

Architectural Guidelines for Coastal Village

These ARB Guidelines provide an overall framework for community standards, which may be amended as the community evolves. **The terms “Association”, “Board”, “Common Area”, “Lot”, and “Owner”,** used herein are as defined in Article II of the Declaration of Covenants and Restrictions for Coastal Village, as recorded in the public records of St. Johns County, Florida (the "**Declaration**"), as may be amended. Section 6 of the Declaration outlines the role and responsibilities of the "**Architectural Review Board**".

1 INTRODUCTION

1.1 The Architectural Review Board (“ARB”).

The ARB may consist of members of the Board, or may be a separate committee appointed by the Board to review applications submitted by an Owner in accordance with these ARB Guidelines, which include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction and modification of improvements of any type. The ARB may also recommend modifications to these ARB Guidelines to the Board for review and approval.

1.2 Governmental Approvals.

It is the responsibility of an Owner to contact the appropriate “Governmental Entities”, which can mean a municipality or state and/or federal agency, and obtain all necessary permits and/or approvals (the “Governmental Approvals”) before beginning work on a project. If requested, an Owner shall provide copies of any such approvals to the ARB and/or the Board. To the extent that any Governmental Approvals require a more restrictive standard than those found in these ARB Guidelines or the Declaration, the Governmental Approvals shall control. To the extent that the Governmental Approvals are less restrictive than the Declaration and these ARB Guidelines, the Declaration and ARB Guidelines shall control.

1.3 Required Approvals for Modifications and/or Additions.

An Owner is required to submit an application to the ARB and request review of plans for exterior modifications, exterior color changes, exterior landscape changes, additions to a Home and/or additions of a structure on the Lot, etc. (the “Modifications and/or Additions”). Some examples listed below, include, but are not limited to:

- Alterations to landscaping, irrigation, grades or drainage. This includes both addition and removal of trees and shrubs.
- Constructing or installing fences or other hardscape accessories.
- Placement of any object, ornament, monument, statue, sign, or similar accessory on a Lot that is visible from the street or by surrounding Lots, including lighting, flags and/or lawn ornaments.
- Constructing improvements on a Lot;
- Modifying or adding to existing improvements (*other than repainting a Home in its original color*);
- Installing a pool, pool enclosure, spa and/or fountain; and

Please note that approval of similar Modifications and/or Additions on other Lots does not automatically set a precedent that the Modifications and/or Additions being applied for will be approved. Each application will be reviewed on an individual basis.

1.4 Conditions for Commencement of Work.

NO WORK SHALL COMMENCE ON ANY MODIFICATION AND/OR ADDITION UNTIL AN APPLICATION FOR THE WORK HAS BEEN SUBMITTED TO, AND APPROVED BY, THE ARB AND/OR THE BOARD.

Further, commencement or completion of any Modifications and/or Additions prior to approval by the ARB does not mean that the approval requirement is waived. An Owner may be required to remove or correct any Modifications and/or Additions if not approved.

1.5 Fees.

Review fees will be collected with the submission of an application to the ARB. The amount of standard fees may be obtained from the Property Manager’s office. Review fees may vary depending on the nature

of the proposed Modifications and/or Additions, and, when deemed appropriate, may include the cost of review of submitted plans by an approved architect or engineer. The Board may also require a fee to: i) cover the cost of periodic inspection during the work; ii) to ensure proper cleanup after completion of the work; and/or iii) to provide reasonable security that a condition of approval will be met. If an Owner does not submit an application or alters plans after approval of its application by the ARB, an Owner(s) will be assessed a no-permit fee and required to submit a new fee and application for review by the ARB.

1.6 Inspections.

The Board may request that members of the ARB conduct inspections of any Modifications and/or Additions. The Board may also choose to appoint a separate committee or individuals specifically to perform inspections and provide a report to the Board. These inspections may be conducted: i) after the approval of an application; ii) prior to the commencement of work; iii) throughout the duration of the work; and iv) at completion of work in order to ensure the work complies with the approved application. Neither the ARB nor the Board has any obligation to ensure that the work is done in compliance with approved plans or Government Approvals. Pursuant to the Declaration, the officers, employees or designated agents of the Association have right of entry onto each Lot.

1.7 Applying for Approvals from Governmental Entities.

Unless otherwise expressly approved in writing by the ARB, **prior** to submittal of a request for a permit or approval from any Governmental Entities, an Owner must obtain the approval of the ARB for which the permit or approval will be requested. If the permit or approval from the Governmental Entities differs from the approval by the ARB, an Owner must re-submit the proposed change to the ARB. Unless required by applicable law, approval by a Governmental Entities shall not bind the ARB with respect to a permit or approval from the Governmental Entities which differs from the approval by the ARB.

2 APPLICATION REQUIREMENTS

2.1 All applications shall include the following:

1. Name of Homeowner, Lot number, street address, and contact information.
2. Appropriate information for the Modifications and/or Additions, as summarized below.
3. A copy of the original, stamped plot plan (Lot survey) showing the location of the Modifications and/or Additions, and a description of the work to be performed.
4. Name and contact information and copy of the contractor(s), any drawings provided by contractor(s).
4. Required application fees.

2.2 Applications for Landscaping or Site Work affecting landscaping shall include the following:

1. Name and contact information of any contractor(s) and/or landscape designer(s) involved in preparing the landscaping plans, including contact information, if any.
2. Two copies of the landscape plans, including (unless otherwise expressly approved by the ARB and/or the Board):
 - North arrow; scale of drawing; existing site features; existing trees (type and diameter at five feet above existing grade); significant shrubs; property lines; adjacent land uses; (examples: residential Lot, common area, lagoon, etc.); and location or edge of streets, walks, walls, fences, houses, service areas, decks, patios, walks and drives. Minimum scale of drawings to be 1 inch = 20 feet.

- Proposed changes to items listed above, including any additional hardscape that Homeowner desires to install and existing plantings to be removed. (*Proposed changes should be clearly identified by color, shading, or other contrasting technique*). Color pictures, brochures, and color samples of products shall be submitted with application to assist the ARB in understanding the application.
- *Requests for tree removal shall include a diagram depicting the approximate location of all existing trees and their types, along with a list of trees to be removed and a reason for their removal.*
- Existing site drainage, including drainage structures, direction and slope of flow and any proposed alterations to this drainage.
- Proposed plantings, with plant list and plant key for any abbreviations used, varieties, quantities, sizes and spacing. Locations of proposed trees, shrubs, ground covers, mulching and grassing (clearly labeled). Plant symbol to be to scale and show mature size (diameter) of the proposed plant with a circle. Indicate center of proposed plant with a “+” and the center of an existing plant with an “o”.
- Plan for any irrigation system modifications (preferably on a separate drawing) to include location of automatic timer box and any rain sensor, and approximate location of valves, sprinkler heads, irrigation lines and sizes.

2.3 Applications for Changes or Additions to Structures shall include the following:

1. Name and contact information of any architect(s), builder(s) and/or contractor(s) involved in preparing the proposed plans.

2. Two copies of the proposed plans showing existing and proposed floor plan (unless otherwise expressly approved by the ARB):

- Site drawings showing North arrow; scale of drawing; existing site features; trees (type and diameter at five feet above existing grade); property lines; adjacent land uses (examples: residential lot, common area, pond, wetland, conservation, etc.); and location or edge of streets, walks, walls, fences, houses, service areas, utility equipment, decks, patios, walks, and drives. Minimum scale of drawings to be 1 inch = 10 feet.
- Existing elevation (photograph acceptable) and elevation of any proposed exterior modification (*photographs of another house or pictures from a magazine or brochure do not replace the requirement for plans and details of changes an Owner’s property.*)
- Proposed material and color samples, including location of Modifications and/or Additions.
- If the Modifications and/or Additions affect the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.
- Minimum scale of floor plan, elevation, and sections shall be ¼ inch = 1 foot.

2.4 Property Management Review of Selected Modifications and/or Additions.

The Board may delegate authority to a property management company to review and approve certain Modifications and/or Additions. However, if there are doubts concerning the approval of an application, the application be forwarded to the ARB for review.

2.5 Review Procedure and Notice of Pending Application.

The ARB shall review each application and render a decision based solely on the information contained in the application without the necessity of a formal meeting. Once a decision is rendered by the ARB, an Owner who applied for the Modifications and/or Additions, or another Homeowner who may be affected by a decision made by the ARB, may appeal to the Board, and any decision by the Board is final and binding.

Pursuant to Section 6.1 of the Declaration, the ARB must render a decision within thirty (30) days of **receipt of all required information**. If the ARB believes that proposed Modifications and/or Additions are likely to be controversial or a matter of substantial community interest, the ARB and/or the Board may require that an approved notice or sign be placed on the property for a reasonable time to give notice of the pending application.

2.6 Notice of Decision of the ARB.

Upon completion of review by the ARB, one set of plans shall be returned accompanied by a letter indicating the ARB's decision in the manner of one of the following:

2.6.1 "Approved."

The entire application submitted is approved in its entirety.

2.6.2 "Approved as Noted."

The application submitted is partially approved or approved with conditions. An Owner may only proceed with the work to be performed if it complies with all conditions set forth in the letter from the ARB, or on or in any document enclosed with the letter.

2.6.3 "Return to Homeowner - Incomplete Application"

The entire application submitted is not approved to commence with any work as the application submitted does not contain all of the documentation necessary for the ARB's review.

2.6.4 "Not Approved (Denied)."

The entire application submitted by the Homeowner is not approved to commence with any work.

2.7 Effect on Building Permit or Other Governmental Approvals.

If a submitted application for Modifications and/or Additions requires a building permit or other approval from Governmental Entities, approval by the ARB is not a guarantee that such permit or other approval will be granted by Governmental Entities. Should Governmental Entities require any alteration to plans previously approved by the ARB, such alterations must also be resubmitted to, and approved by, the ARB in order for an Owner to proceed with the Modifications and/or Additions.

2.9 Effect of Modifications on Warranties.

Homeowners are responsible for verifying the effect of any proposed Modifications and/or Additions against any existing warranties on a Home. This may include attachment of a satellite dish or other fixtures to the roof of a Home.

3. RESIDENTIAL GUIDELINES

3.1 Architectural Impact.

Applications for additions to a structure shall be reviewed for proximity to setback lines, impact on drainage and significant buffering foliage, and access for drainage and utilities. Where the ARB determines that there is a significant adverse impact, the application will be "Not Approved" or "Approved as Noted".

3.2 Waiver of Standards.

Should the ARB determine that special conditions or factors not commonly encountered apply to a particular application, it may recommend to the Board that a waiver be granted. The Board, in its sole discretion, may waive in writing any specific standards as they apply to a particular application, provided said waiver shall not have a material adverse impact on these ARB Guidelines and the community.

3.3 Modifications to Homes.

The architectural design of Modifications and/or Additions to a Home shall conform to, or be compatible with, the design of the original Home in style, detailing, materials, and color. All Modifications and/or Additions require written approval by the ARB and must comply with setback requirements, which are attached hereto as **Exhibit "A"**, regardless of more lenient requirements of any Governmental Entities.

3.3.1 Repainting.

Repainting a Home with the same colors used on the exterior at the time of initial construction will not require approval by the ARB. Any change and/or variation from the color originally used on the exterior of the home at the time of initial construction, including the front door, will require approval by the ARB.

3.3.2 Pools.

All in-ground pools shall be contained within a screen enclosure, or otherwise enclosed in accordance with applicable law. All pool equipment shall be shielded from view. No above-ground pools or Roman spas are permitted, except those which are: i) integrated with construction of a Home; or ii) attached to a building; or decking around the building at the sole discretion of the ARB.

3.3.3 Spas.

Spas are permitted with prior approval of the ARB, subject to all Governmental Approvals and setback requirements.

3.3.4 Screen Enclosures.

Screen enclosures shall be integrated within the structure of a Home and are subject to all Governmental Approvals and setback requirements. The color of the screen enclosure shall be bronze and the screen color shall be charcoal or a similar color, in a standard size mesh. Privacy screening is not permitted.

3.3.5 Yard Furniture.

Yard furniture (e.g., lawn chairs, lounges, gliders, tables, and umbrellas) shall only be placed in rear yards and shall be no closer than twenty feet (20') to the nearest property line unless placed on hardscape material adjacent to a Home.

3.3.6 Swingsets and Playground Equipment.

Swingsets, playground equipment, trampolines and similar items shall only be placed in rear yards and shall be no closer than twenty feet (20') to the nearest property line unless placed on hardscape material adjacent to a Home.

3.3.7 Basketball Goals.

Only portable basketball goals are permitted and must be stored in the garage when not in use.

3.3.8 Temporary Structures.

No temporary structures, trailer, tent, shack, storage building, shed, stand-alone garage, barn or other outbuilding are permitted to be used on any portion of any Lot without prior written approval by, the ARB. Further, no temporary structure as outlined above may be used as a residence.

3.3.9 Covered Patios.

Homes with a covered patio may later enclose the patio with screening. Any renovation of a covered patio to a screened patio or patio addition, extension, etc. shall be made only after application to, and written approval by, the ARB.

3.3.10 Front Doors and Entryways

Front doors shall be a solid color compatible to house colors. Storm doors must be approved by the ARB and all shall be of manmade material (no wood storm doors). No part of the front entry shall be enclosed by screen or walled with a floor to ceiling structure. Front courtyards with fence structures are not permitted. Any landscaping in and next to the front door and entryway shall be maintained in a neat appearance with no overgrowth onto roofs. Plantings may be suspended or placed on pedestals or placed in decorative containers. When decorative and plant items that were previously approved are to be changed to similar items and are in compliance with the ARB Guidelines, re-application is not required.

3.3.11 Hurricane Protective Systems (Hurricane Shutters).

Hurricane Shutters shall be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate from the aesthetic look of the homes. The system may not be implemented within the time frames stated in the Declaration. Manufacturers' catalog(s) and the selected design (as applicable) shall be attached when applying to the ARB.

3.3.12 Flags.

A Owner may: i) erect a freestanding flagpole no more than twenty feet (20') high as long it does not interfere with intersection sight lines, or is erected in an easement; ii) display an official U.S. flag no larger than 4.5' x 6', and may also display one official Florida state flag or a flag of US Army, Navy, Air Force, Marines, Coast Guard or POW-MIA flag in equal size or smaller than the U.S. flag. The flagpole and flag display are subject to building codes, zoning setbacks and other Governmental Approvals.

3.3.13 Shade Devices.

Man-made screens and shade devices must appear as an integral part of the building elevation and shall be made of materials that complement the Home. Awnings or such other devices shall have a retractable feature, either mechanical or manual, for storage in inclement weather. Fixed awnings are not permitted. Shading devices shall not extend over 10 feet. In the event cleanliness or repair becomes a factor, the Owner will be given 5 business days to correct the condition. If conditions persist, the ARB will provide a report to the Board requesting removal or restoration of the awning or shading device.

3.3.14 Access Ramps.

Access ramps are permitted with approval by the ARB for a resident or occupant of a Home has a medical necessity or disability requiring ingress and egress to a Home based on the following:

1. Along with the application, an affidavit from a physician attesting to the necessity or disability of the resident or occupant requiring the access ramp must be submitted. Certification under Section 320.0488, Florida Statutes, is sufficient to meet the affidavit requirement.
2. The access ramp must be reasonable in size for the intended use must blend in aesthetically as possible to a Home;
3. The ARB may make reasonable requests for design modification to maintain consistency with surrounding structures and surfaces; and

3.5.15 Lot Drainage/Roof Drainage.

When Modifications and/or Additions or renovations are performed to an existing Home, the existing drainage on a Lot shall not be altered or increased so as to materially change the drainage of storm water onto adjacent Lots without consent of the Owner(s) of the affected Lot and the ARB.

All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto an adjacent Lot. Roof gutter downspouts shall be directed to splash blocks or other impervious surfaces, plastic flexible drain tubes, or to undersurface drainage lines within landscaping.

4 LANDSCAPE AND HARDSCAPE GUIDELINES

4.1 Landscaping.

Landscaping must be consistent with the following minimum requirements. Owners are required to keep, maintain and irrigate trees, shrubbery, grass and other landscape material on their Lot in neat and attractive condition. Landscape maintenance includes, but is not limited to, irrigation, fertilization, weeding, mowing, trimming, edging, spraying for insects and disease, and the timely replacement of any dead, damaged and/or diseased plantings or sod:

4.1.1 Tree Removal and Replacement

Existing trees measuring four inches (5") or more in diameter and three inches (12") or more above ground level shall not be removed without written approval by the ARB. Further, no tree with a trunk that equals or exceeds 8" in diameter (measured at breast height), shall be cut down, destroyed or removed from the Tree Preservation Easement area. Governmental Entities may have more stringent ordinances regarding tree removal and replacement in effect, which shall control in the event they conflict with requirements under the Declaration.

4.1.2 Planting Beds

A list of recommended plant materials is attached as **Exhibit "B"**. However, the planting of annuals plants in planting beds is acceptable without prior approval. No artificial plant or landscaping material is permitted on the exterior of a Home. The original shape of a planting bed may not be altered without prior written approval of the ARB.

4.1.3 Inert Landscape Materials.

Approved inert landscape materials shall include: bark, hardwood mulch, rock and/or stone of naturally pigmented color (i.e., as found in native form), rubber, and other materials as may be approved by the ARB from time to time. Lava rock may be considered for planting beds. Pine straw may be approved for reasonable use in bedding, around shrubs and trees, and along the exterior walls of the dwelling. Pine straw is not acceptable as a sod substitute. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Board and shall be in writing.

4.1.4 Irrigation Systems.

All landscaped plantings shall be maintained by a fully automatic underground watering system. When using sprinklers, care should be taken to avoid over spray on patios, sidewalks, streets, and driveways ("hardscape"), structures, windows, and adjacent properties.

4.2 Landscape Accessories.

The items listed in the section are considered landscape accessories *and require approval by the ARB.* Color, style and placement of all landscape accessories shall be subject to approval on an individual basis. Landscape accessories must be consistently cleaned and maintained by the Owner so it stays in good repair and does not create a nuisance or a hazard to any adjacent Owner.

4.2.1 Gazebos and Pergolas

Gazebos and pergolas are only permitted in the rear yard and shall be at least twenty feet (20') from any adjacent Lot line. They may not be utilized as housing for pets or for storage and may not be installed in any easements for access, drainage, utilities, landscape maintenance or other similar type easements on a Lot.

4.2.2 Arbors

Arbors are only permitted in the rear yard and shall be at least twenty feet (20') from any adjacent Lot line. The maximum size of any arbor shall not exceed the height of eight feet (8'), the width of three feet (3'), and the depth of two feet (2') with the wider dimension parallel to the rear Lot line.

4.2.3 Trellises

Trellises are only permitted in planting beds in the rear yard and shall be at least twenty feet (20') from any adjacent Lot line. The maximum size of any trellis shall not exceed the height eight feet (8'), the width of three feet (3'), and the depth of six inches (6") with the wider dimension parallel to the side or rear Lot line.

4.2.4 Lawn Ornaments, Sculptures, Statuaries and Similar Items.

Approval from the ARB shall be required for the installation of ornaments, sculptures, statuaries, lawn decorations and similar items on a Lot, which may include, but not be limited to: bird feeders, statuettes, fountains, gazing balls, gnomes, planters, signs, garden flags and sports flags. The ARB may place limitations on the size and number of ornaments, sculptures, statuaries, lawn decorations and similar items allowed on a Lot, and may also place conditions as to their placement.

4.2.5 Holiday Decorations and Seasonal Lighting.

Display of religious and/or holiday signs, symbols and decorations (as normally displayed inside or outside of a Home) are permitted on a Lot. All such displays shall be removed within 5 days of the passing of such holiday. Seasonal holiday decorative lights may be displayed between Thanksgiving and January 10th only. The ARB may limit the number of inflatables permitted to be placed on any Lot. *All other lighting other than seasonal holiday decorative lighting must be approved by the ARB.*

4.3 Plastic Sheeting.

The use of solid plastic sheeting or polyethylene over ground cover areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Weed control fabrics may only be used with prior approval of the ARB. All weed control fabrics must be kept thoroughly covered with a 3 to 4-inch layer of approved mulch material.

4.4 Hedges, Walls and Fences.

All hedges, shrubbery, walls and/or fences must be approved by the ARB as to height, location, design, color and component materials. The bottom of any fence shall be raised to a height so as not to impede surface water drainage. If a fence is installed on a Lot that abuts Common Area(s) maintained by the Association, the Association will not be responsible for any damage to said fence as a result of its efforts to maintain the Common Area(s).

4.4.1 Fence Materials and Colors –

Side Yard: Vinyl – Almond
Aluminum – Black
Back Yard: Vinyl – Almond
Aluminum – Black

4.4.2 Styles of Fencing

Perimeter or side yard fencing may be privacy or picket in style.

4.4.3 Perimeter Fencing and Access Gates

Perimeter fencing shall be six feet (6') feet in height and shall include at least one access gate at least forty-eight inches (48") wide which should not open onto Common Properties maintained by the Association. If an Owner wishes to utilize black aluminum fencing as a perimeter fence, said perimeter fencing shall be four feet (4') in height. No partial yard fencing is permitted. Should an Owner wish to utilize a combination of vinyl and black aluminum fences, a transition panel will be required for that portion transition to the lower size fencing.

4.4.4 Fencing along Ponds and/or Lakes.

Lots that abut ponds and/or lakes shall be required to have black aluminum fencing limited to four feet (4') in height, so as not to obstruct the view of adjacent Lots.

4.4.5 Fencing along Wetlands and/or Conservation or Preserve Areas.

Lots that abut wetlands, conservation and/or preserve areas shall be required to have white, vinyl fences limited to six feet (6') feet in height and shall include at least one access gate at least forty-eight inches (48") wide which should not open onto Common Properties maintained by the Association. If an Owner wishes to seek approval for black aluminum fencing as the perimeter fence, said fencing shall be limited to feet (4') in height. No partial yard fencing is permitted.

4.4.6 Invisible Fences.

Invisible fences are permitted in side and rear yards only.

4.4.7 Fencing within Easements.

Applications for fences proposed to be located within easement areas will be reviewed on a case by case basis. This is due to: i) some easements may be required so the Association can access and maintain Common Properties; and ii) some easements are required for surface water drainage. If fencing within an easement area is approved, it will be "Approved as Noted" as outlined in Section 2.6.2 above.

4.4.8 Hedges.

Plantings used for screening or landscaping along property lines shall be located or designed to not interfere with swale drainage, utility easements or other similar impediments. No plant or other landscaping may be located within an easement. Plantings must be maintained by the Homeowner to be aesthetically pleasing. Any installed plantings along a fenced area may not exceed the height of the fence. No plantings may be installed on the back or side of lots that abut ponds, lakes, wetlands, conservation or preserve areas, so as not to obstruct the view of adjacent Lots.

4.5 Driveways and Walkways

All driveways shall be paved or constructed with pavers, unless otherwise approved by the ARB. No driveway shall be painted, repainted, or otherwise artificially colored or re-colored with prior written approval of the ARB. Any expansions of driveways and walkways must receive prior written approval by the ARB and shall not extend beyond the walls of the garage. All walkways must be paved, unless otherwise approved by the ARB.

4.6 Exterior Equipment.

Installation of exterior water softeners, water filters, trash or compost containers/piles, gardening storage areas and any hardscape enclosing areas (other than pool/spa and filter equipment described in Paragraph 4.13) are permitted with adequate screening.

4.6.1 Satellite Dishes.

Satellite dishes are permitted with ARB approval and should be located in a manner that minimizes visibility from the street so as to preserve the community wide standard without unreasonably decreasing signal reception. The Homeowner is encouraged to have reception readings taken by the installer or self for potential locations, which make the antennae least visible. The following are preferred locations:

- Rear of the house, below the ridgeline.
- Rear of the house, attached to the roof or the fascia.
- Side of the house, toward the rear, attached to the roof or fascia.
- Side of the house, toward the rear, attached below the eave.
- Ground mounted, rear yard, painted and screened with shrubs.
- Ground mounted, side yard, toward the rear yard, painted and screened with shrubs.

4.6.2 Energy Conservation Devices (Solar).

All solar panels and energy conservation equipment must be approved by the ARB. All solar heating apparatus must comply with: i) the HUD Intermediate Minimum Property Standards and ii) other applicable governmental regulations and ordinances. All solar collector panels and related hardware and equipment must be harmonious with the design of a Home. No solar panel, vents, or other roof-mounted mechanical equipment shall extend more than one foot (1') above the surface of a Home's roof and shall be painted consistent with the color scheme of the portion of the Home where they are installed.

4.7 Signage.

Posting of signs, billboards or advertising of any kind, including those of realtors, contractors, subcontractors, for sale and for lease are not permitted without ARB approval, and are not permitted on Common Properties. The Declarant is exempt from signage requirements.

4.7.1 For Sale Signs.

No "For Sale", realtor signs or any signage indicating that a Home will be sold at a public or private auction without approval of the ARB.

4.7.2 For Lease or Rent.

No "For Rent" or "For Lease" sign shall be permitted. Signs for "Open House" may be placed on a Lot or Home, and the size and number of those signs shall be determined by the ARB. Open houses may only occur during normal daylight hours.

4.7.3 Security System Signs.

Residents shall be permitted to post a sign from a security/alarm company providing services to such Resident or the home. One single-sided small security/alarm sign may be placed in the front yard within ten feet (10') of any entrance to a Home. The sign shall be professionally prepared and shall not exceed 2' in overall height from finished grade and/or 72" in size (i.e., 8" x 9") if placed in the ground.

5 ENFORCEMENT OF GUIDELINES.

In the event of a violation of these ARB Guidelines or any decision of the ARB and/or the Board, the Board may take any enforcement action authorized by the Declaration, the By-Laws and all applicable state and local laws. Any amendments or supplements to the ARB Guidelines shall only apply to Modifications and/or Additions commenced after the date of such amendment. Changes shall not require modification or removal of structures previously approved once the approved construction has commenced. However, changes to, or replacement of, previously approved projects SHALL comply with the Guidelines in effect at the time of the new modification application.

ARB APPLICATION

COASTAL VILLAGE ALTERATION APPLICATION

OWNER'S NAME: _____ DATE: _____

ADDRESS: _____ BLOCK: _____ LOT: _____

PHONE: (____) _____ EMAIL: _____

All applications requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH THE ALTERATION DRAWN ON IT, SHOWING LOCATIONS, DISTANCES AND DIMENSIONS. INCLUDE A SKETCH INDICATING SIZES, HEIGHTS, MATERIALS, COLORS, TYPE OF CONSTRUCTION AND OTHER PERTINENT INFORMATION AS MAY BE NECESSARY. IF THIS INFORMATION IS NOT INCLUDED, YOUR APPLICATION WILL BE RETURNED TO YOU.

PLEASE DESCRIBE IN DETAIL THE TYPE OF PROPOSED ALTERATION, MATERIALS TO BE USED. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL PAGES TO THIS APPLICATION.

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Review Committee (the "ARB") shall have no liability or obligation to determine whether such improvement, alteration and/or addition comply with any applicable law, rule, regulation, code or ordinance. It is the owner's responsibility to ensure that they are in compliance with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance and/or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED, THAT THE ASSOCIATION IS NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, MAINTAIN AND/OR REPLACE ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND THEIR ASSIGNS ASSUMES ALL RESPONSIBILITIES FOR ANY CHANGE, ALTERATION OR ADDITION AND ITS FUTURE UPKEEP AND MAINTENANCE.

I agree not to begin the proposed alteration or any other property improvements requiring approval from the ARB until the ARB notifies me in writing of its decision. I understand that all approvals automatically incorporate the conditions set forth in ARB Guidelines as currently adopted by the Board of Directors. I understand that the ARB **may take at least thirty (30) days from receipt of a complete application**, to process, review and render a decision on this Alteration Application. **If any change is made that has not been approved, the Association has the right to require me to remove the improvement from my property.**

DATE: _____ OWNER'S SIGNATURE: _____

DATE: _____ OWNER'S SIGNATURE: _____

Signature of adjacent owners if you are installing: fence, trampoline, basketball equipment or other alteration requiring notification and acknowledgement by adjacent owners.

Left side

Right side

Rear

Rear

Rear

ACTION TAKEN BY THE ASSOCIATION: DATE: _____

APPROVED: _____

APPROVED WITH CONDITIONS: _____ - **Please see attached conditions**

NOT APPROVED: _____

Authorized Signature for the Architectural Review Committee

NOTE: Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.

Return Completed Application to:

EXHIBIT A - BUILDING SETBACKS

The building setbacks described below are recognized by the ARB. Notwithstanding any other provision of law, all building setbacks shall meet these requirements, except for such buildings which are built by Declarant pursuant to approvals obtained from St. Johns County, as applicable.

Front Yard:	25' feet minimum
Side Yard:	8' feet minimum
Rear Yard:	10' feet minimum

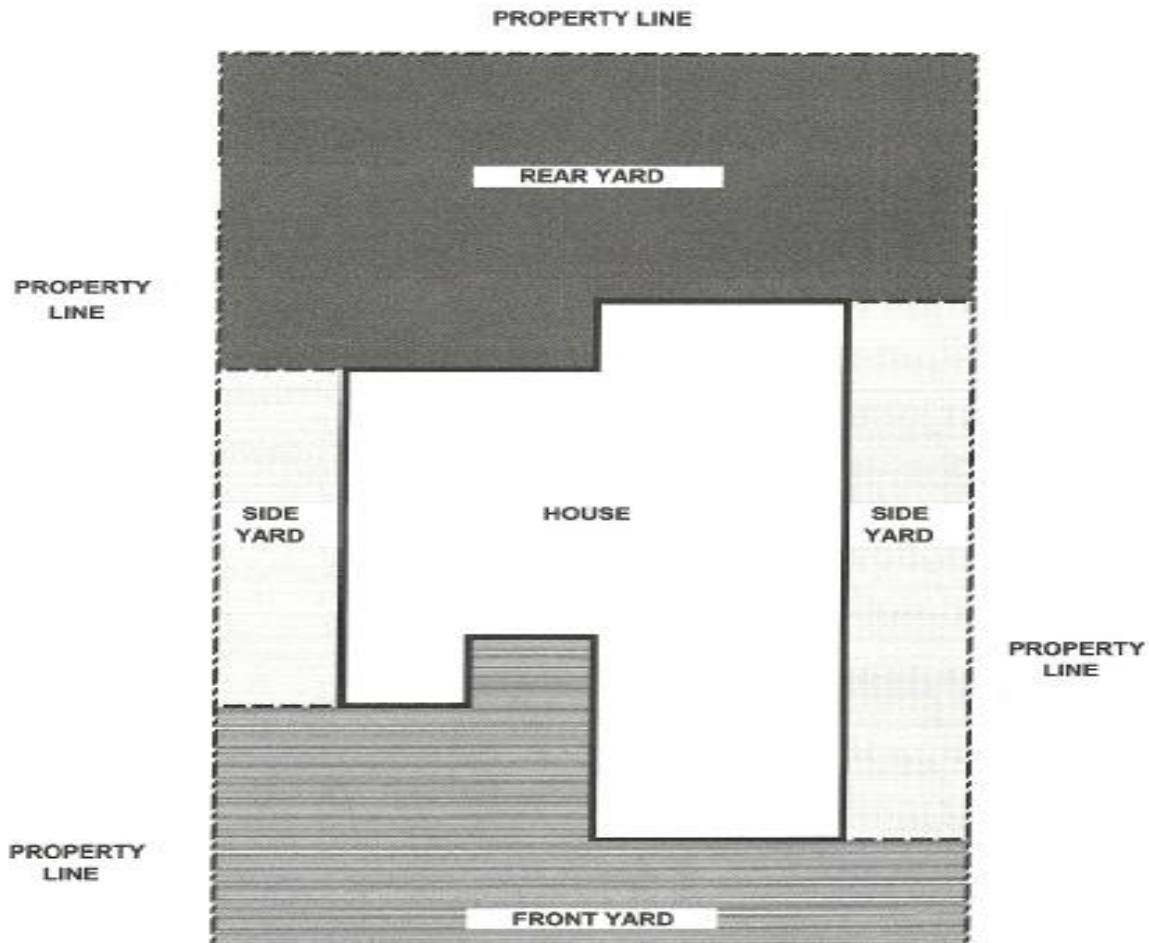


EXHIBIT B – COMMONLY USED PLANT MATERIALS

D = Deciduous E = Evergreen

Large Trees

D-Florida Maple (*Acer floridanum*)
D-Red Maple (*Acer rubrum*)
E-Southern Magnolia (*Magnolia grandiflora*)
D-Chinese Pistache (*Pistacia chinensis*)
D-Sycamore (*Platanus occidentalis*)
D-Swamp Chestnut Oak (*Quercus michauxii*)
D-Willow Oak (*Quercus phellos*)
E-Live Oak (*Quercus virginiana*)
D-Bald Cypress (*Taxodium distichum*)

Small Trees

D-Japanese Maple (*Acer palmatum*)
D-River Birch (*Betula nigra*)
D-Redbud (*Cercis canadensis*)
E-Leyland Cypress (*x Cupressocyparis leylandii*)
E-Nelli R. Stevens Holly (*Ilex aquifolium x cornuta* 'Nellie R. Stevens')
E-East Palatka Holly (*Ilex x attenuata* 'East Palatka')
E-Foster Holly (*Ilex x attenuata* 'Fosteri')
E-Savannah Holly (*Ilex x attenuata* 'Savannah')
E-Weeping Yaupon Holly (*Ilex vomitoria* 'pendula')
D-Goldenrain Tree (*Koelreuteria paniculata*)
D-Crape Myrtle (*Lagerstroemia indica* - Varieties 'Cherokee', 'Muskogee', 'Natchez, and 'Tuscarora')
E-Tree Form Wax Leaf Privet (*Ligustrum lucidum*)
E-Little Gem Magnolia (*Magnolia grandiflora* 'Little Gem')
D-Saucer Magnolia (*Magnolia soulangiana*)
E-Sweet Bay Magnolia (*Magnolia virginiana*)
D-Calloway Crabapple (*Malus pruniflora* 'Calloway')
E-Tree Form Wax Myrtle (*Myrica cerifera*)
E-Spruce Pine (*Pinus glabra*)
E-Loblolly Pine (*Pinus taeda*)
D-Japanese Flowering Cherry (*Prunus serrulata* 'Kwanzan')
D-Yoshino Cherry (*Prunus yedoensis*)
D-Aristocrat Pear (*Pyrus calleryana* 'Aristocrat')
E-Palmetto (*Sabal palmetto*)
E-Windmill Palm (*Trachycarpus fortunei*)

Large or Accent Shrubs (5-7 Gallon) Shrubs indicated with an 'SH' require shade.

E-Anise (*Illicium anisatum*)
E-Azalea SH (*Azalea indica* - Varieties 'Formosa', 'George L. Tabor', 'G.G. Gerbing', 'Judge Solomon', 'President Clay', 'Red Formosa', and 'Southern Charm') Semi
E-Butterfly Bush (*Buddleia davidii*)
E-Bottlebrush (*Callistemon citrinus*)
E-Camellia SH (*Camellia sasanqua*)
E-Chinese Fringe (*Loropetalum chinense*, cultivars; Hines Prupole leafe, Burgandy, Blush)
E-Pampas Grass (*Cortaderia selloana*)

E-Sago Palm (*Cycas revoluta*)
 E-Gardenia (*Gardenia jasminoides*)
 E-Burford Holly (*Ilex cornuta* 'Burfordii')
 E-Wax Leaf Privet (*Ligustrum lucidum*)
 E-Banana Shrub (*Michello Figo*)
 D-Variegated Maiden Grass (*Miscanthus sinensis* 'variegata')
 E-Waxmyrtle (*Myrica Cerifera*)
 E-Nandina (*Nandina domestica*)
 E-Oleander (*Nerium oleander*)
 E-Tea Olive (*Osmanthus fragrans*)
 E-Fortune's Tea Olive (*Osmanthus fortunei*)
 E-Firehorn (*Pyracantha koidzumi*)
 E-Pittosporum (*Pittosporum tobira*)
 E-Podocarpus Yew (*Podocarpus macrophyllus maki*)
 D-Purple Fountain Grass (*Pennisetum setaceum* 'Rubrum')
 E-Sweet Viburnum (*Viburnum odoratissium*)
 E-Laurustinus (*Viburnum tinus*)

Medium Shrubs (3-5 Gallon) Shrubs indicated with an 'SH' require shade.

E-Abelia (*Abelia grandiflora*)
 D-Barberry (*Berberis thunbergii* 'Rose Glow' or 'Crimson Pygmy')
 E-Boxwood (*Buxus microphylla*)
 E-Dwarf Bottlebrush (*Callistemon citrinus* 'Little John')
 E-Dwarf Burford Holly (*Ilex cornuta* 'Burfordii nana')
 E-Carissa Holly (*Ilex cornuta* 'Carissa')
 E-Dwarf Yaupon Holly (*Ilex vomitoria* 'Nana' or 'Schellings')
 E-Florida Jasmine (*Jasminum floridum*) Semi
 E-Primrose Jasmine (*Jasminum mesnyi*)
 E-Dwarf India Hawthorn (*Raphiolepis indica*)
 E-Yucca (*Yucca filamentosa*)
 E-Sanankwa Viburnum (*Viburnum Suspensum*)

Low Shrubs or Groundcovers (1 Gallon) - Space 1 to 6 feet apart and 2 feet minimum from buildings. Shrubs indicated with an 'SH' require shade. Shrubs indicated with a 'V' are vines to be used with support.

E-Hollyfern SH (*Cyrtomium falcatum*)
 E-African Iris (*Dietes vegeta*)
 E-Dwarf Gardenia (*Gardenia jasminoides* 'radicans')
 E-Carolina Jessamine V (*Gelsemium sempervirens*)
 E-Daylily (*Hemerocallis hybrida*)
 D-Lantana (*Lantana camara*)
 E-Big Blue Liriope (*Liriope muscari* 'Big Blue')
 E-Trumpet Honeysuckle V (*Lonicera sempervirens*)
 E-Blue Pacific Juniper (*Juniperous conferta* 'Blue Pacific')
 E-Parson's Juniper (*Juniperous davurica* 'Expansa')
 E-Blue Rug Juniper (*Juniperous horizontalis* 'Wiltonii')
 E-Dwarf Japanese Garden Juniper (*Juniperous procumbens* 'Nana')
 E-Dwarf Nandin* (*Nandina domestica* 'Harbor Dwarf' or 'Firepower')
 E-Banks Rose V (*Rosa bankiae*)
 E-Confederate Jasmine V (*Trachelospermum jasminoides*)