	_____	_____	_____
French Door(s)	_____	_____	_____
Garage Door(s)	_____	_____	_____
Roofing	_____	_____	_____
Fascia	_____	_____	_____
Soffit	_____	_____	_____
Columns	_____	_____	_____
Gutters	_____	_____	_____
Chimney	_____	_____	_____
Screening	_____	_____	_____
Porch/ Patio Deck	_____	_____	_____
Pool Deck	_____	_____	_____
Fencing/ Walls	_____	_____	_____
Planters	_____	_____	_____
Sidewalk	_____	_____	_____
Mailbox	_____	_____	_____

INCLUDE WITH APPLICATION (REQUIRED): COLOR CHIPS, MATERIALS, SAMPLES OF COLOR, PRODUCT, PHOTOS.

This application is submitted for review by the New Construction Committee. Required design documents are attached.

Submitted by: (Print Name) _____

Signature: _____ Date: _____

OWNER or BUILDER: _____

Current Address: _____

Phone Number: DAY: _____ CELL: _____

EVENING: _____ FAX: _____

***** COMMITTEE USE ONLY *****

The NCC has reviewed the foregoing application and rendered the following decision

APPROVED/ APPROVED W/LIMITATIONS: _____ DENIED: _____ DATE: _____

COMMENTS (recommendations) OR LIMITING CONDITIONS (binding provisions):

Three signatures are required by the New Construction Committee (NCC):

Member Name: _____
Print

Signature: _____ Date: _____

Member Name: _____
Print

Signature: _____ Date: _____

Member Name: _____
Print

Signature: _____ Date: _____

Confirm that a 'Reply Letter' was received prior to any final drawings or construction. Date Rec'd _____

VII. DEVELOPMENT AND CONSTRUCTION STANDARDS

The following standards and guidelines shall apply to any and all construction, improvement, or alteration of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family Lot within MG&RC. In the event a violation of these standards and guidelines takes place, the construction or work being performed shall cease until conformance is achieved.

1. **START OF CONSTRUCTION** - No Lot clearing or placement of construction material will be permitted until all required governmental permits are obtained and formal written approval of the NCC has been granted. The contractor shall also schedule an on-site meeting to review corner stakes and clearing limits prior to any clearing.
2. **PORTABLE TOILETS** - Prior to commencing work, a portable toilet must be placed on the job site and in a manner so as least to disturb other residences and other construction.
3. **CONSTRUCTION TRAFFIC** - All construction traffic shall access MG&RC through the designated construction entrance as designated by the developer. For security purposes, all Builders must furnish a complete list of their contractors, subcontractors, and employees who are permitted entry into MG&RC. No vehicle shall be parked on any other Lots whether vacant, under construction or completed. There will be no washing of any construction vehicles or equipment anywhere within MG&RC. Builders and their subs shall make every effort to minimize construction traffic and equipment around existing trees. A penalty will be issued for damage to trees or landscaping. The use or access through adjacent Lots or Common Areas is strictly prohibited without written permission from that property owner.
4. **CONSTRUCTION HOURS** - The construction working hours shall be from 6:00 a.m. to 9:00 p.m. (Per Santa Rosa County codes) Monday through Saturday except on certain holidays. There will be no construction on Sundays. Additional hours may be provided upon approval of the NCC.
5. **SITE CLEAN-UP** - All construction sites must be maintained in a neat and orderly fashion. All trash will be contained in a trash dumpsite located on the construction site. The Owner or Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent Lots or on streets, driveways or easements. Any trash not timely removed from the site will be removed by the Developer and billed to the responsible contractor. Contractors will use only the utilities provided on the immediate site on which they are working.

All personnel working in MG&RC are to keep their immediate work areas free of discarded materials such as lunch bags and trash materials. Objects should not be thrown out of cars or trucks.

6. **CLEARING OF SITE** - No Lot shall be cleared until all plans have been approved and written notification received from the NCC. The builder must schedule and walk the subject Lot with NCC representative to review Lot corners, house corners and clearing limits. Any plants, vegetation or trees uprooted or cut down in this area shall be removed from the job site and from MG&RC as soon as

it is practical but not later than five (5) working days.

7. **BUILDER'S SIGNAGE** - Only the approved standard construction sign provided by the Developer, showing the builder, owner and architect will be allowed. Sign standards are available from the NCC, no other signs will be allowed, all other documents and permits will be contained in a white document box attached to the rear of the approved builder signage.
8. **CONSTRUCTION DAMAGE** - Any damage to streets, drainage inlets, sidewalks, street lights, street markers, mailboxes, landscaping, etc., will be repaired immediately by the Builder or Owner or the Developer will cause repairs to be done and such costs billed to the responsible contractor or taken from the construction deposits.
9. **ESTABLISHED SPEED LIMIT** - The established speed limit within MG&RC is twenty-three **(23) miles per hour** for construction vehicles, including light trucks and autos. This must be obeyed. Repeated offenses will be cause to lose driving privileges within MG&RC.
10. **CONSTRUCTION SPILLAGES** - Operators of vehicles are responsible for immediate clean-up of any load spillage. Clean-ups performed by the Developer will be billed to the responsible party. Please report any spills as soon as possible.
11. **TELEPHONE/CABLE TV LINES** - If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the Developer within thirty (30) minutes and the responsible contractor must repair damage immediately or arrange for the appropriate installer to repair damage immediately.
12. **VEHICLE SEARCH PROGRAM** - The Developer may institute a vehicle search program of all vehicles arriving and leaving the property. This program does not require a forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the search, if requested, or change their minds after agreement, will not be allowed within MG&RC in the future.
13. **VEHICLES AND EQUIPMENT** - **No vehicles** (trucks, vans, cars, trailers, etc) except construction site equipment may be left on site while work is in progress. Over night parking on the street of construction equipment need prior notification of approval in advance.
14. **NOISE LEVELS** - Absolutely no radios will be allowed to be played outside during construction. Radios played inside should be kept to a level which cannot be heard outside.
15. **PERSONNEL** - Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. No children will be permitted on the property unless they are bona fide workers.

ABSOLUTELY NO HUNTING, ALCOHOLIC BEVERAGES OR PETS WILL BE ALLOWED WITHIN MG&RC FOR ANY REASON.

- 16. PRESERVATION OF NATURAL ENVIRONMENT** - Your attention is called to the fact that certain areas on the site exist as natural preserves and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these designated areas:
1. Designated trees, under story and shrubs are to remain untouched and unharmed.
 2. No construction activities are to take place in these designated areas unless directed by the NCC.
 3. The dumping of anything in these areas is strictly prohibited.
 4. The erecting of storage sheds or construction offices will not be permitted.
 5. Driving of vehicles will only be allowed in designated access roads.
 6. Earth removal from excavations must be replaced as designated on grading plans.
 7. The storage of all construction materials will be in designated areas only, unless the contractor receives written permission from the NCC.
- *See FL Statues for additional information.**

VIII. ARCHITECTURAL STANDARDS AND CRITERIA

- 1. KEY TO ARCHITECTURAL AND SITE STANDARDS** - The following is a summary of design and construction elements the NCC requires, recommends and/or encourages. These items are described further in this section in the following alphabetical order.
- A.** Ancillary Structures - Discusses location of structures.
 - B.** Decks and Balconies - Provides requirements and materials.
 - C.** Elevations - Discusses elevation treatments.
 - D.** Exterior Lighting and Post Light - Discusses type, location and other requirements.
 - E.** Exterior Material and Colors - Indicates acceptable colors and materials.
 - F.** Garage and Trash Containers - Describes location of containers.
 - G.** Garages, Driveways, Walkways and Sidewalks - Describes size, location, materials and style.
 - H.** Gutters and Downspouts - Discusses materials.
 - I.** Mandatory Mail Boxes and House Numbers - Describes size, location and requirements.
 - J.** Mechanical Equipment, Antennas and Satellite Dishes, etc... - Discusses locations and enclosure requirements.
 - K.** Minimum Floor Elevation - Requirements for construction.
 - L.** Minimum Square Footage - Requirements for construction.
 - M.** Roofs and Chimneys - Discusses pitch, recommended materials and other requirements.

- N. Screened Porches, Enclosures and Patios - Describes enclosure requirements.
- O. Signs, Signage and Flag Poles - Requirements and restrictions.
- P. Skylights and Solar Collectors - Discusses location, colors and style.
- Q. Swimming Pools, Spas/Hot Tubs, Tennis Courts - Describes design, location and restriction.
- R. Playground Equipment, Tree Houses and Outbuildings.
- S. Walls and Fencing - Describes location, materials and other requirements.
- T. Windows, Doors, Awnings and Shutters - Styles, materials and other requirements are discussed.

2. **APPLICABILITY OF ARCHITECTURAL STANDARDS AND CRITERIA** - Standards and criteria shall apply to any and all construction and improvements, or alteration thereof. Grading, excavating, tree removal, landscaping or any other change to the grounds of a Lot within MG&RC will also conform to the same standards. These are minimum allowable requirements and are in addition to any contractual obligations contained in the agreement for purchase at MG&RC. Certain Lots may have additional restrictions due to their proximity to water, wetlands or preserve.

3. **ARCHITECTURAL DESIGN** - We encourage that all architectural designs be "traditional" in style. Since no particular design is mandated, each plan shall be considered on an individual basis. Specific emphasis will be placed on impact and harmony with surrounding homes and styles.

A. ANCILLARY STRUCTURES - An Ancillary Structure is a detached structure from the main residence which could include, garages, guest house or cabanas and which is within the Building Area of the Lot (see page 24 for building setbacks). These structures must be of the same architectural design, material, roof pitch and color as the main residence.

B. DECKS AND BALCONIES - Decks must be located at the rear of the house within the Building setbacks (see page 24 for building setbacks). The configuration, detail, and railing design should relate harmoniously with the architectural style of the house. Wood decks must be constructed with pressure treated lumber and, in many cases, may be left to weather naturally. In some instances, the Committee will require that the decks be stained to coordinate with the neighborhood design or to help integrate the deck with the house. If decks are stained, the color must relate to the colors of the house. When a deck is on the first level, a skirt board or lattice must be constructed, and landscape planting should be provided to screen structural elements as well as soften the structure visually.

Balconies can be an integral design element of a residence. The only street limitation by the NCC is that balconies cannot be enclosed by screening.

C. ELEVATIONS - The NCC focuses on the details and proportions used in the exterior designs, the consistency of detail on all elevations, and compatibility in

the streetscape with regard to the other homes constructed in MG&RC. Special attention is given to the creative composition of windows and doors, varying cornice heights and roof lines, and specific elements such as dormers, shutters, frieze boards, brick detail (required on all cornices), and window banding on all sides. The NCC encourages the addition of front porches, recessed garage door framing, roof vents and dormers to embellish the standard symmetry or massing used in many house designs.

D. EXTERIOR LIGHTING & POST LIGHTS - All exterior lighting must be approved by the NCC prior to any installation of said lighting. Exterior fixtures with metal halide bulbs are encouraged. Proposed exterior lighting shall be detailed on an electrical plan and/or landscape plan identifying wattage, aiming angle and is foot candle curves. Exterior lighting, which in the opinion of the NCC would create a nuisance to the adjoining property Owners, will not be permitted. Lighting fixture design must be compatible with the architectural design and appropriately located. The lights must be directed downward, diffused, shielded, or of low wattage. All exterior lighting shall be buffered from surrounding residences and shall not be directed to any streets or roadways. Colored lighting is prohibited.

E. EXTERIOR MATERIAL & COLORS - Artificial, simulated, or imitation materials (i.e., aluminum siding, simulated brick, vinyl siding, etc.) are not permitted on the exteriors of a residence. The following exterior materials in most cases, are acceptable and appropriate; however, they must be consistent with the architectural design:

Stucco - Smooth or textured finish

Masonry - Stone, brick, split rock (ceramic and marble in limited amounts)

Wood - Board and batten, concrete, wood siding, hardie boards

Vinyl - Soffits, porches and gables (accents only). Must be contained to sides and rear of home.

Exterior colors and textures that, in the opinion of the NCC, would be inharmonious shall not be permitted. The color of the roof and roof detail, exterior walls, doors, trim, soffit and fascia must be harmonious, as these are integral to the exterior scheme of the residence. Bright colors, with the exception of white, as the dominant color of the residence are prohibited. The use of warm earth tone colors is encouraged for the dominant color of the residence.

The NCC shall have final approval of all exterior color selections. Each Owner or Builder must submit a color and sample board (including stucco, brick, vinyl, fascia, soffit, decking, pavers, roof tiles, and any building highlights, etc.), to the NCC prior to initial construction and development on any Lot.

F. GARBAGE & TRASH CONTAINERS - All garbage and trash containers shall be placed within the garage or **behind a four (4)' high privacy wall** as approved by the NCC. Sanitary, capped containers will be required.

G. GARAGES, DRIVEWAYS & SIDEWALKS - Each residence must have a private, fully enclosed garage for not less than two (2) cars. The minimum acceptable

dimensions are twenty-two feet by twenty-three feet (22 ft. X 23 ft.). Three car garages are not acceptable for front entry access. In most cases, garages must be attached to the main dwelling and in keeping with the architectural style of the residence. Detached garage structures shall be permitted. The location must be within the Building Area of the Lot and shall be unobtrusive and not distracting to adjoining neighbors. The location of a detached garage structure must be approved by the NCC. Carports are not permitted.

Side loading garages are encouraged with garage doors being on the side of the main dwelling. Exceptions to this, such as courtyard or front load, will be made on a case-by-case basis. In the case of corner Lots, side load garage doors must be flipped away from the street.

Single wide doors are encouraged on all front load garages. **A five feet (5') wide planting area between all paving surfaces** and front of the house is also required.

Double garage doors shall be a maximum of eighteen feet (18') in width. Doors for individual stalls shall be a maximum of nine feet (9') in width. Automatic garage door openers are required on all overhead doors.

All residences shall have a driveway of at least ten (10') feet in width to a maximum of sixteen (16') feet in width at the front of the property line with a six feet (6') radius at curb intersection. Circular driveways are not generally permitted. Driveways shall be located a minimum of five feet zero inches (5'-0") from the side property line. Finished, pattern concrete, pavers, and impregnated stone finishes are permitted. Driveways may also be constructed of brick interlocking pavers, but must be of a stable and permanent construction. Asphalts, blacktop, and loose gravel are prohibited.

On-street parking is not permitted, with the exception of model locations and for formal gatherings which may occur on an occasional basis. No trucks, campers, trailers, boats, or recreational vehicles are permitted to be parked on any Lot overnight, unless they are fully enclosed within the garage.

Walkways from the entrance of the residence to the driveway and/or sidewalk shall be of the same pavement materials as required for driveways. The walkways must be of a material that is either the same as that of the driveway or one which is compatible and harmonious to the driveway and residential structure. Walkways shall be spaced a minimum of five feet (5') from face of home to allow for adequate planting space.

- H. **GUTTERS & DOWNSPOUTS** - Gutters and downspouts are discouraged but may be installed if approved. Downspouts should be located in least conspicuous location and storm water must flow in a direction conforming to an approved drainage plan requirements and so as not to affect adjacent property.
- I. **MANDATORY MAILBOXES & HOUSE NUMBERS** - No mailbox, newspaper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be of a type other than the required mailbox design. Approved mailbox order forms are available at the Model Center. And can be ordered directly with **each specified vendor (see important numbers list)**. House numbers placed on the Residence shall be compatible with the architectural style of the residence to

which they will be attached.

- J. MECHANICAL EQUIPMENT, ANTENNAS & SATELLITE DISHES** - All privately owned electrical, electronic and mechanical equipment, including, propane gas tanks, air conditioning compressors and condensers, swimming pool equipment, transformers and meters, and sprinkler controls shall be properly screened by a privacy wall or landscape so that they shall not be visible from the street or adjacent property.

No window or wall air conditioning or heating units shall be permitted.

Antennas are not permitted and satellite dishes are permitted and must be placed to the rear of the dwelling. Maximum of Eighteen inch (18") dishes and the stationary position /location will be reviewed on a case-by-case basis.

- K. MINIMUM FLOOR ELEVATIONS** - The minimum finished floor elevation shall be sixteen inches (16") above the crown of the road. The maximum finished floor elevation shall be thirty-six inches (36") above crown of road.

L. MINIMUM SQUARE FOOTAGE

The Glen:

Lots	A-1 thru A-12	Minimum 1750 Square Feet* 35'-0" Front Set Back 6.5'-0" Side Set Back 40'-0" Rear Set Back
Lots	B-1 thru B-5	Minimum 1750 Square Feet*
Lot	C-2	30'-0" Front Set Back 5'-0" Side Set Back 30'-0" Rear Set Back
Lots	D-1 thru D-20	Minimum 2100 Square Feet* 25'-0" Front Set Back 10'-0" Side Set Back 5'-0" Off the Existing Tree Line (DEP ENFORCED)
Lots	E-1 thru E-9	Minimum 1750 Square Feet* 30'-0" Front Set Back 5'-0" Side Set Back 30'-0" Rear Set Back
Lots	E-10 thru E-23	Minimum 2400 Square Feet* 35'-0" Front Set Back 10'-0" Side Set Back 30'-0" Rear Set Back
Lots	F-1 thru F-11	Minimum 2400 Square Feet* 40'-0" Front Set Back 12'-0" Side Set Back 60'-0" Rear Set Back
Lots	G-1 thru G-16	Minimum 1750 Square Feet* 30'-0" Front Set Back 6.5'-0" Side Set Back 20'-0" Rear Set Back
Lots	G-17 thru G-22	Minimum 2000 Square Feet* 30'-0" Front Set Back 10'-0" Side Set Back 30'-0" Rear Set Back

***Square footage of heating and cooling of home will be discussed on a case by case situation of the discretion of the NCC and Developer input.**

- M. ROOFS & CHIMNEYS** - Dimensional shingles (25 yr. min. life span), tile and hardie shake are the approved materials for all pitched roofs. The proportion of roofs shall be consistent with the architectural style of the residence. The minimum pitch for roofs is 6:12 slope. (Any variation in pitch or material must receive prior approval from the NCC.)

All chimneys must include a metal cap covering the spark resistor. Chimney caps shall be painted to match the approved colors. Roof stacks and vents are encouraged to be placed on rear slopes of the roofs where they are least visible from adjoining property and from the street. Roof stacks and vents shall be painted the roof color and not extend above the ridge line of pitched roofs. A parapet roof may be allowed if it is not a dominant feature of the building and is consistent with the architectural style of the residence. Metal roofs are prohibited with the exception of bays and dormers.

- N. SCREENED PORCHES, POOL ENCLOSURES & PATIOS** - All screened porches must be covered by the same roof material and made to look as part of the house.

All screening, screen framing, doors, door frames, and structural members of enclosures shall be **bronze in color**.

All screened enclosures must be within the rear shadow of the home and may not exceed a line extended and aligned with the side wall of the dwelling.

Patios can be located in the rear shadow of the home. Front and side yard locations will be reviewed on an individual basis but are generally discouraged by the NCC. Patios should be constructed with integrally colored concrete, slate, flagstone, brick or wood, "cool deck", tile, poly pebble or stamped concrete.

- O. SIGNS AND FLAG POLES** - All signs, billboards, and advertising structures are prohibited on any Lot except the NCC pre-approved builders sign and document box. No sign shall be nailed or attached to any tree. Resale or sale by owners sign must be provided by the developer to meet restrictions on color, size and posted information.

A flag pole for display of the American Flag only shall be permitted, subject to NCC approval of placement. No flag pole shall be used as an antenna.

- P. SKYLIGHTS AND SOLAR COLLECTORS** - Skylights should have a low profile, preferably flat or slightly curved. They should be installed parallel with the roof ridges and edges. The skylight frame should be painted to match the color of the roof. No skylights will be permitted on the front roof slopes or those roof area directly visible from adjacent streets.

Solar collectors must be located on the ground and must be harmoniously integrated with the building or the topography.

- Q. SWIMMING POOLS, SPAS/HOT TUBS, & TENNIS COURTS** - All swimming pools must be in ground. Raised decks, spa areas, etc. shall not project more than two (2) feet above the finished grade. Pools shall not be permitted on the street side or side yards of the residence unless incorporated into a courtyard design, nor shall any portion of a pool, decking or enclosure be permitted to extend outside the building of the Lot.

Swimming pool location, design and enclosure details must be submitted for review and approval by the Committee. Details pertaining to privacy or visual separation must be included in the submittal.

Spas/hot tubs shall be located in the rear yard away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or be landscaped.

Tennis courts will not be permitted.

- R. PLAYGROUND EQUIPMENT, TREE HOUSES, AND OUTBUILDINGS** - Play equipment, including basketball goals, if approved, must be placed in the rear shadow of the residence not visible from the street. Absolutely no equipment will be allowed in front or side yards. Portable equipment/goal must be stored in the garage when not in use.

Absolutely no tree houses shall be constructed on any Lot or Common Area properties.

Outbuildings, (storage buildings), if approved, must be placed within the rear building area of the Lot and must be in scale with the size of the yard and existing buildings. Generally, Outbuildings must be constructed of materials similar to the residence. Outbuildings should be screened by additional landscaping. Any and all outbuildings must be approved by the NCC prior to construction and installation. Prefab metal storage buildings are prohibited.

- S. WALLS & FENCES** - Walls and fencing can be an intrusion to the open character of the community and may have both a visual and physical impact on adjoining property.

Careful consideration must be given to fencing concept and execution.

1. All fences must conform to a specific design mandated by the developer (see page 40 attached).
2. Fences shall be a maximum of four feet zero inches (4'-0") tall
3. Fences shall be constructed of PVC material and only styles approved by the NCC and Improvement Committee shall be installed.
4. Fences must be approved by the NCC and be located in the rear of the Lot.
5. Fences shall not extend forward of the rear corners of the home.

6. Fences on the lake must not extend beyond the rear building set back.
7. A continuous planting of low ground cover plants must be provided along the base of all fencing. No grass shall be allowed to grow to base of any fence.
8. Decorative entry walls, entry gates, courtyard walls, and privacy walls are not permitted beyond building setbacks, unless approved by NCC.
9. Chain link fence is prohibited.

T. WINDOWS, DOORS, AWNINGS AND SHUTTERS - Unfinished aluminum, bright finished, or bright plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electrostatically painted, and must be harmonious with the exterior color and texture of the residence. Wood frames must be painted, sealed or stained. Screening material must be standard brown in color. No natural white or green screening will be allowed.

Each home must have the front entry door approved prior to construction. Doors should be kept simple in design and color. Overly busy designs with brass caming and etching will not be approved. The NCC encourages the use of simple French style or solid paneled doors.

Screen doors should not detract from or alter the appearance of the entryway. The screen door should be painted to match the color of the door it fronts, or, in some situations, painted to match the color of substantial door trim. Screens are prohibited on the front entry doors.

The use of reflective tinting or mirror finishes on windows is prohibited. Jalousie windows and doors are not permitted.

Awnings and canopies are not generally permitted. Reviewed on a case by case basis.

Shutters should be properly proportioned and sized to match the windows or doors and shall be installed in pairs. The color should be coordinated with that of the house. NCC approval will depend upon whether the style of the house is appropriate for shutters. Operable wood shutters are recommended but fiberglass shutters will be accepted per NCC approval.

VIII. SUMMARY OF KEY DESIGN ELEMENTS

The following list summarizes those design elements (discussed in specific detail in previous sections) which the New Construction Committee ("NCC") would like to reemphasize.

- 1a. Each owner must begin construction of their home within three (3) years of closing on their Lot.
2. Prior to any construction, all elements including builder, architecture, color and

landscape must be reviewed and approved by the NCC.

3. Use of certified professionals qualified in the fields of planning, architecture, landscape architecture, engineering and surveying.
4. No particular design is mandated, but all homes must be "traditional" in detail and harmonious with the surroundings.
5. All homes in the MG&RC must be built by a licensed building contractor. The contractor must be a current member of the MG&RC Featured or Approved Builder Program.
6. The residence structure must be placed within the required building area for each individual Lot.
7. **No grading, filling or cutting of trees may take place until the site, architectural and landscape plans are first approved by MG&RC New Construction Committee.**
8. All foundations must be a minimum of sixteen inches (16") and a maximum of thirty-six inches (36") over the crown of the road or county requirements.
9. The maximum number of livable floors is two (2).
10. Most authentic materials are acceptable, including stucco (smooth or textured), masonry (stone, brick, split rock), wood (timbers, boards, tongue and groove, roughsawn lumber, shakes, hardie plank) and vinyl (accents only).
11. Exterior colors must be harmonious with the natural landscape. Warm earth tone colors are acceptable as the dominate color of the residence.
12. Double wide doors may be used on side load garages only. Single wide doors must be used on all front load garages.
13. The recommended materials for pitched roofs are cement tile, hardie shake or minimum 25 year dimensional asphalt.
14. Pools must be located to the rear of the residence.
15. **All screened enclosures must use bronze colored aluminum framing and screening.**
16. All mechanical, electrical and pumps must be enclosed by a four feet zero inches (4'-0") high solid wall constructed of the same material or screened with a minimum three feet zero inches (3'-0") tall plant material.
17. Complete fencing of any Lot is prohibited. Fences/walls are allowed only in the rear. They must conform to the specific style, and materials as designated by developer. Solid fencing and chain link are prohibited.
18. All mailboxes in MG&RC must conform to the designs and construction specified for division of the development that has been decided upon by the NCC.

19. Minimum requirements for trees, shrubs and grass must be met on every Lot wither by the Builder prior to CO or by the Buyer after Closure. If Builder or previous owner has not installed or maintained the landscape and the quantity requirements It then will ultimately become the owner's responsibility to meet the NCC landscape requirements.
20. Each Lot owner is required to provide a landscaping and irrigation plan prepared as part of their NCC submission. All Lots must install a fully automatic irrigation system and plant requirements.
- 21a. In order to minimize iron stains, irrigation wells will not be allowed unless equipped with rust eliminators. The rust eliminator system must be approved by the NCC.
22. Docks are not allowed on any lake.
23. Any modifications or additions to the originally approved design of any residence must be approved by the Improvement Committee prior to beginning the work.

X. KEY TO LANDSCAPE STANDARDS AND CRITERIA

The following is a summary of design, materials and installation elements the NCC requires, recommends and/or encourages. These items are described further in this section in the following alphabetical order.

1. Applicability of Landscape Standards - Discuss approval of landscape plans.
 2. Community-Wide Landscaping Maintenance Standards - Discuss landscape maintenance standards for the community.
 3. Definitions - Definitions of landscape terminology.
 4. Existing Vegetation - Requirements for preservation of existing vegetation.
 5. Irrigation System - Describes irrigation system requirements.
 6. Landscape Plan - Discusses landscape plan submission.
 7. Tree Planting - Details tree planting program.
 8. Planting Beds - Details, planting bed and shrub planting program.
 9. Sod - Lists acceptable types of sod and amount of coverage.
 10. Plant Palette - Lists recommended plants.
- 1. APPLICABILITY OF LANDSCAPE STANDARDS** - The following landscaping standards shall apply to all Lots within MG&RC. The NCC has adopted these standards as an integral part of the MG&RC Architectural Criteria and Design Guidelines. No landscaping shall commence in any respect until the NCC has approved the landscaping plan. All landscaping shall be installed by an approved landscaping contractor and shall be completed prior to

occupancy.

2. **COMMUNITY WIDE LANDSCAPING MAINTENANCE STANDARDS** - Owners of single family Lots in MG&RC shall maintain the landscaping on their property in a clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. Landscape maintenance shall include, but not be limited to the mowing and edging of all lawn areas; the pruning and cutting of all trees and shrubbery; the weed removal from all planting beds; and the fertilizing and watering of all plant materials and lawn. All landscape maintenance shall be executed in a manner and with such frequency as is consistent with good property management.

If any Lot becomes unattractive in appearance due to negligence or plant material has become detrimental to adjoining property Owners, the Association shall have the right to remedy the condition in question, at the expense of the Owner. In the event this occurs, the Owner of the Lot involved will receive fifteen (15) days notice of the proposed action to be taken, thus allowing time for rectification. The Association shall further have the right, upon like notice and conditions, to care for vacant or unimproved property that has become undesirable in appearance, all at the expense of the Owner. All expenses must be paid to the Association upon demand. If payment is not received within ten (10) days a lien upon the property will become effective.

1. All single family Lot Owners are responsible for the landscape maintenance of all the property within the legal description of their Lot with two exceptions.
2. All Lots fringing the preserve areas are to be maintained to the edge of the preserve areas as delineated on the Lot survey provided by the Developer. All preserve areas are to be left in their natural state. These areas can be hand grubbed but the grades cannot be altered.

Unless otherwise noted, all lake front Lots are to be maintained to the water line in the rear yard area.

3. LANDSCAPE DEFINITIONS

- A. **Caliper** - Trunk diameter measured twelve (12") inches above the ground.
- B. **Canopy** - The horizontal measurement of a tree crown.
- C. **Drip Line** - Vertical line extending from outermost branches to the ground.
- D. **Ground Cover** - Low growing woody or herbaceous other than turf not over two (2') feet zero (0") inches.
- E. **Hedge** - Landscape barrier consisting of continuous dense planting of shrubs.
- F. **Irrigation System** - Permanent water system designed to transport water to plants and turf.
- G. **Landscaping** - Combination of plants (turf, ground cover, shrubs, vines, hedges, trees) and non-living material (rocks, pebbles, sand, mulch, walls, and fences).
- H. **Mulch** - Organic materials used to retard weed growth, retain moisture, and

reduce erosion.

- I. **Plant Material** - All existing growing plants plus ones to be added to site.
 - J. **Screening** - Hedge, wall, fence, or thicket that conceal views or structures.
 - K. **Shrub** - Self-supporting plant with multiple stems and branches growing to a mature height of two (2) feet zero (0) inches to twelve (12) feet zero (0) inches.
 - L. **Tree** - Self-supporting woody plant with single or multiple trunks growing to a mature height of over twelve (12) feet zero (0) inches.
4. **EXISTING VEGETATION** - All Lots with trees must be carefully planned to minimize any destruction of existing trees and vegetation. All existing tree locations are required to be identified as part of the site plan criteria. The Committee encourages the utilization of existing vegetation, whenever possible, to preserve the natural character of the Lot.
- 5a. **IRRIGATION SYSTEM** - All Lots are required to have a fully automatic underground irrigation system for irrigation of the sod and landscaping. Coverage shall be 100% of the landscaped and sodded areas. Owners must install a rain shut off switch and maintain their system for efficient conservation of water usage. The system shall be designed so that no spray pattern extends within the sidewalk or has excessive extension into the street. All systems must include backflow preventers at point of connection and follow all other state and local guidelines as required. Irrigation wells will not be permitted, unless equipped with a rust eliminator.
6. **LANDSCAPE PLANS** - A landscape plan must be submitted to the NCC prior to final approval to begin construction. Contact the NCC coordinator for a current list of approved Landscape Contractors.
- 7a. **TREE PLANTING** - A condition of the landscape plan will be a tree planting program requiring each Lot to provide a specified number of selected trees within the front and rear yard areas. This program has been developed to enhance the character and image of MG&RC. The requirements for the tree planting program are as follows:

Each building site is required to have one (1) 2" caliper or greater tree (oak, magnolia) for every 5,000 square feet of Lot area. For example, a building site of 20,000 square feet would require four (4) trees:

20,000 feet divided by 5,000 feet = 4 trees or credits required

If there are existing trees (Oak, Magnolia, Long Leaf Pine) saved on the Lot, the following point system would be in effect:

Diameter of Tree

At 12 inches above grade:

12 inch or more caliper = 2 tree credits

4 to 12 inch caliper = 1 tree credits

Where additional tree credits are is required, one Live Oak or Green Southern Magnolia tree with a minimum of four (4) inch caliper shall be planted on each Lot. All proposed trees shall have a minimum caliper of two (2) inches measured twelve (12) inches above ground, be twelve (12) or fourteen (14) feet in height, and have a minimum spread of six (6) feet. At

least fifty percent (50%) of the required trees shall be in the front yard and at least thirty percent (30%) of the required trees shall be in the back yard.

- 8. **SHRUB BED AND FOUNDATION PLANTINGS** - Another condition of the landscape plan is the inclusion of planting beds and shrubs within the front, side and rear yard areas. In addition, all plans must include planting beds along the foundation on all sides of the home.
- 9. **MULCH MATERIAL** - All planting beds will be kept free of weeds and unsightly materials. The mulch for the planting beds must be hardwood, mulch, bark chips, pine straw and/or plant material. The NCC must approve the mulch material as part of the landscape plan review.

In addition to the required tree planting in, item 7 above, the following index should be referenced as a minimum requirement for each Lot:

<u>Group</u>	<u>Lots</u>	<u>Qty*</u>	<u>Type of Tree</u>	<u>Ht/Gallons</u>
A	G-1 thru G16	2	Evergreen Trees	8-10'ht.
	A-1 thru A-12	1	Flowering Trees	6-8'ht.
	E-1 thru E-9	200	Shrubs	3 gallon
B	G-17 thru G-20	3	Evergreen Trees	8-10'ht.
	D-1 thru D-20	2	Flowering Trees	6-8'ht.
		300	Shrubs	3 gallon
C	E-10 thru E-23	3	Evergreen Trees	8-10' ht.
	F-1 thru F-11	3	Flowering Trees	6-8'ht.
		350	Shrubs	3 gallon

***Quantity requirements may vary based on size of lots and size of homes.**

For a variety of height, color and texture, there may be the substitution of three (3) 1 (one) gallon ground covers in lieu of one (1) three gallon shrub with the total landscape be compromised of no more than fifty percent (50%) ground covers. Other plant sizes may be substituted as follows:

one (1), fifteen gallon equals five (5), three gallon
 one (1), seven gallon equals three (3), three gallon
 one (1), five gallon equals two (2), three gallon

Minimum plant sizes @ the time of installation are as follows:

<u>Trees</u>	<u>Size</u>
Shade Trees	2" caliper / 8-10" ht.
Evergreen	6-8' ht.
Flowering	8-10"
Shrubs	3 gallon
Ground covers	1 gallon

- 10. **SOD** - All Lots should be totally sodded with **Centipede grass**. Those areas receiving other landscaping, areas receiving constructed improvements and areas that the NCC deems unnecessary for sod due to its existing natural character (i.e., preserve areas, heavily wooded areas and environmentally sensitive areas) will remain unsodded.

Absolutely no sprigging or seeding will be used to establish lawn area.

Sod must be carried to the edge of pavement of all adjacent public or private streets in addition to meeting sod that is placed by the Developer, or Common Areas unless otherwise noted. All Lots along interior lakes will be required to provide sod and irrigation to the waters edge. The limits of sodding must be shown on the landscape plan for NCC approval.

11. **PLANT PALETTE** - To insure a unified landscape theme throughout MG&RC, the NCC has established a recommended plant list. This list is to be utilized as a selective guard for all proposed landscape material. Proposed plant material, other than the following, shall be approved by the NCC as part of the landscape plan review. The following plant list has been categorized according to the landscape use and/or size of the selected material.

Groundcovers

Agapanthus
Asian Jasmine
Asparagus Fern
Aztec Grass
Blue Pacific Juniper
Cast Iron Plant
Holly Fern
Liriope Varieties
Purple Heart
Society Garlic

Accent Plants

Fatsia Fountain
Grass
Hibiscus
Pampas Grass
Philodendron
Sago Palm
Yucca

Small Shrubs

Azalea
Boxwood
Carissa Holly
Dwarf Burford Holly
Dwarf Nandina
Dwarf Yaupon Holly
Indian Hawthorne
Juniper Varieties

Large Shrubs

Cleyera
Evergreen Viburnum
Japanese Anise
Ligustrum
Nellie Stevens Holly
Oleander
Pittosporum
Variegated Pittosporum
Wax Myrtle

The following list is a selection of trees that are approved for use other than the above requirements. Any additional trees that are proposed must be approved by the NCC.

TREE LIST

Small Trees

Crape Myrtle
Tree Form Ligustrum
Tree Form Oleander
River Birch
Savannah Holly
Tree Form Yaupon

Large Trees

Bald Cypress
Bradford Pear
Hickory
Magnolia
Red Maple
Slash Pine
Sycamore
Sweet Gum

NOTE: In order to establish a traditional planting concept, **absolutely no Palm Tree**

of any species will be allowed on any landscape plan.

Addendum

The Highlands

added April '03

added August '06

(Page 7)

III. **MOORS GOLF & RACQUET CLUB OWNERS ASSOCIATION**
Reality Masters of FL @ 473-3983

Assessments and paying of Homeowners dues will be per lot, even if a buyer should purchase two adjoining lots. Their dues will be cumulative.

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G. Garages, Driveways & Sidewalks

Garage rear entry from Country lane Road PROHIBITED for Block "O". Side entry garages allowed on corner lots and lots wide enough to maintain the footprint of the house any easements and the 7.5' easement on both side setbacks from property line. Circular drives are not generally allowed and will be discussed in a case by case situation.

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VIII. **ARCHITECTURAL STANDARDS AND CRITERIA**

L. **MINIMUM SQUARE FOOTAGE**

The Highlands:

Lots H-1 thru H-15

Minimum 3000 Square Feet**

Lots H-22 thru H-30

45'-0" Front Set Back

12.5'-0" Side Set Back

*55'-0" Back Set Back

Lots H-16 thru H-21

Minimum 2500 Square Feet**

Lots H-31 thru H-34

45'-0" Front Set Back

12.5'-0" Side Set Back

*55'-0" Back Set Back

Lots I-1 thru I- 35	Minimum 2500 Square Feet** 40'-0" Front Set Back 12.5'-0" Side Set Back *55'-0" Back Set Back
Lots J-1 thru J-17	Minimum 3000 Square Feet** 40'-0" Front Set Back 12.5'-0" Side Set Back *55'-0" Back Set Back
Lots J-18 thru J-27	Minimum 2500 square feet** 40'-0" Front Set Back 12.5'-0" Side Set Back *55'-0" Back Set Back
Lots K-1 thru K-5	Minimum 3000 Square Feet** 45'-0" Front Set Back 12.5'-0" Side Set Back 45'-0" Back Set Back
Lots O-1 thru O-8	Minimum 2800 Square Feet** 45'-0" Front Set Back 12.5'-0" Side Set Back 45'-0" Rear Set Back
Lots P-1 thru P-13	Minimum 3200 Square Feet** 45'-0" Front Set Back 12.5'-0" Side set back 45'-0" Rear Set Back★
Lots P-4 thru P-7	★Rear Set back starts from wetland line NOT boundary line or lot corners.
Lots Q-1 thru Q-8	Minimum 3200 Square Feet** 45'-0" Front Set Back 12.5'-0" Side Set Back 45'-0" Rear Set Back
Lots R-1 thru R-21	Minimum 3500 Square Feet** 45'-0" Front Set Back 12.5'-0" Side Set Back *55'-0" Back Set Back

Lots abutting water lines will + or -- property line.

*Unless specified by individual lot platting.

**Square footage of heating and cooling of home will be discussed on a case by case situation on the discretion of the NCC and Developers input.

See (A, B, C) Zones from Developer.

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S. Walls & Fences

Lots that abut Country Lane Road are required to erect and maintain a 6 foot shadow box scalloped style wood fence using not less than treated 4x4 anchor post, 5/8" slates and 2x4 braces. The Shadow box 6' scalloped style fence must be installed with 5 years from original closing date.

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VIII. SUMMARY OF KEY DESIGN ELEMENTS (Time Limitations)

1b. Each owner must construct a 5 foot sidewalk, which will need to be stacked out by one of the NCC committee members prior to pouring, and position along the front side(s) of their lot. Completion of the sidewalk is a must within (5) years of closing on that property (See page 5, 2b of the Lot Purchase Contract). Each sidewalk layout will need to be approved with the Design Review Submission of landscaping per lot. There will be no build out time for construction on lots in the Highlands.

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VIII. SUMMARY OF KEY DESIGN ELEMENTS (Wells and rust eliminators)

21b. In order to minimize iron stains, irrigation wells will not be allowed; unless it is installed by a NCC approved and licensed well installer using 'a rust eliminator'.

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XI. KEY TO LANDSCAPE STANDARDS AND CRITERIA

7b. TREE PLANTING

Block/Lot _____

LANDSCAPE DESIGN REVIEW CHECKLIST

Each building site is required to have one two-inch caliper or greater tree (oak, magnolia) for every 5,000 square feet of Lot area. For example, a building site of 20,000 square feet would require four trees. (20,000 square feet divided by 5,000 feet = 4 trees or credits required.) At least 50% of the required trees shall be in the front yard and at least 30% of the required trees shall be in the back yard.

If there are existing trees (Oak, Magnolia, Long Leaf Pine) saved on the Lot, the following point system would be in effect:

Diameter of Tree (at 12-inches above grade):

- o 12-inch or more caliper = 2 tree credits
- o 4-inch to 12-inch caliper = 1 tree credit

Shrub bed and foundation plantings

Another condition of the landscape plan is the inclusion of planting beds and shrubs within the front side and rear yard areas. In addition, all plans must include planting beds along the foundation on all sides of the home.

In addition, to the required tree planting in, item above, the following index should be referenced as a minimum requirement for each Lot:

For a variety of height, color and texture, there may be the substitution of three one-gallon ground covers instead of one three-gallon shrub with the total landscape be compromised of no more than 50% ground covers. Other plant sizes may be substituted as follows:

- o One fifteen-gallon equals five three-gallon
- o One seven-gallon equals three three-gallon
- o One five-gallon equals two three-gallon

Continued next page

<u>Group</u>	<u>Lots</u>	<u>Qty*</u>	<u>Type of Tree</u>	<u>Ht/Gallons</u>
D	H, I, J, O, K	5	Evergreen Trees	8-10'ht.
	P 8-12	5	Flowering Trees	6-8'ht.
		400	Shrubs	3 gallon
E	R, Q, P 1-7, 13	6	Evergreen Trees	8-10'ht.
		6	Flowering Trees	6-8'ht.
		450	Shrubs	3 gallon

*Requirements may vary based on size of lots and size of homes.

The Abbey

Added August '06

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IV. MOORS GOLF & RACQUET CLUB OWNERS ASSOCIATION Reality Masters of FL @ 473-3983

Assessments and paying of Homeowners dues will be per lot, even if a buyer should purchase two adjoining lots. Their dues will be cumulative.

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G. Garages, Driveways & Sidewalks

Garage rear entry from Country lane Road PROHIBITED for Block "M and N-1". Side entry garages allowed on corner lots and lots wide enough to maintain the footprint of the house any easements and the 7.5' easement on both setbacks from property line. Circular drives are not allowed.

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VIII. ARCHITECTURAL STANDARDS AND CRITERIA

L. MINIMUM SQUARE FOOTAGE

The Abbey:

Lots L-1 thru L-9	Minimum 2000 Square Feet** 20'-0" Front Set Back 5'-0" Side Set Back 10'-0" Back Set Back*
Lots M-1 thru M-9	Minimum 2200 Square Feet** 20'-0" Front Set Back 5'-0" Side Set Back 10'-0" Back Set Back*
Lots N-1 thru N-10	Minimum 2100 Square Feet** 20'-0" Front Set Back 5'-0" Side Set Back 10'-0" Back Set Back*

* Unless specified by individual lot platting.

**Square footage of heating and cooling of home will be discussed on a case by case situation on the discretion of the NCC and Developers input.

(Page 25)

T. Walls & Fences

Lots that abut Country Lane Road are required to erect and maintain a 6 foot shadow box scalloped style wood fence using not less than treated 4x4 anchor post, 5/8" slates and 2x4 braces. The Shadow box 6" scalloped style fence must be installed with 5 years from original closing date.

(Page 26)

VIII. SUMMARY OF KEY DESIGN ELEMENTS (Time Limitations)

1b. Each owner must construct a 5 foot sidewalk, which will need to be staked out by one of the NCC committee members prior to pouring, and position along the front side(s) of their lot. Completion of the sidewalk is a must within (5) years of closing on that property (See page 5, 2b of the Lot Purchase Contract). Each sidewalk layout will need to be approved with the Design Review Submission of landscaping per lot. There will be no build out time for construction on lots in the Highlands.

(Page 28)

VIII. SUMMARY OF KEY DESIGN ELEMENTS (Wells and rust eliminators)

21b. In order to minimize iron stains, irrigation wells will not be allowed; unless it is installed by a NCC approved and licensed well installer using 'a rust eliminator'.

(Page 30)

XII. KEY TO LANDSCAPE STANDARDS AND CRITERIA
7b. TREE PLANTING

Block/Lot _____

LANDSCAPE DESIGN REVIEW CHECKLIST

Each building site is required to have one two-inch caliper or greater tree (oak, magnolia) for every 5,000 square feet of Lot area. For example, a building site of 20,000 square feet would require four trees. (20,000 square feet divided by 5,000 feet = 4 trees or credits required.) At least 50% of the required trees shall be in the front yard and at least 30% of the required trees shall be in the back yard.

If there are existing trees (Oak, Magnolia, Long Leaf Pine) saved on the Lot, the following point system would be in effect:

Diameter of Tree (at 12-inches above grade):

- o 12-inch or more caliper = 2 tree credits
- o 4-inch to 12-inch caliper = 1 tree credit

Shrub bed and foundation plantings

Another condition of the landscape plan is the inclusion of planting beds and shrubs within the front side and rear yard areas. In addition, all plans must include planting beds along the foundation on all sides of the home.

In addition, to the required tree planting in, item above, the following index should be referenced as a minimum requirement for each Lot:

For a variety of height, color and texture, there may be the substitution of three one-gallon ground covers instead of one three-gallon shrub with the total landscape be compromised of no more than 50% ground covers. Other plant sizes may be substituted as follows:

- o One fifteen-gallon equals five three-gallon
- o One seven-gallon equals three three-gallon
- o One five-gallon equals two three-gallon

<u>Group</u>	<u>Lots</u>	<u>Qty*</u>	<u>Type of Tree</u>	<u>Ht/Gallons</u>
F	L	2	Evergreen Trees	8-10' ht.
		2	Flowering Trees	6-8' ht.
		200	Shrubs	3 gallon
G	M	3	Evergreen Trees	8-10' ht.
		3	Flowering Trees	6-8' ht.
		300	Shrubs	3 gallon
H	N	2	Evergreen Trees	8-10' ht.
		2	Flowering Trees	6-8' ht.
		200	Shrubs	3 gallon

*Requirements may vary based on size of lots and size of homes.

Added April '08

For the larger Manor homes (3000-3500+ min. sq. ft.) Abbington & Shetland Lake

Minimum roof pitch 8 on 12

12 foot minimum top plate (exterior wall height) for exterior living areas, outdoor rooms (lanai) and master bedroom. This does not include foundation height.

10 foot minimum top plate (exterior wall height) for additional exterior walls for additional bedrooms.

On two story homes the above is required and also 10 foot minimum top plate for the second floor exterior walls.

Depending on the style of home the use of roof line/truss space instead of having bona fide second floor exterior walls is prohibited. Also, the bonus space above any garage may not be included in the minimum square footage requirements for that particular lot. As in all high-end homes this space is considered "bonus" space according to custom home standards.

A minimum of 3 garages with all exterior garage doors to be 8 foot tall in painted carriage style or stained wood carriage style are required.

All exterior windows on the front elevation of the home must have aluminum clad wood windows. The color is to match side and rear windows (this may be vinyl casements).

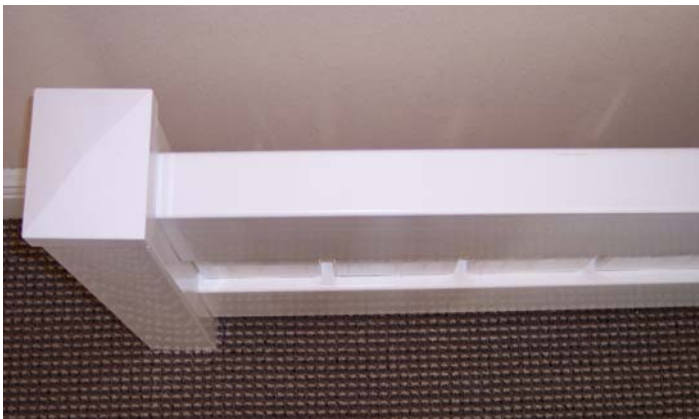
All exterior doors are required to be 8 foot in height, not including transoms. Front entry doors and transoms to be stain grade wood.

All driveways are to have decorative concrete or concrete/brick pavers.

For Smaller homes and patio homes smaller than 3000 square feet The Highland and The Abbey

All the above apply except for the top plate on all exterior walls may be a minimum of 10 feet tall not including foundation height.

Minimum of 2 car garages with the same door requirements.



THESE ARE THE ONLY THREE APPROVED FENCE STYLES.