

Ashley Oaks of St. Johns County Architectural Criteria

1.0 PURPOSE

The Architectural Criteria have been created and adopted by Ashley Oaks of St. Johns County to provide standards for improvements to Lots. These criteria are in addition to those outlined in the Declaration of Covenants and Restrictions for Ashley Oaks.

Note: *All approved ARB requests must be completed within 12 calendar months from the approval date. A request for reasonable delay in completion will be considered if a written request is submitted with rationale for delay.*

The following require Architectural Review Board (ARB) approval:

2.0 DETACHED BUILDINGS & STORAGE SHEDS

- A building and/or shed shall be defined as a structure with a roof and walls.
- Detached buildings/sheds shall be accessory in size to the home and shall not exceed the height of the roof line of the existing home.
- A detached building/shed shall be located (set back) at least five (5) feet from the side property line and ten (10) feet from the rear property line.
- The color of all detached buildings/sheds/covers (i.e. RV and Carport covers) shall match as closely as possible those of the existing home. No Metal RV and Carport covers shall be permissible.
- A detached building/shed shall be placed in the rear of the yard and a minimum of ten feet behind (toward the rear of the yard) the front façade of the dwelling to minimize street view where possible.
- Any detached building/shed greater than or equal to 300 square feet shall be finished on the outside with stucco, vinyl siding, brick or hardie board to align with the construction/materials of existing homes built in the neighborhood.
- For Lake Lots, consideration may be given to locate the detached building so as not to obstruct the view of the lake for immediate neighbors.

3.0 DOG HOUSES AND KENNELS

- Dog houses and kennels shall be located in the rear yard of the lot.
- Dog houses and kennels shall be screened from public and community view with landscaping or approved fencing.

4.0 FENCES

- Fences shall be constructed of wood or vinyl material in either vertical shadow box, vertical stockade or board on board design. Acceptable colors for wood fences are natural (wood) and wood stain. Wood fences shall not be painted. Acceptable color for vinyl fences shall be white, beige or tan.
- The height of the fence shall be no taller than six (6) feet.
- The bottom of fences shall be raised a minimum of six (6) inches above the ground over recorded drainage easements in order to not impede surface water flow.
- Fences shall be built behind (towards the rear of the lot) an imaginary line extending from ten (10) feet behind the front façade of the house towards the side lot lines.
- Fences shall not be permitted in front yards. Side and rear yard fences shall be permitted.
- Fences on lots which adjoin or include a portion of a lake (lake lots) shall not exceed forty-eight (48) inches in height and shall be constructed of black aluminum fencing.
- Any “fence-like” structure higher than twelve (12) inches above adjacent grade shall be considered a fence (i.e. miniature garden picket fences).
- Wood fences must be maintained as to prevent degradation, decay/rot, unsightly appearance and dilapidated fence structures
- Maintenance and preservation include regular power washing as needed, and weather/water sealant or staining in natural wood preservative.

Shown below are some examples of fences:



Vertical Shadow Box Fence



Vertical Stockade Fence



Vinyl Fence



Black Aluminum Fence

5.0 LAMP POSTS AND LIGHTING

- Lamp posts shall be black in color.
- A maximum of two lamp posts (greater than two (2) feet in height) shall be permitted in the front yard of the lot.
- Lamp posts shall not exceed six (6) feet in height.
- All exterior lighting, including landscape lighting, shall be shielded to prevent glare or annoying light emissions that impacts other homes.

6.0 MAIL BOX POSTS

- Mail box posts and mail boxes shall be black in color and similar to the existing style originally installed in the community. Any other mail box post and mail box must be approved by the ARB before installation.

7.0 EXTERIOR COLORS AND MATERIALS

- Exterior color and materials of a home shall be the same as those that exist for homes originally built in the community.
- Roofing type and color shall be the same as those that exist for homes originally built in the community.
- Painting or staining of driveways, sidewalks and walkways shall be approved by the ARB prior to painting or staining.

8.0 PATIO AND SOLARIUM STYLE EXTENSION/COVERS

- Considerations may be made for clear and solarium style covers and extensions off the existing roof.

9.0 SCREENED ENCLOSURES

- The height of a screened enclosure may not exceed the height of the roofline of the existing home.
- Screen materials shall be black, bronze or gray in color.

10.0 STATUES AND FOUNTAINS

- Statues in the front yard of the lot over one (1) foot in height shall be limited to two (2) statues.
- Statues shall not exceed forty-eight (48) inches in height.

- A fountain, or water feature, in the front yard of the lot shall not exceed forty-eight (48) inches in height and shall be limited to one (1) fountain, or water feature.

11.0 WELLS POOLS AND TANKS

- Above ground well equipment (pump/pressure tank), propane tanks and above ground mechanical pool equipment shall be screened from street view.
- Staining of paved driveways, walkways, curbs, streets and exterior surfaces of homes caused by irrigation well water is not permitted. The homeowner shall clean all such stained surfaces and restore them to a clean condition.
- All pools shall be located in the rear yard of a lot.
- Above-ground pools shall be screened from public and community view by landscaping, or approved fencing.
- *Children's play pools, less than one hundred (100) gallons capacity, or less than one (1) foot, in height, do not require Architectural Review and approval.*
- Children's play pools shall be located in the rear yard of the lot.

12.0 LAWN AND GRASS

- Grass lawns on residential lots shall be maintained and shall not exceed a height of six (6) inches.
- No accumulation of grass clippings or leaves shall be permitted on sidewalks, driveways, street drainage, or the street.
- Grass shall be trimmed at the edges so that it does not grow onto sidewalks, curbs or adjacent areas.

13.0 PARKING OF AUTOMOBILES

- Automobiles shall not be parked on or covering the sidewalk (see St. Johns County Ordinance 2015-30, Section 6).

THE FOLLOWING DO NOT REQUIRE ARB APPROVAL:

14.0 FLAGPOLES

- Flagpoles and flags shall be installed in accordance with Florida Statute 720.304 (2)

15.0 SIGNS

- Signs shall be no larger than four (4) square feet in dimension and shall not exceed a height of three (3) feet above the ground.
- Signs shall not be attached to houses or detached buildings, trees, street light poles, mail boxes, light posts or fences.
- Security service and no soliciting signs may be attached to the house. **Other signs attached to the house must be approved by the Board of Directors.**
- Signs shall be placed no closer than 20 feet from the curb at the front of the lot and shall not block vehicular driver's view.
- Signs shall not contain language, graphics, or any display that would be offensive to the ordinary person.
- Signs shall not be accompanied by music or other sounds or by streamers or balloons or be distracting to motorists.
- One sign may be placed in the front yard of a lot identifying the home for "Sale, Lease or Rent," or the location of a "Garage or Yard Sale."
- Signs shall be removed within five (5) days of the day the property changes ownership or is rented or leased and within twenty-four (24) hours after a garage or yard sale.
- One such sign may be placed near the entrance to the Ashley Oaks community identifying the date, time and place of any Ashley Oaks of St. Johns County Association meetings.
- One "Lawn or Pesticide Treatment" sign may be placed in the front yard of a lot for a maximum of forty-eight (48) hours.
- A sign provided by a contractor for security services may be displayed within 10 feet of any entrance to a home.
- One Political sign may be placed in the front yard sixty (60) days prior to an election and removed within two (2) days following the election date.

16.0 DECORATIVE CURBING

- Decorative concrete landscape curbing color(s) shall be of earth tones and coordinates with dwelling color.

17.0 SATELLITE DISH/SOLAR PANELS AND SOLAR TUBES

Satellite dish, solar tube and solar panels shall be installed in accordance with County Code by a licensed company.

18.0 SEASONAL HOLIDAY DECORATIONS

- All seasonal lighting, statues and decorations may be installed 30 days before a holiday and shall be removed within 30 days following the holiday.
- Seasonal lighting, statues and decorations do not require Architectural Review and approval.

19.0 GUTTERS/DOWNSPOUTS

- Approved colors include white, tan/brown, grey and black

20.0 CHILDREN'S PLAYSET/EQUIPMENT

- Playsets and trampolines must be placed in the backyard (behind the backline of the house) and only one of each is permitted per lot. Proper maintenance and upkeep are required.

21.0 LANDSCAPING

- No prior approval is required for planting of trees and shrubs

22.0 FENCING/GATES

- *Changing of gate size* to the existing fence/gate is permitted provided the fence/gate material and color is the same as the present or previously approved.