

Eagle Landing ARC Guidelines

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LIST OF ATTACHMENTS

- Exhibit A – Lot Inspection Form
- Exhibit B - Approved Mailbox Design
- Exhibit C - Approved Address Plate
- Exhibit D - Approved Signage for Eagle Landing
- Exhibit E – Landscaping Tables

LIST OF ARC FORMS SUBMISSION(S)

- ARC New Home Design Application (Fee noted)
- ARC All-in-One Application (appropriate fees noted)
includes:
 - a. Screen
 - b. Room Addition
 - c. Pool Design
 - d. Recreational/Play structures
 - e. Fencing
 - f. Satellite
 - g. Exterior color changes
 - h. Concrete/paver extensions
 - i. Landscaping changes

I. ARCHITECTURAL REVIEW COMMITTEE POLICIES

I.1 INTRODUCTION

Eagle Landing offers a planned community including premium single-family home sites. These home sites are planned in a natural setting with many lots oriented to lakes, golf course, fairways and natural preserves.

I.2 STATEMENT OF PRINCIPLE AND PURPOSES

It is the purpose of Eagle Landing's design standards to promote and maintain high quality residential design, streetscape and community character and appearance. It is intended that this quality will enhance residential design compatibility and the overall beauty of the community. These standards will provide the guidelines for use by the property owners, surveyors, contractors, builders, architects, landscape architects, engineers and realtors.

I.3 ARCHITECTURAL REVIEW COMMITTEE

Architectural guideline implementation and control shall be the responsibility of the Eagle Landing's Architectural Review Committee as established in the Eagle Landing Declaration of Covenants, Conditions, Restrictions, Limitations and Easements.

The enclosed information is intended to provide an overall design approach and not intended to be detailed working drawings. The developer and the ARC may, at any time, modify the enclosed criteria as required to meet Eagle Landing's principles and purpose.

I.4 GUIDELINE USAGE AND MODIFICATION

Prior to the beginning of preliminary residential design, property owners, builders and designers should review these design standards to obtain an understanding of the special requirements of building in Eagle Landing. No property clearing or construction may commence prior to an owner obtaining all written approvals of the final drawings from the ARC.

Any subsequent building additions, alterations, landscape modifications conducted after the initial building construction and landscape installation has been approved and completed, shall be subject to the requirements of these design standards and to the review and approval of the ARC.

I.5 DISCLAIMER

If there is any conflict between this criterion and any applicable laws, DRI, Development Order or administrative regulations, the more restrictive interpretation shall apply. These design standards shall be enforceable to the extent that they do not violate applicable laws and regulations. The ARC reviews exterior elevations, colors, siting, landscaping and all other related items for aesthetics and relation to the overall residential design, streetscape and community character and appearance. It is the responsibility of the builder and/or property owner to comply with the Covenants and Restrictions, as well as all state and local building codes and ordinances.

- A. The architectural design standards have been established to assist architects, builders and property owners in their planning and design of single-family homes within Eagle Landing. It is the responsibility of the ARC to use these standards to evaluate proposed architectural design for its appropriateness and compatibility with Eagle Landing.
- B. Design Approach:
 - 1. Each home's character creates an individual design that contributes to the overall character of the community. These design standards are applied to allow a range of design, concepts and treatments that result in a streetscape and visual environment for a quality residential community within Eagle Landing.
- C. Streetscape:
 - 1. It is the intent of these guidelines to discourage similar residential appearance on adjacent lots. It is the intent of the ARC to control color and architectural differences between adjacent homes. It is also the intent of the landscape guidelines to create a "streetscape" with street trees along both sides of the streets and roadways throughout the development.

II. PLAN SUBMISSION, REVIEW AND APPROVAL PROCEDURES

- II.1 The Architectural Review Committee has the responsibility to review all proposed construction within Eagle Landing. The ARC shall perform such review in accordance with the requirements of the covenants and restrictions and pursuant to the procedures outlined in these design standards.

The ARC is also responsible for reviewing all remodeling, alterations, exterior color changes, and additions which property owners may initiate after they have completed construction of residences and landscaping. All alterations and additions to structures, landscaping and all other elements of the property shall be in compliance with these design standards and ARC review and approval.

It is the function of Eagle Landing's ARC to review applications, working drawings, specifications, color materials and samples submitted to determine if the proposed construction, site plan, hardscape and landscape design, etc., conforms in character, appearance and construction with the design standards.

A Soil Compaction Test may be required on all lots; however, the developer and the ARC do not assume responsibility for soil quality and compactability, apparent and unforeseen subsurface soil conditions, soil erosion, soil structural adequacy, building structural adequacy, capacity of safety features of the proposed improvements or structure, compliance with any or all building codes, zoning codes, safety requirements, governmental laws, regulations or ordinances, or the performance or quality of work of any contractor or subcontractor.

Variances or deviations from the design criteria may be granted in hardship or unique situations **at the sole discretion of the ARC**. These variances or deviations will not set any precedent for future decisions and all variance requests will be reviewed on an individual lot-by-lot basis.

- II.2 Property Owners, Builders, Contractors, Architects, Designers, Realtors and Consultants: All contractors and professionals performing work within the Eagle Landing Development shall be licensed and certified within their field of work. In addition, all plans and specifications submitted for review shall be designed and drawn by licensed/certified professionals in their field, unless waived by the ARC in writing. All design and construction activities shall be in compliance with the recorded covenants and restrictions for Eagle Landing, these design standards and the current local and state building codes.
- II.3 All plans to be reviewed must be stamped in by 1:30 p.m. Monday prior to the meeting of the Architectural Review Committee on Tuesday. The two steps in the plan submittal and approval process are as follows:
- Step 1 - Review Process
 - Step 2 - Submission of plans to the Clay County Building Department. Each contractor is responsible for contacting and meeting the requirements of the Building Department, including paying any applicable fees required.

A. Step One ARC Review Application (Attached)

All individual property owners or builders must submit the Design Review Application form. All builders must submit one set of exterior drawings on 8.5" x 14" paper with no more than two elevations per page. The landscape drawing will also be on 8.5" x 14" paper with planting notes on a separate page.

1. Design Review Application Form Completed with appropriate fee amount attached including color & material samples.
2. Site Plan with all site measurements, easements, upland/vegetative buffers, setbacks, finished floor elevations, driveways, sidewalks, walkways, balconies, decks, patios, porches, screen enclosures, pools, etc. and fencing if applicable.
3. Exterior Elevations of house showing windows, doors, exterior materials, specific paint colors and locations, lighting, driveways, walkways, balconies, decks, patios, porches, screen enclosures, pools, etc.
4. Foundation & Drainage Detail including elevations and drainage patterns per recorded plat and FEMA requirements.
5. Floor Plan(s) with dimensions.
6. Roof Plan showing design, pitch, material, color, etc.
7. Fascia and Trim including sections, details and wall sections.
8. Locations for Mechanical Equipment and garbage containment screen wall.
9. Landscape Plan including plant list, specifications, sizes and spacing, per the specific lot size requirements. The ARC may require an existing tree survey showing the location and sizes of all trees with a diameter greater than 6" DBH in an effort to study house and driveway placement to minimize tree loss.
10. Exterior Lighting Details including specifications and location, if applicable.
11. The ARC shall approve or disapprove the proposed improvements within 45 days after receipt of a written request for approval from the applicant accompanied by all items required for review, each in

- form and substance acceptable to the ARC.
12. The ARC will require a field inspection of the builder's rough stakeout of building corners and related construction, and a final survey (See Final Survey below) prior to granting final approval. It will be the builder's responsibility to contact the ARC to perform this inspection. A footprint of the home shall be marked with orange flagging tape and all trees to be removed shall be marked with white flagging tape.

B. Step Two Building Department Review

Following the final ARC review and approval, builders may submit their plans to the Building Department, or other such agencies having jurisdiction for all required permits.

II.4 REQUIREMENTS FOR ALL BUILDING DRAWINGS

In order to provide systematic review of the proposed construction, specific design documents are required:

- A. Plans: General Information on all Plans:
 1. Recommend sheet size 8.5" x 14" (no larger than 11" x 17")
 2. Title Blocks: Lot number, community and street address
Date and drawing scale
Firm responsible for drawings
Name of Owner and Builder
- B. Site Plan:
 1. Scale: 1" = 10', north arrow
 2. Lake high water line and surface drainage plans
 3. Property line, setbacks, easements, finished floor and four (4) corner elevations.
- C. Architectural Drawings and Samples:
 1. Foundation and floor plan, exterior elevations showing design detail of doors, windows, etc.
 - a. Scale: 1/4" = 1'- 0"
 - b. Show finish grade fill
 - c. Indicate finished elevations and delineate materials
 - d. Complete dimension
 2. Exterior materials, colors, finishes
 - a. Specifications (SEE ARC APPLICATION)
 - b. Give samples of materials and/or product photos
 - c. Submit samples of all paint colors to be used and their location on structure.
 - d. All screen enclosures shall be bronze regardless of location.
 3. Building sections, wall sections and details
 - a. Roof section details, pitch and type
 - b. Complete dimensions and material

D. Landscape Design and Drawings

1. Planting plan
 - a. Scale: 1" = 10", north arrow
 - b. Property lines, all easements and rights-of-way
 - c. Lake high water line
 - d. Existing trees with a diameter of 6" DBH and greater and tree protection details, and showing the proposed location of street trees to be added.
 - e. Existing palmettos, shrubs and/or other understory should be tailored and preserved to the extent possible.
 - f. Proposed grades and drainage patterns.
 - g. Foundation outline, driveways, walkways and planters
 - h. Decks, patios, service areas, screen walls, fences, pools and spas should be outlined.
 - i. Surface material, bed outline.
 - j. New and existing plant material should be listed separately into trees, shrubs, ground cover and sod with schedule and quantity, botanical/common names, sizes and spacing and remarks. (See Landscape Planting Requirements.)
 - k. An irrigation plan may be requested from time to time by the ARC.
 - l. Exterior lighting if applicable.
2. The following notes shall appear on the landscape plans and will be part of the requirements for approval:
 - a. All plant material shall be Florida Fancy or better.
 - b. All planting beds shall be mulched with a minimum 3" thick, "Grade A" cypress mulch or pine bark a minimum of two (2) inches from the foundation. Any deviation must be approved by the ARC.
 - c. Positive surface drainage shall be maintained throughout the site after sodding.
 - d. 100% lot coverage with a fully automatic irrigation system.
 - e. Each lot will be fully sodded with St. Augustine or Zoysia including replacing temporary Bahia placed in easements and/or lake banks.

II.5 FINAL SURVEY

Within 14 days after completion of construction and prior to or at the closing of the home sale, the builder shall provide the ARC with a survey of "as-built" conditions completed showing the following items:

- A. Lot corners, dimensions and set backs
- B. Easements, top of lake banks and rights-of-way
- C. Dwelling corners with roof overhang dashed in
- D. Other items such as driveways, pools, walls, enclosures, fences, etc.
- E. Finished floor elevations of all structures.

- F. Any additional documentation as required by the Developer.

III. SITE DEVELOPMENT AND CONSTRUCTION PROCEDURES

III.1 POLICY

It is the intent of these standards to insure that homes are developed with a high level of quality related to existing and new vegetation, construction practices, building coverage, building height, setbacks, walkways and driveways, grading and drainage.

VACANT LOT MAINTENANCE STANDARDS

All vacant, undeveloped lots shall be maintained regularly by hard edging along the roadway, all growth between the curb and the property line (approximately 20' from curb) shall be maintained at a height of no more than 8" tall. Regular maintenance consists of every 2-3 weeks during growing season and once per month during non-growing season.

Vacant lots shall not be used as staging areas, dumpsites or parking areas unless authorized. Lots designated as a concrete washout must be clearly labeled with approved signage, silt fenced and lined with plastic and maintained on a regular basis.

III.2 EXISTING VEGETATION

A. Preservation

1. Each property owner will be required to site the home in a practical manner that preserves the largest trees on the lot within the setbacks. All trees with a diameter greater than 6" must appear on the Existing Tree Survey (if applicable) and preserved wherever possible. Approval is required prior to the removal of such trees.
2. No site clearing shall take place before a site plan, accompanied by an existing tree survey has been prepared, submitted, reviewed and approved by the ARC. Further, a site/lot inspection (Exhibit A) is to be performed by the ARC in order to obtain a clearance approval.
3. Care should be taken to protect the root system of all existing trees to be preserved during construction. The existing grade should be maintained from the trunk to the drip line of the tree when possible.
4. No construction vehicles nor materials should be driven, parked, stored or stockpiled within the drip line of existing trees to be preserved.
5. Any variance or deviation from these guidelines shall be reviewed and approved by the ARC prior to commencing any construction or site clearing activities.

III.3 RESIDENTIAL ARCHITECTURE

It is the responsibility of the designer to effectively incorporate balance, rhythm, texture and massing of forms into a well-designed residence. The ARC emphasizes design continuity on all exterior elevations. Rear elevations, which are viewed from streets or across lakes and golf courses, shall have visual interest equal to the front elevation in terms of colors and materials, design continuity and integration of patio structures and privacy walls.

A. The following standards are design requirements:

1. Minimum square footage requirements are determined by lot size;

120'	2,200 square feet
100'	2,000 square feet
80'	1,800 square feet
70'	1,700 square feet
60' 63' 53'	1,200 square feet
2. Garages Doors: All doors must be paneled. Carriage doors, decorator styles will be allowed as they pertain to specific architectural design subject to ARC approval.

120'/100' lots - Two car front-loading garages are **strongly** discouraged. Three-car split entry garages may be permitted with one car front loading in accordance with overall architectural design. The garage may be either courtyard entry or side entry. For a two-car garage, there must be two single garage doors. In the case of a three-car garage, there must be either three single garage doors, or one double garage door and one single (single doors must be a minimum width of nine feet). Garage doors will be reviewed on an individual basis for style and design. Homes with a four-car garage or more will also be reviewed on an individual basis.

80' lots – Three car full front-loading garages are not permitted. Exceptions may occur as reviews are handled on a lot-by-lot basis. Two car full front loading and two or three car courtyard entry garages will be permitted. In the case of a three-car garage, there must be either three single garage doors or one double garage door and one single may be used for a courtyard entry garage. (Side entry garages will be reviewed individually based on the character and design of the home to the lot, and the overall streetscape appearance.)

53'- 60'-63' lots in Shadow Creek, Phase V, Phase VI & 70' lots in Camp Creek, Gray Hawk, Quail Hollow, Southern Hills, and all lots in Phase IV (70' & 80') – Two and three car full front loading or courtyard entry garages are permitted. For two car garages, two single doors or one double door may be used. For 3-car, three singles or one double and one single are permitted.

3. Roof pitch and design will be reviewed based upon integration with the style and design of the home. Asphalt and fiberglass architectural dimensional roofing shingles shall have a minimum warranty of 30 years. Concrete roof tiles and standing seam metal roofing material may also be used with ARC approval. Eave drip will match roof color unless otherwise approved.
4. Exterior materials shall be distributed on all exterior elevations. All trim details shall be similar on all four elevations. Front “accents” may be used

on the front elevation only when they are used in intervals rather than a continuous characteristic of the front elevation. Exterior elevation materials may consist of brick, stucco, stone, horizontal concrete siding. There should be no more than three (3) different elements used on any individual structure.

5. All residential construction will provide a minimum of R-11 insulation in the walls and R-30 in the ceilings.
6. All windows must be insulated/double-pane windows. Windows must match on the front and side elevations, and be trimmed and similar on all sides. Windows may not be replaced with stained glass, artwork, etc., without approval by the ARC.
7. Air-conditioning systems must bear the high efficiency rating and meet or exceed the S.E.E.R. requirements of the Florida Energy Code.
8. All residential construction must meet the current Florida Energy Code and Florida Wind Code requirements at the time the permit is filed.
9. All houses must be within a color scheme that compliments the character of the home. Bright primary colors on the exterior will not be permitted. Similar color schemes in close proximity will not be allowed.
10. All roof vents and pipes must be painted to match roof color. All fireplace chimneys shall have a painted concrete or metal architectural chimney caps. Gas fireplace pipes shall extend no higher than the highest roof point. All vents, equipment mounted on exterior walls shall be painted to match the majority of the exterior.
11. All columns shall be a minimum of 6" x 6" with cap and base.

B. Accessory Structures and Furnishings:

1. Accessory structures and furnishings include but are not limited to, pet houses, hothouses, greenhouses, facilities for above ground storage, clothes racks and clothes lines, aerials, antennas, satellite dishes, retaining walls, solar equipment, tool shops and workshops, guest houses, room additions, spas, pools and pool houses, decks, patios, equipment houses, trellises, privacy walls, bronze screen enclosures, fences, play structures, play houses, permanent basketball goals (goal and hoop may not be placed on the structure itself; all poles shall be black with clear backboards; temporary basketball goals are discouraged. The base of play equipment (other than basketball) shall be natural wood, wood tone, dark green, brown or black. No portion of any play structure shall be more than 12 feet in height and the structure shall not cover more than 200 square feet in area. No play structure shall be less than ten (10) feet from a rear or side property line and shall be adequately screened. Canopy tops shall be dark green, brown or black, brightly colored stripes will not be allowed. No brightly colored metal play equipment shall be allowed. Trampolines will not be allowed on property abutting or visible from the golf course or lake/waterways. Fountains, sculptures, or similar yard art must be submitted and approved prior to installation. Approval of any such structure or improvement and the location of same shall be given at the sole

discretion of the ARC.

2. Exterior lighting shall be well planned and properly sized. Standard color and minimum voltage should be used for all exterior/landscape lighting. With the exception of seasonal exterior lighting, colored exterior spots & colored landscape lighting are not permitted.
3. Other exterior furnishings include, but are not limited to, required house identification numbers. Address plates shall consist of a permanent metal plate, measuring no less than 5" h x 9" w, with black background and bronze/gold numerals 3" in height. (See Exhibit C). Address plates not conforming to these minimum standards, "nameplates", and other exterior applied art must be submitted prior to installation and approval is at the sole discretion of the ARC. Temporary reflective numbers adhered to garage eave are permitted during the construction process and removed upon installation of permanent address plaque.
4. Prior to installing a satellite dish or wireless cable antenna system, owners are requested to notify ARC of their intent. Owners are encouraged to work with the ARC to determine a suitable location for the dish/antenna. Location should be selected to avoid safety hazards and damage to the building. Location should also be unobtrusive, if possible, but the requirement to be unobtrusive shall not unreasonably delay the installation, unreasonably increase the cost, maintenance or use, or prevent the owner from obtaining an acceptable quality signal.
5. All mailboxes must conform to the established standard mailbox design and located with the proper height in accordance with U.S. Postal regulations and coordinated with the developer. See Exhibit B.

C. Fencing:

All corner lots, lake view and golf course view lots as well as lots visible from lakes/waterways and golf course shall use black/bronze metal fencing not exceeding 4' in height. Vinyl 4' picket fencing and 6' vinyl/metal/pressure treated shadow box fencing may be permitted on remaining lots on a case-by-case basis at the sole discretion of the ARC. Vinyl fencing, when approved, shall commence from the rear corners of the home straight to the property line and landscaped to provide immediate coverage as viewed from the street.

III.4 BUILDING HEIGHT AND FINISHED FLOOR ELEVATIONS

- A. Building height is limited to 35 feet, to the average height of the roof above the highest point, at back of curb, at front of property.
- B. Finished floor elevations shall comply with the recommendations of the FEMA requirements on file with the developer.

III.5 BUILDING RESTRICTION LINES (SETBACKS)

- A. Building restriction lines (setbacks) have been established to provide adequate space between homes and adjacent streets, homes or amenities.

Homes sited on corner lots shall have a front setback from both streets. No building or portion of a building shall encroach upon an easement.

1. Building restriction lines:

120-foot lots:

Front yard:	20'	from front property line*
Side yard:	15'	from side property line
Rear yard:	20'	from rear property line

100-foot lots:

Front yard:	20'	from front property line*
Side yard:	10'	from side property line
Rear yard:	20'	from rear property line

80-foot lots:

Front yard:	20'	from front property line*
Side yard:	7.5'	from side property line
Rear yard:	20'	from rear property line

70-foot lots:

Front yard:	20'	from front property line*
Side yard:	7.5'	from side property line
Rear yard:	10'	from rear property line

53-foot | 60-foot | 63-foot lots:

Front yard:	20'	from front property line*
Side yard:	5'	from side property line
Rear yard:	10'	from rear property line

* All corner lots require the front yard setback off both streets.

Note: Roof overhangs, A/C units or other mechanical equipment, screen wall, pool, screen enclosure, deck or structure of any type may not encroach into an easement.

- B. Patios, decks, pools, screen enclosures, room additions, spas, fences, and etc., shall be individually submitted and reviewed. All these items must be submitted on elevation drawings, if required, and include additional landscaping.
- C. All mechanical equipment including A/C units, pool equipment as well as garbage receptacles will be enclosed with a screen wall matching the exterior. Landscaping may be used for gas tanks provided landscaping provides immediate and complete coverage from adjoining properties.

III.6 DRIVEWAYS AND WALKWAYS

- A. Driveways and walkways materials and locations are subject to ARC approval and should be integrated into each lot to emphasize design continuity and safety. Courtyard and side entry driveways shall not exceed 14' in width on the approach and may be flared toward the curb. All courtyard driveways are permitted a 14' side backout/turnaround. Pavers located solely on the entrance apron are not permitted. Pavers are permitted on apron provided edge trim and concrete breaks

also consist of pavers. Solid paver driveways/walkways are permitted subject to ARC approval of color and pattern. Circular driveways are subject to ARC approval and reviewed on a lot by lot basis.

III.7 SITE GRADING

- A. Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be "lumpy" and "abrupt" resulting in an artificial look.
- B. Where existing vegetation will be saved, the existing grades shall be maintained with positive drainage from the trunk to the drip line of the vegetation.
- C. Drainage:
 - 1. Run off should be directed away from building pads at a minimum slope of two (2%) percent cross slope.
 - 2. Landscape swales shall achieve positive drainage. Swales shall not retain standing water for extended periods of time.
- D. Mounding and swales:
 - 1. Mounds and swales shall be designed so as to be an integral part of the grading, and shall have smooth transitions between changes in slope. They shall not interrupt swales drainage or be placed between the trunk and drip line of existing vegetation.
 - 2. Mound slopes shall not be greater than a ratio of 3:1 and swale side slopes should be between the ratios of 6:1 to 7:1.
- E. Retaining walls:
 - 1. If space limitations result due to existing conditions of grade or plant materials, retaining walls may be employed to facilitate grade changes or to protect existing trees, etc. Location, materials and design shall be at the sole discretion of the ARC.

III.8 BUILDING CONSTRUCTION

- A. Intent - The following requirements have been developed to minimize the adverse impact of housing construction on each particular neighborhood:
 - 1. All home sites will be kept in a neat and orderly condition throughout the entire construction phase and construction activity shall be confined to site. **A trash dumpster shall be required on each lot prior to the start of construction.** Placement shall be within the lot lines and not in the right-of-ways easements.
 - 2. The builder/owner shall be responsible for the actions of their

subcontractors and contracted services. Any violation of the rules, regulations, Covenants and Restrictions which may result in clean-up, fines and/or legal fees, shall be the responsibility of the builder/owner.

3. All required driveway subsurface material shall be placed prior to construction. All construction and delivery vehicles shall enter and exit the lot using the subsurface driveway area and shall not enter nor drive through the lot or Eagle Landing in random locations that could adversely affect existing vegetation and pavement. Sand or dirt shall be placed over the curb during the construction phase to prevent damage to the curb.
4. Any construction activity or related parking shall not block or otherwise impede traffic flow along the street.
5. Any spillage of concrete, paint, dirt or any other material onto the paved community streets shall be removed from the surface immediately. No dumping of any kind shall be allowed within the development; clean-up will be charged back and fines may be imposed. Any damage occurring to community streets, curbs or common areas that are the result of construction activities on a lot shall be paid for by the builder/owner.

B. Erosion control:

1. Every attempt should be made by the builder to preserve existing trees, shrubs and ground cover during construction activities to minimize site disturbance resulting in bare conditions. Remove no more vegetation than necessary. (See above Section III.2 Existing Vegetation for limitations on removal of vegetation.)
2. Temporary swales and other sediment control methods shall be installed by the builder to reduce runoff during construction. The use of hay bales is required to be installed at erosion problem areas as directed by the ARC.

C. Existing utilities:

The builder and individual property owner is responsible for knowing the locations and types of all utilities and must protect existing utilities during construction.

D. Inspections by ARC

Periodic inspections will be made by the ARC while construction is in progress to determine compliance with ARC approved plans. One set of current construction plans must be kept on each job site during working hours.

E. Signage

Only one (1) sign shall be allowed per individual lot and the sign shall be the approved standard sign size, color and text (see pre-approved format – Exhibit D). All other signs, billboards and advertising structures are prohibited unless approved in writing by the ARC. No sign shall be placed on a tree trunk at any time.

III.9 LANDSCAPING DESIGN STANDARDS

A. Introduction

The purpose of these requirements is to assure that the individual property and community values are maintained and enhanced. Every property owner in the community has a vested interest in making sure that the community as a whole maintains a degree of aesthetic integrity. Landscaping plays a major role in accomplishing this goal. The design should be a logical extension of the house with emphasis on preservation of the natural environment. Preservation of existing natural systems provides an economical design from both the standpoint of capitol cost and long-term maintenance.

B. Minimum Plan Requirements

1. **Authorized Designers:** In order for the plan to comply with the requirements outlined, the plan shall be prepared by persons licensed in their field of planting design, plant materials and the use of those materials. The Architectural Review Committee reserves the right to reject any designer it deems not competent to prepare acceptable landscape plans.
2. **Plan Information:** In addition to all information required in Section II.4.D, include the following. Plan shall show proximity of adjacent house and existing plant material. Existing plant material on adjacent lots shall be considered in the overall review for minimum requirements.
3. **Existing Natural Systems:** The plan shall show all existing trees 6" DBH (diameter at breast height) or larger, to be removed and/or preserved. Each tree shall be labeled as to its size and species. Existing viable natural under story to be preserved shall also be indicated on the plan. Every effort should be made to preserve palmettos and other natural under story vegetation. Preservation of natural systems counts as credit towards the required landscaping.

Existing wetlands defined with a surveyed jurisdictional line may be counted as landscaped area as part of the entire surveyed lot. Conservation easements or vegetative buffers designated on recorded plats within property lines are subject to the jurisdiction of St. Johns River Water Management and may not removed, cleared or disturbed.

The ARC must approve the removal of any existing trees greater than 6" dbh. If existing trees are removed without approval or if existing trees die during construction, the Board may require the contractor or owner to mitigate the loss.

4. **Notes and Specifications:** The plan shall include planting details for shrubs and trees including guying and staking procedures. The plan shall include a plant list showing the identification symbol for the particular plant, the botanical and common name of the plant, the size, plant spacing and any particular notes with regards to that particular plant. All tree sizes shall be specified by height, spread and caliper size for single trunk trees. All shrubs shall be specified by height or spread and gallon size. Specifications shall include a performance spec for irrigation, drainage notes, plant quality and any other necessary information to impart design intent. All plans shall

include the following specification:

ALL PLANS SHALL INCLUDE THE FOLLOWING NOTE: "ONCE THE PLAN HAS BEEN APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE, ANY SUBSEQUENT CHANGES SHALL BE RESUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL."

C. Plant Material Quality and Size: (See attached landscape planting requirements)

1. All plant material shall be Florida #1 or better as determined by Grades and Standards for Nursery Stock. Front yard and street canopy trees shall be 14'-16' ht., 4" cal. Rear and side yard canopy trees shall be 12'-14' ht., 3" cal. Multi-trunk ornamental trees shall be 8'-10' ht., and have minimum 3 - 1" trunks with appropriate spread for the particular species. Cabbage Palms shall have 8'-12' clear trunk height, and shall be grouped in clusters of 3 minimum.

2. **Street Trees: 53' – 60' – 63' – 70' – 80' Lots -**

Front – One (1) 4" minimum caliper (dbh) Live Oak (*Quercus virginiana*) installed within property lines as close to curb as possible but not in a way to interfere with electric and/or utility easements.

Rear – (if visible from golf course or lake) – One (1) 4" min. caliper Live Oak, Drake Elm or similar hardwood subject to ARC approval.

Corner lots will require three (3) 4" min. caliper Live Oaks (one front and two in side yard).

Street Trees: 100' – 120' Lots –

Front – One (1) 4" minimum caliper (dbh) Live Oak installed as per 60' – 70' – 80' guidelines.

Rear (if visible from golf course or lake) – same as 60', 70', 80' guidelines.

Corner lots – Three (3) 4" min. caliper (dbh) Live Oaks (one in front and two in side yard).

Where existing specimen trees can be preserved, the above requirement(s) may be waived. No lot shall be cleared prior to approval by Eagle Landing Construction Department.

<p>NOTE: Caliper minimum (4") is designated for 2006. Depending on the maturity of the neighborhood, minimum caliper requirements may be established at the discretion of the ARC.</p>

2. The design should be creative in its choice of plant material. The emphasis should be placed on minimizing the number of different plants and maximizing the quantity of each plant type. The plant pallet should be simple. Special emphasis to be placed on native & drought tolerant materials that will reduce maintenance cost and conserve natural resources. The minimum required number of plants per lot designation is listed below:

See the specific Landscape Planting Requirements sheets (Exhibit E) for

2. The design should be creative in its choice of plant material. The emphasis should be placed on minimizing the number of different plants and maximizing the quantity of each plant type. The plant pallet should be simple. Special emphasis to be placed on native & drought tolerant materials that will reduce maintenance cost and conserve natural resources. The minimum required number of plants per lot designation is listed below:

See the specific Landscape Planting Requirements sheets (Exhibit E) for breakdown.

<u>Lot Designation/Size</u>	<u>Minimum Number of Plants/Trees</u>
Lots 120' & 100'	286 - 287
Lots 80' & 70'	226 - 227
Lots 60' and 63'	175
Lots 53'	155

3. In order to conform to St. Johns River Water Management District's (SJRWMD) guidelines for water conserving landscapes ("xeriscaping"), a minimum 30% of the total number of new plants installed shall be of a native or drought tolerant species.

D. Planting Requirements:

1. Average planting shall be continuous along the front and rear of the structure. The average depth of the plant bed shall be three quarters the height of the single-story wall from foundation to the eave of the roof. Planting along the sides of the structure shall be clustered and used to break up blank walls. Hedges may be no higher than three (3) feet when used in the front yard. Side and rear yard hedges may be no higher than eight (8) feet.
2. Motor courts and circular drives, where approved, shall be broken up with plant material. All privacy and screen walls, patios, playground equipment, pools, pool enclosures, etc., shall be broken up and/or screened with shrub massing and trees as approved by the ARC. Berms should be utilized to break up large expanses of open area. Berms shall blend in with the natural grades with a maximum slope of 6:1. Under brushed natural areas to be mulched with pine straw.

E. Tree Protection:

1. Prior to any clearing on a lot, a site plan shall be submitted to the Architectural Review Committee review and approval. The plan shall identify all trees over 6" DBH and locate the proposed improvements on the site. **No clearing may occur on the site prior to approval of the site plan and lot walk.**

F. Irrigation:

1. The entire lot shall be 100% covered by irrigation. The system shall be fully automatic with pop up heads. Micro-irrigation devices such as emitters, bubblers, "leaky pipe", etc. should be used wherever possible. There shall be no overspray onto adjacent lots or roadways. In accordance with State law, a rain sensor device, which shuts the system off during wet periods, will be installed in accordance with manufacturer's specifications. *A double check backflow preventer, equal to a DCA-100, shall be mounted in a rectangular valve box (12" x 10") on the service side of the meter and immediately adjacent to the water meter.* No well shall be permitted. All systems will be connected to the "irrigation only" water system provided by the developer.

EAST WEST COMMUNITIES
Architectural Review Office
3973 Eagle Landing Pkwy. Orange Park, FL 32065
(904) 291-7200

EAST WEST COMMUNITIES LOT INSPECTION FORM

Builder: Complete 1 - 4 and scan to ELARC@eastwestc.com
Call (904) 291-7200 to schedule the inspection

1. Date:

2. Builder:

3. Contact:

Phone:

4. Subdivision:

Lot:

Following to be completed by East West Communities

☐ Curb Condition

☐ Sewer Sawcut Present

☐ Meter Boxes & Valves

☐ TV/Telephone Pedestal

☐ Trees to Save:

☐ Potential Drainage Issues:

☐ Notes:

Completed by:

Date:

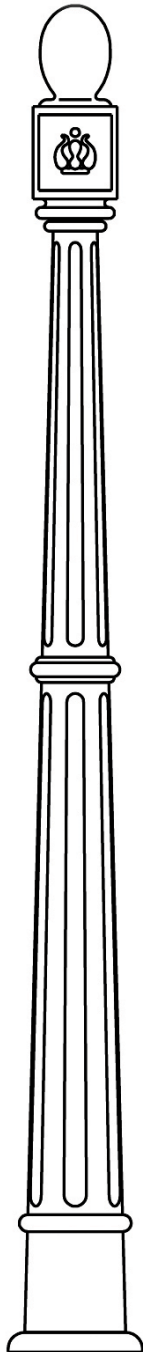
NOTE: 1. Lot walk will be conducted and ARC approval obtained prior to construction start.
2. Builder is responsible for any lot damage, such as curb, and will set up follow-up inspection at time of home closing.

Cc: ARC file, Lot Inspection File

Eagle Landing Mailbox Specs

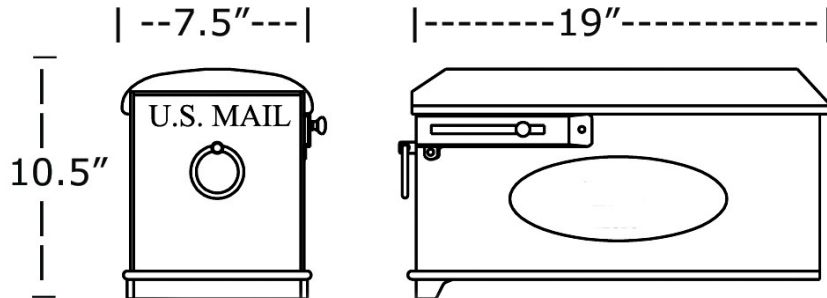
- Imperial 5/2005

3X 10313

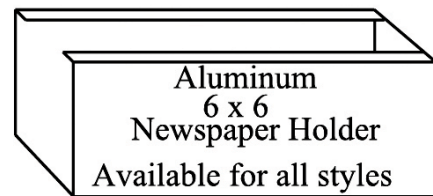


Post 3

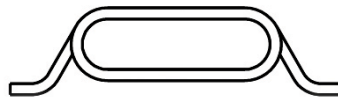
Black Post, approx. 60" H



Black letter box, pull ring and sliding red flag - front and side view



Aluminum
6 x 6
Newspaper Holder
Available for all styles



Black number plate with
2" Gold address numerals

Constructed of cast aluminum (not sheet metal). Will not rust or corrode, set in concrete base for optimum stability.

Exhibit C
Approved Address Plate Spec



Refer to ARC Guidelines, Section III.3, Article B (3)

Eagle Landing Builder/Realtor Signage Specs

EXHIBIT D

Sign Colors

All signs within Eagle Landing shall only use the approved colors of Black, Gold (Pantone 1265C) and White as outlined below.

Real Estate Signs

All parties shall follow these guidelines for signage within the development. Only one sign is allowed per lot - For Sale, Available, For Rent, Future Home Of, etc. All signs will comply with the following specifications.

- Size shall be 10.5 inches x 13 inches.
- Single post, middle mount, ¾ inch thick, black metal framed on all four sides.
- Height of post is three (3) feet above ground (see sample below).
- Colors are letters Pantone 1265C (gold) or White (not cream, off white, eggshell, etc.) on a black background (sample below).
- One “Take-Away” box may be attached to sign post.

Inserts (Builder Name, Misc Info)

- No larger than 4.5 inches x 13 inches.
- Must fit in the rider area on sign.
- Colors are reversed from body – black lettering on gold (Pantone 1265C) or white background.
- Sold/Pending Inserts: Red background with white lettering is allowed on inserts only.

“Open House” signs (per Article V, Section 6 of the CC&R’s) may be leased from the Declarant for a charge of \$25.00 per sign and post. The money is refunded upon the return of the sign(s).

Model Home Signs

One sign per model stating Floorplan/Builder name:

- 24” x 12” - Black background with gold trim & white lettering mounted on (2) 4x4 black painted poles, approx. 3’ above grade and as close to the front entrance of home as possible. Mounting poles should not be visible above the sign plate

Rollout or Sandwich Board Signs (Your choice – only one style may be used – not both)

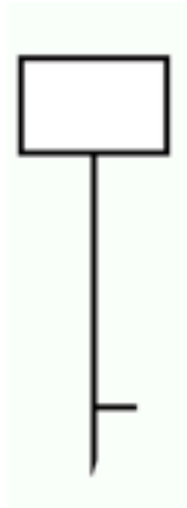
- Black background with gold trim, white lettering
- While sandwich boards are not approved for use within Clay County, we will allow when model home is open and staffed. Boards must be removed from view when model is closed.
- Double-sided rollout signs are permitted: Size not to exceed 4’ W by 3’ H. Use only when model is open and staffed and removed from view when model is closed.

Flags

One freestanding flagpole per model is permitted. Pole is black and not to exceed 20’ high. Pole may exhibit either the American flag (4’ x 6’ with appropriate lighting) or a fixed, unlit stationary boulevard flag consisting of black background with gold/white lettering but not both.

Additional signage must be submitted, reviewed and approved prior to installation.

Samples:



Sign Post
(shown here without rider)



For Sale/Available
(Color Sample -Option A)



For Sale/Available
(Color Sample - Option B)



Banner Sample

Eagle Landing Landscape Planting Requirements For 53-foot, 60-foot and 63-foot lot Neighborhoods

Category	Description *	Minimum Sizes	Minimum Quantities **
Trees	Bradford Pear	Following pertains to all trees:	1 street tree (a)
	Chinese/Drake Elm	Front & street - 4" dbh approx 14'-16'	2nd street tree corner lot
	East Palatka Holly	Sides/Rear - 3" dbh approx 12'-14'	2 front yard &
	Fruit Trees		2 side/rear yard
	Laurel Oak		
	Live Oak		
	Magnolia		
	Maple		
	Mulberry		
	River Birch	(Birch - Minimum 4-trunk)	
	Sycamore		
Shrubs	Azalea/Ligustrum	Following pertains to all shrubs: (b)	3 @ 15 gal
	Bottlebrush	Minimum 7 gal.; 30" spread, 4' - 5' ht	21 @ 7 gal
	Boxwood	maximum 36" oc	48 @ 3 gal
	Chinese Juniper	Minimum 3 gal.; 14" spread, 18" ht	
	Indian Hawthorne	maximum 18" - 24" oc	
	Palmettos		
	Pampas Grass		
	Philodendron		
	Pittosporum		
	Rhododendron		
	Sweet Viburnum		
	Wax Myrtle		(46% of total planting area)
Groundcover	Agapanthus	Following pertains to all groundcover:	15 @ 3 gal
	Aztec Grass	Minimum 3 gal.; 14" spread, 18" ht	45 @ 1 gal
	Dwarf Holly	maximum 18" - 24" oc	
	Fountain Grass	Minimum 1 gal.; 10" spread, 12" ht	
	Heather	maximum 10" - 12" oc	
	Liriope		
	Parsons Juniper		
	Plumbago		
	Society Garlic		(38% of total planting area)
Ornamentals	Azaleas		7 @ 3 gal
	Black-eyed Susans	Min. 3 gal.; 14" spread, 18" ht	15 @ 1 gal
	Chrysanthemum		
	Crape Myrtle	Min. 3 - 1" trunks	
	Gardenia		
	Geranium		
	Hibiscus	Min. 3 gal.; 14" spread, 18" ht	
	Hydrangea	Min. 3 gal.; 14" spread, 18" ht	
	Impatiens		
	Iris/Lilies	Min. 1 gal.; 10" spread, 12" ht	
	Lantana	Min. 8" ht., 8" spread	
	Palm Tree	Min. 8'-12' clear trunk height	
	Palm(Sago, Fan)	Min. 15 gal.	
	Pentas		(16% of total planting area)
Total Plant Requirement:			155 or 159 (corner lots)

* These lists are preferred plants, however, other plants may be used if submitted and approved.

** Minimum Quantities may include existing as well as added plants. Minimum size requirements unless otherwise specified.

(a) See specific "street tree" requirements for placement, etc.

(b) All plants used as "hedges" shall completely grow to close within one year of planting.

Eagle Landing Landscape Planting Requirements

For 80-foot and 70-foot lot Neighborhoods

Category	Description *	Minimum Sizes	Minimum Quantities **
Trees	Bradford Pear	Following pertains to all trees:	1 street tree (a)
	Chinese/Drake Elm	Front & street - 4" dbh approx 14'-16'	2nd street tree corner lot
	East Palatka Holly	Sides/Rear - 3" dbh approx 12'-14'	2 front yard &
	Fruit Trees		2 side/rear yard
	Laurel Oak		
	Live Oak		
	Magnolia		
	Maple		
	Mulberry		
	River Birch	(Birch - Minimum 4-trunk)	
	Sycamore		
Shrubs	Azalea/Ligustrum	Following pertains to all shrubs: (b)	3 @ 15 gal
	Bottlebrush	Minimum 7 gal.; 30" spread, 4' - 5' ht	31 @ 7 gal
	Boxwood	maximum 36" oc	67 @ 3 gal
	Chinese Juniper	Minimum 3 gal.; 14" spread, 18" ht	
	Indian Hawthorne	maximum 18" - 24" oc	
	Palmettos		
	Pampas Grass		
	Philodendron		
	Pittosporum		
	Rhododendron		
	Sweet Viburnum		
Groundcover	Wax Myrtle		(46% of total planting area)
	Agapanthus	Following pertains to all groundcover:	25 @ 3 gal
	Aztec Grass	Minimum 3 gal.; 14" spread, 18" ht	60 @ 1 gal
	Dwarf Holly	maximum 18" - 24" oc	
	Fountain Grass	Minimum 1 gal.; 10" spread, 12" ht	
	Heather	maximum 10" - 12" oc	
	Liriope		
	Parsons Juniper		
	Plumbago		
Ornamentals	Society Garlic		(38% of total planting area)
	Azaleas		10 @ 3 gal
	Black-eyed Susans	Min. 3 gal.; 14" spread, 18" ht	25 @ 1 gal
	Chrysanthemum		
	Crape Myrtle	Min. 3 - 1" trunks	
	Gardenia		
	Geranium		
	Hibiscus	Min. 3 gal.; 14" spread, 18" ht	
	Hydrangea	Min. 3 gal.; 14" spread, 18" ht	
	Impatiens		
	Iris/Lilies	Min. 1 gal.; 10" spread, 12" ht	
	Lantana	Min. 8" ht., 8" spread	
	Palm Tree	Min. 8'-12' clear trunk height	
	Palm(Sago, Fan)	Min. 15 gal.	
	Pentas		(16% of total planting area)
Total Plant Requirement:			226 or 227

* These lists are preferred plants, however, other plants may be used if submitted and approved.

** Minimum Quantities may include existing as well as added plants. Minimum size requirements unless otherwise specified.

(a) See specific "street tree" requirements for placement, etc.

(b) All plants used as "hedges" shall completely grow to close within one year of planting.

Eagle Landing Landscape Planting Requirements For 120-foot and 100-foot lot Neighborhoods

Category	Description *	Minimum Sizes	Minimum Quantities **
Trees	Bradford Pear	Following pertains to all trees:	1 street tree (a)
	Chinese/Drake Elm	Front & street - 4" dbh approx 14'-16'	2nd street tree corner lot
	East Palatka Holly	Sides/Rear - 3" dbh approx 12'-14'	2 front yard & 3 side/rear yard
	Fruit Trees		
	Laurel Oak		
	Live Oak		
	Magnolia		
	Maple		
	Mulberry		
	River Birch	(Birch - Minimum 4-trunk)	
	Sycamore		
Shrubs/ Hedges	Azalea/Ligustrum	Following pertains to all shrubs: (b)	4 @ 15 gal
	Bottlebrush	Minimum 7 gal.; 36" spread, 5' - 6' ht	41 @ 7 gal
	Boxwood	maximum 36" oc	95 @ 3 gal
	Chinese Juniper	Minimum 3 gal.; 14" spread, 18" ht	
	Indian Hawthorne	maximum 18" - 24" oc	
	Palmettos		
	Pampas Grass		
	Philodendron		
	Pittosporum		
	Rhododendron		
	Sweet Viburnum		
	Wax Myrtle		(48% of total planting area)
Groundcover	Agapanthus	Following pertains to all groundcover:	35 @ 3 gal
	Aztec Grass	Minimum 3 gal.; 14" spread, 18" ht	65 @ 1 gal
	Dwarf Holly	maximum 18" - 24" oc	
	Fountain Grass	Minimum 1 gal.; 10" spread, 12" ht	
	Heather	maximum 10" - 12" oc	
	Liriope		
	Parsons Juniper		
	Plumbago		
	Society Garlic		(36% of total planting area)
Ornamentals	Azaleas		10 @ 3 gal
	Black-eyed Susans	Min. 3 gal.; 14" spread, 18" ht	35 @ 1 gal
	Chrysanthemum		
	Crape Myrtle	Min. 3 - 1" trunks	
	Gardenia		
	Geranium		
	Hibiscus	Min. 3 gal.; 14" spread, 18" ht	
	Hydrangea	Min. 3 gal.; 14" spread, 18" ht	
	Impatiens		
	Iris/Lilies	Min. 1 gal.; 10" spread, 12" ht	
	Lantana	Min. 8" ht., 8" spread	
	Palm Tree	Min. 8'-12' clear trunk height	
	Palm(Sago, Fan)	Min. 15 gal.	
	Pentas		16% of total planting area)
Total Plant Requirement:			286 or 287

* These lists are preferred plants, however, other plants may be used if submitted and approved.

** Minimum Quantities may include existing as well as added plants. Minimum size requirements unless otherwise specified.

(a) See specific "street tree" requirements for placement, etc.

(b) All plants used as "hedges" shall completely grow to close within one year of planting.