

Del Webb®

SUNBRIDGE

Architectural Criteria

Adopted – July 2020, Amended and approved January 2023, October 2025

This Architectural Criteria is subject to change from time to time at the discretion of the (Developer/Declarant) while (Developer/Declarant) owns one (1) or more unfinished lots within the community. It is intended to be distributed as a helpful guide for members of the community considering modifications to their homes or lots and to provide guidance to any architectural control committee members throughout the decision-making process.

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SECTION I - INTRODUCTION

- A. Welcome.** This Pulte Del Webb community is designed to respect the intended visual character of its site and strives to minimize its environmental impact while maximizing water and energy conservation principles, all to the extent feasible. To preserve and enhance these principles, these architectural criteria (“**Architectural Criteria**”) were established to maintain certain standards by which the community may grow and develop.

This Architectural Criteria has been prepared by the Developer pursuant to the community's governing documents (“**Governing Documents**”) and local and county ordinances. These Architectural Criteria may be changed and amended by the Declarant for so long as the Declarant owns any Lot within the Community or thereafter by the Board of Directors to serve the needs of an evolving community pursuant to the procedures set forth in the Governing Documents and in the Architectural Criteria.

The Architectural Criteria provides an overall framework to allow the community to develop and progress in an orderly manner by implementing planning concepts, philosophy, and requirements of regulatory agencies. This Architectural Criteria includes 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. They also establish a process for a fair review of proposed new developments and changes within the community.

For the purpose of this Architectural Criteria, the “**Reviewing Body**” refers to the Developer, the modifications committee, the architectural review committee, or any other committee as defined in the Governing Documents, which is authorized to review and approve owner or builder architectural modification applications on behalf of the association.

- B. Governmental Requirements.** Any individual(s) or entity owning a lot within the community (“**Owner**”) has the responsibility of complying with all governmental requirements and obtaining all necessary permits and approvals from the appropriate federal, state, county, or municipal governmental agencies (“**Governmental Agencies**”) before beginning approved work on a project. For example, Duval County may require certain permits, depending on the proposed change, alteration, or addition. The Owner shall provide copies of any such required permits or approvals to the Reviewing Body if so requested.

To the extent that any Governmental Requirement requires a more restrictive standard than those found in this Architectural Criteria or the Declaration, the Governmental Requirement shall prevail. To the extent that the Governmental Requirement is less restrictive than this Architectural Criteria, or the Declaration, the Declaration and this Architectural Criteria shall prevail. In the event there is any conflict between the Declaration and this Architectural Criteria, the Declaration shall prevail.

- C. Required Approval for Modification Activity.** All Owners are required to submit an application to the Reviewing Body and request a review of plans for any modification, addition, or improvement to the exterior of the home, lot, or landscaping (“**Modification Activity**”) prior to beginning the Modification Activity. These guidelines recognize that there may be permitted exceptions dependent upon the situation and Lot configuration. Modification Activities shall include, by way of example, but are not limited to:

1. The removal or addition of any tree.

2. Constructing, placing, or erecting improvements on any portion of the Lot.
3. Modifying or adding to existing improvements (*other* than repainting, reroofing, or re-mulching an improvement or area using the original color, material and/or brand).
4. Installing a fountain, pool, spa, exterior hot tub, or other water feature.
5. Constructing or installing fences, walls, decks, fireplaces, firepits, outdoor kitchens or barbecues [other than portable ones that are on wheels], or other hardscape, such as walks, driveways, paving, pavers, brick, masonry, wood trim, concrete, flagstone, or any inert material.
6. Modifying landscaping, irrigation, alteration of grades, or drainage.
7. Placing any object, ornament, monument, statue, sign, or similar accessory on a lot that is visible from the street or by neighbors, including, but not limited to, lighting, satellite dishes, flag poles, or lawn ornaments.

All applications shall be submitted to the Reviewing Body for approval prior to commencing work on the Modification Activity. The fact that similar Modification Activity may exist or has been approved for another site does not automatically set a precedent for similar Modification Activity and does not constitute approval. Beginning or completing the Modification Activity prior to approval by the Reviewing Body does not mean that the approval requirement is waived. An Owner may be required to remove or correct any Modification Activity if not approved.

D. Fees. Applications may be subject to an application review fee (“**Application Review Fee**”) and/or completion deposit (“**Completion Deposit**”) as determined by the management company and Board of Directors for the Association. All fees are subject to change and should be included in the duly executed management agreement between the Association and the management company. Nonpayment of this fee or deposit shall result in automatic denial of any application.

1. Any Application Review Fees and Completion Deposits shall be submitted with the owner’s application as two (2) separate checks and shall be made payable to Del Webb Sunbridge Homeowners Association, Inc. The Application Review Fee may be waived at the discretion of the management company. The Reviewing Body may require that the Owner pay the submission and review costs associated with the submission and review of plans by an architect or engineer. The Reviewing Body may also require that the Owner deposit funds to cover the cost of periodic inspection during the work, to ensure proper cleanup of the work site during and after completion of the work, or to provide reasonable security that a condition of approval will be met.
2. If the Owner does not submit an application or alters the plans after the application has been approved by the Reviewing Body, the Owner may be assessed by the Association a One Hundred Dollar (\$100.00) no-permit fee (“**No-Permit Fee**”) and be required to submit a new application and Application Review Fee. The new application is subject to approval. The No-Permit Fee shall be treated as an unpaid benefitting Assessment and shall be subject to collection efforts, including lien rights and lien foreclosure rights, as an unpaid Assessment as set forth by Florida Statute 720 and the Association’s Governing documents.
3. A two-thousand dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage and a copy of the contractor’s certificate of insurance will be required from any Owner installing a pool, spa, water features, driveway extensions/redesigns, outdoor kitchen, fire pits, barbeques, covered patios, patio extension, additions, extensions or doing any concrete work. The deposit is refundable when Association Property, including but not limited to all roadways, irrigation, and landscaping are restored to the original state, in satisfactory condition in the reasonable judgment of the Association.

E. Inspections. The Reviewing Body may appoint members or representatives to conduct inspections of any Modification Activity in progress, as well as the completed work. These inspections may be conducted after the approval of an application, prior to the commencement of the Modification Activity, and at completion of the

Modification Activity in order to ensure that the work complies with the approved application. However, the Reviewing Body shall have no obligation to ensure that the work is done in compliance with approved plans or Government Requirements.

F. Conditions for Commencement of Work. NO WORK SHALL COMMENCE ON ANY CONSTRUCTION OR MODIFICATION ACTIVITIES UNTIL AN APPLICATION FOR THE WORK HAS BEEN SUBMITTED ALONG WITH FULL PAYMENT OF FEES AND REQUIRED DEPOSITS AND THE APPLICATION HAS BEEN APPROVED IN WRITING BY THE REVIEWING BODY.

G. Applying for Approvals from Government Agencies. Unless otherwise expressly approved in writing by the Reviewing Body, **prior** to submittal of a request for a permit or approval from any Government Agency, the Owner must obtain the approval of the Reviewing Body for the Modification Activity for which the permit or approval will be requested. If the permit or approval from the Government Agency differs from the approval of the Reviewing Body, the Owner must resubmit the proposed change to the Reviewing Body. Unless required by applicable law, approval by a Government Agency shall not bind the Reviewing Body with respect to a permit or approval from the Government Agency that differs from the approval by the Reviewing Body.

SECTION II - APPLICATION REQUIREMENTS

A. Applications. All applications shall include the following:

1. Completed Application. Containing the owner's(s') name, contact information, lot number, and street address.
2. Site Plan. Site plan showing location and lot setback measurements for the proposed improvements.
3. Modification Activity Information. Detailed information for the proposed modification.
4. Contractor Information. Name, street address, and contact information of contractor doing the proposed work (if known). A copy of the proposal from the contractor may be required to illustrate the scope of work. A copy of the business license and proof of insurance is also required to be included with the application.

B. Landscaping or Site Work Affecting Landscaping. Such applications shall include the following:

1. Landscape Plans. Landscape and irrigation modification plans, diagrams, and proposals shall be submitted with the required Architectural Review Application for Del Webb Sunbridge. Proposed changes should be clearly identified by color, shading, or other contrasting techniques. Color pictures, brochures, and color samples of products shall be submitted with the application to assist the Reviewing Body in understanding the application.
2. 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 the mature size (diameter) of the proposed plant with a circle. Indicate the center of the proposed plant with a "+" and the center of an existing plant with an "o".
3. Plan for any irrigation system modifications (preferably on a separate drawing) to include the location of the automatic timer box and any rain sensor, and approximate location of valves, sprinkler heads, irrigation lines, and sizes.
4. Existing site drainage, including drainage structures, direction, and slope of flow, and any proposed alterations to this drainage. The addition of underground drains shall terminate between the sidewalk and the road. Drains shall not flow over sidewalks and shall not directly drain water into conservation areas.

C. Changes or Additions to Structures. Such applications shall include the following: fees

1. Name of Architect/Builder. Name and address of any architect or builder involved in preparing the proposed plans, including the architect or builder's street address and contact information
2. Proposed Plans.
 - a. Site drawings showing North arrow; scale of drawing; existing site features; trees (type and diameter at five feet above existing grade); significant existing 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, utility equipment, decks, patios, walks, and drives.
 - b. Existing and proposed floor plan.
 - c. Existing elevation (photograph may be acceptable) and elevation of any proposed exterior modification. (If Owner has a photograph of another house or a picture from a magazine or brochure, such photo does not replace the requirement for plans and details of changes to the Owner's property.)
 - d. Proposed material and color samples, including location of proposed use.
 - e. If the change or addition affects 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.

D. Property Management Review of Selected Modifications. The Developer, the Board of Directors and/or the Reviewing Body may delegate authority to the property manager to review and automatically approve specific routine modifications for the convenience of Owners (i.e., installation of a satellite dish or flagpole). If the application is complex or beyond the scope designated by the board, the property manager will forward the application to the Reviewing Body for a decision.

E. Review Procedure and Notice of Pending Application. The Reviewing Body shall review each application and make its decision based on the information contained within the application, as well as any additional information provided by the applicant or any other Member who wishes to give input regarding the Modification Activity. If the Modification Activity is, in the opinion of the Reviewing Body, likely to be controversial or a matter of substantial community interest, the Reviewing Body may require additional notice or an on-site sign in a form approved by the Reviewing Body such that it is placed on the Lot for a reasonable time [as determined by the Reviewing Body] to give additional notice to the community regarding the pending application.

Reasonable efforts shall be made by the Reviewing Body to review and respond to an application within forty-five (45) days of receipt of all required information.¹ Any Owner whose application is denied by the Reviewing Body may request an appeal and hearing before the Board of Directors, but the decision as to whether an appeal and hearing shall be granted, and the form of such hearing shall be determined solely by the Board of Directors. If the Reviewing Body fails to respond within a forty-five (45) day period, the Modification Activity shall be deemed denied by the Reviewing Body.

F. Notice of Decision of Reviewing Body. Upon completion of review by the Reviewing Body, if possible, one set of plans will be returned to the Owner accompanied by a letter indicating the Reviewing Body's decision. The action of the Reviewing Body shall be stated in one of the following ways:

1. "Approved." The entire application submitted is approved in total.
2. "Approved as Noted." This is a conditional approval. The application submitted is partially approved or approved with conditions. Strict, not substantial, compliance with the conditions is required. An Owner

¹Forty-Five (45) days starts from the date the Reviewing Body acknowledges receipt of an application containing all the required documentation as defined in this Architectural Criteria and related to the Modification Activity. In the event the information submitted to the Reviewing Body is, in the Reviewing Body's opinion, incomplete or insufficient in any manner, the Reviewing Body may request and require the submission of additional or supplemental information. The Applicant shall, within Fifteen (15) days thereafter, comply with the request.

may only proceed with the work to be performed if it complies strictly with all conditions set forth in the letter from the Reviewing Body, or on or in any document enclosed with the letter.

3. “Not Approved” (Denied). The entire application submitted is not approved, and no work shall commence.

- G. Effect on Building Permit or Other Government Approval.** If the application for a Modification Activity submitted by an Owner requires a building permit or other governmental requirement, approval by the Reviewing Body is not a guarantee that such permit or other government requirement will be approved by the appropriate Governmental Agency. If the appropriate governmental agency requires modification to the plans approved by the Reviewing Body, such modifications must also be approved by the Reviewing Body in order for the Owner to proceed with the Modification Activity. Proof of Governmental approval is required for any and all applications, and Owner shall provide the Reviewing Body with a copy of such permit or approval prior to commencement of any work.
- H. Effect of Modifications on House Warranties.** Owners are responsible for verifying the effect of any proposed modifications against any existing warranties for nullification concerns.
- I. Owner Responsibilities.** It is the responsibility of each Owner to comply with all requirements of this Architectural Criteria in addition to the Declaration and any applicable supplemental declarations.

SECTION III – RESIDENTIAL ARCHITECTURAL CRITERIA

- A. Architectural Character.** Original home styles are to be maintained except as approved by the Reviewing Body.
- B. Architectural Impact on Nearby Property.** Applications for additions to a structure shall be reviewed for proximity to setback lines, impact on drainage, significant buffering foliage, and access for drainage and utilities. Where the Reviewing Body determines that there is a significant adverse impact, the application will be “not approved” or “approved as noted” or conditional words of similar effect.
- C. Standards May Vary.** Design or exterior changes appropriate for Lots in one area may not be applicable to another area.
- D. Waiver of Standards.** The Reviewing Body shall have the right, in its sole discretion, to waive, in writing, specific standards as they apply to an application if the Reviewing Body determines, in its sole discretion, that such waiver is warranted as a result of special conditions or factors not commonly encountered and such waiver will not have a material adverse impact on this Architectural Criteria and the community. Any waiver shall be limited to the maximum extent feasible while responding to the special conditions or factors.
- E. Approved Materials.** Unless expressly approved by the Reviewing Body, all materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the dwelling unit as to color, composition (size and shape), type, and method of attachment. When storm or hurricane windows are added or replaced with new materials, the description, trim color, and glazing specifications on those materials and related materials shall be included with the application for addition or replacement to ensure that the long-term appearance will be compatible and will not degrade with long-term exposure to the elements. The Reviewing Body may allow substitute materials.
- F. Architectural Design.** The architectural design of any and all additions, alterations, repainting, and renovations to the exterior of an existing home shall conform to, or be compatible with, the design of the original home in style, detailing, materials, and color. Any such addition, alteration, or renovation shall be made only after application to, and written approval by, the Reviewing Body.

G. Setback Lines. Setback lines for the community are usually defined by both the Developer and the county and recorded on the applicable lot plan or stated in the applicable Declaration for the purpose of protecting against overbuilding a property site and imposing improperly on neighboring properties. All additions to homes shall be built within the established setback lines for the community, regardless of any waiver or variance granted by a local Governmental Authority. The minimum setbacks are set forth in part in **Exhibit A**. If a Lot has more stringent setbacks than those in **Exhibit A**, more stringent setbacks shall apply, and county setback approval is not considered Association approval.

H. Exterior of Home & Lot Modifications.

1. Basketball Goals (Portable & Inground). No portable or permanently fixed basketball backboards are permitted without the prior written approval of the Reviewing Body. If permitted, Owner shall ensure that the basketball goals are not positioned in a manner that results in the use of the street or right of way as part of the playing court or play area.
2. Cameras. Security cameras installed on the home are to be white in color. Solar panel shall not exceed 6” x 8”. Positioning and locations of each camera must monitor your own Lot without intruding or violating the privacy of neighboring Lots. Installations are prohibited directly above the garage and shall be located on the top corners of the home and/or in the entry foyer area.
3. Covered Patios. Homes with a covered rear patio may enclose the patio with screening or a combination of windows, doors, and screening, with the prior written approval of the Reviewing Body. Phantom screens and panoramic screens are allowed with prior written approval by the Reviewing Body. Maximum screen transparency shall not exceed 85% and screen color must be black or charcoal. All screened structures must be constructed using dark bronze aluminum framing. Conversion to an air-conditioned living space may void warranties the Owner has from the Developer or original builder and may be a violation of county code or ordinance. Association approval is not proof of or tantamount to approval by the county. No concrete or paver borders or walkways are permitted around the home and patio areas. This modification requires a deposit. Refer to Section I. D. Fees.
 - a. Due to the setbacks for Villa units, privacy screens may only be installed under a solid roof and must be set back at least two (2) feet from the end of the privacy wall.
4. Décor and Outdoor Furniture on the Front of the Home. No decorative objects, including but not limited to furniture, sculptures, statuettes, décor, pots or potted/hanging plants, shall be installed without the prior written approval of the Reviewing Body.
 - a. Decorations on the front porch, driveway and walkways shall not exceed three (3) items. Decorative features shall be in harmony with the property. Refer to Section IV. F. and L. for guidelines for décor placed in the yard.
 - b. Wall Art. Wall art is classified as any decorative item installed on the wall of a home including but not limited to plaques, hanging planters, or other décor on the front of each home must be located on a recessed and preferably a side-facing wall and not on the carriage lights located outside the front door or the garage. Items shall be limited to no more than and may not be greater than 30”.
 - c. Wreaths must be hung on the front door and not on the carriage lights located outside the front door or the garage.
 - d. Patio Furniture shall be in harmony with the frontal view of the home in style and color. The maximum height of permissible furniture is three (3) feet, and the maximum width is five (5) feet. Decorative outdoor patio furniture in the front of the home may only be placed in the covered front porch area. All decorative outdoor patio furniture must be designated as outdoor furniture and shall be subject to prior

written approval by the Reviewing Body. Furniture normally used for indoor use shall not be permitted as outdoor furniture.

- e. Yard Furniture (e.g., lawn chairs, lounges, gliders, tables, and umbrellas) is not permitted in front yards, including courtyards. Yard Furniture in rear yards shall be placed no closer than five (5) feet to the nearest property line and must be placed on hardscape material adjacent to the house. Furniture normally used for indoor only use shall not be permitted as outdoor furniture.
6. Driveway & Walkway Extensions & Redesigns. Widening of driveways shall be limited to a maximum of two (2) feet on each side of the original installed driveway and under no circumstances shall the driveway exceed the dimensions of the garage or encroach in easements. The driveway extension shall be of the same material, finish, design, and color as the original driveway. Walkways may be expanded to a maximum of sixty (60) inches wide and shall be of the same material, finish, design, and color as the original sidewalk. All changes to walkways and driveways are limited to approved colors, patterns, textures, coatings, and materials, and must be uniform throughout. This modification requires a deposit. Refer to Section I.D. Fees.
7. Exposed Rafters. Exposed rafter-type covers shall match the house material and color when the patio is attached or has a common side with the home and shall be installed only after application to, and prior written approval by, the Reviewing Body.
8. Exterior Doors. Exterior doors must be a solid color and shall be compatible with the color scheme of the house and the surrounding community. Front door material shall be suitable for front door installations. Storm doors shall be of manmade material such as fiberglass (no wooden storm doors). Glass inserts with storm-safety ratings are permitted with prior written approval by the Reviewing Body.
9. Exterior Paint and Trim. Changes to the exterior paint and trim of the house must be submitted to the Reviewing Body for prior written approval. The proposed color scheme should be in compliance with this Architectural Criteria and aesthetically in harmony with the community design. Monotony rules will apply. Owners may not paint their home with an identical color scheme to any home directly across or beside their own home. The body of the house (base color) must have a flat finish. No gloss or high gloss finishes are permitted.
10. Fire Features (including Barbecues, Chimneys, Fire Pits, and Fireplaces). Outdoor fireplaces/features (including barbecues, chimneys, and fire pits) shall be consistent with all applicable governmental codes, including, without limitation, the regulations of Osceola County and the Florida Fire Prevention Code.
 - a. Outdoor fireplaces shall be located in the rear yard or on rear patio areas and shall be simple and residential in design. Outdoor fireplaces with highly independent designs, overly ornate designs, or commercial-looking designs are not allowed. Unfinished or painted precision concrete block is not allowed. The color and finish of fireplaces shall be the same as the color and finish of the house and shall avoid obstructing views of the surrounding properties. If the top of the outdoor fireplace is greater than the top of the perimeter wall or fence, or if the outdoor fireplace is located adjacent to an open view fence, then the outdoor fireplace shall be designed so that its form, material, and color are compatible with the architecture of the house. Outdoor fireplaces of six feet (6') or less in height shall be located a minimum of three feet (3') clear from the house, patio perimeters, and fences. Outdoor fireplaces between six feet (6') and twelve feet (12') in height shall be located a minimum of five feet (5') clear from the house, patio perimeters, and fences. Outdoor fireplaces twelve feet (12') in height shall be located a minimum of ten feet (10') clear from the house, patio perimeters, and fences. The maximum allowed outdoor fireplace height from the original lot grade is twelve feet (12'). Trees and/or shrubs shall be planted in the three to ten-foot (3-10') clear area between the property line (or perimeter wall or fence) and the outdoor fireplace, to completely screen the appearance of the back of the outdoor fireplace from

are to be handled according to manufacturer recommendations and governmental body codes and regulations. Permanent generators are to be screened from street view with appropriate landscaping installed at the same time as the installation of the permanent generator. All screens, whether landscape structure or plant materials and shall not be placed within three feet (3') of the property line. Fence panels are not considered acceptable screening materials.

15. Gutters and Downspouts. The location, type, and color of all gutters, downspouts, splashguards, and gutter guards shall be approved by the Reviewing Body prior to installation. Location of all downspouts, including the direction of water flow, should be noted on the drawing submitted to the Reviewing Body. All gutters, downspouts, and splashguards shall be constructed of either aluminum or copper. All gutters must be maintained in a neat and attractive condition similar to that of when they were first installed.
 - a. Gutters. All gutters shall be seamless, between 4" and 7" wide, and constructed of aluminum or copper. The color of all aluminum gutters shall match the color of any preexisting gutters installed by the builder, or if no gutters were installed by the builder, the color of the fascia, the home's exterior body or trim, or may be white.
 - b. Splash Guards. All splash guards shall match the color of the approved gutters.
 - c. Gutter Guards. All gutter guards shall match either the color of the shingles or the approved gutters.
 - d. Downspouts. All downspouts shall be seamless (*unless a break or angle in the downspout is required*) and constructed of aluminum or copper. The maximum dimensions for all downspouts are 3"x 4". The color of all aluminum downspouts shall match the color of approved gutters, the dwelling unit's exterior color or trim, or they may be white. Homes with copper gutters shall have copper downspouts. Owners shall prevent downspouts from being installed on the front of the dwelling unit and shall divert them to the side or rear of the home. The preferred location for downspouts shall be the sides or rear of the dwelling unit. However, the Reviewing Body understands that this is not always feasible and will approve a variance for a downspout on the front of the home based on the recommendation from the gutter installation company stating why the rear or side of the home is not a viable option.
 - e. Splash Blocks. All splash blocks should be placed or screened in such a way as not to be visible from the road and should blend in with the landscaping or exterior color of the dwelling.
 - f. Pop-Up Gutters or French Drains. Pop-up gutters or French Drains will be considered on a case-by-case basis in terms of allowance and specific locations. If approved, any mold or mildew that occurs on the sidewalk, as a result of a pop-up gutter, will be the responsibility of the homeowner to have cleaned as often as needed. Drains shall terminate between the sidewalk and road. Drains shall not direct water toward or into conservation area. It is the owner's responsibility to maintain and repair this system.
16. Height of Building. The height of the roof line of any addition to an existing home shall not be higher than the original roof line.
17. Holiday Décor and Lighting. Temporary statues, artifacts, lighting, and other holiday decorative accessories shall be permitted as long as they are unobtrusive and do not interfere with landscape maintenance services. Holiday items are allowed within a reasonable period, not to exceed 14 days before and after the holiday, unless otherwise noted below.
 - a. Halloween lighting and decorations may be displayed starting October 1st and shall be removed by November 5th of the same year.
 - b. Fall holiday lighting and decorations may be displayed starting November 1st and shall be removed by December 1st of the same year.
 - c. Winter holiday decorations may be displayed starting the week of Thanksgiving and shall be removed by January 10th of the following year.

- d. Music or other sounds that may be heard beyond the property or strobe-type lights are never permitted.
 - e. Holiday decorations may not extend higher than the roofline.
 - f. All brackets, clips, and other holders for holiday lights that are installed on a house must be removed at the time the lights are removed.
 - g. If any holiday decorations or lighting cause damage to landscaping or irrigation, the owner will be responsible for replacements and/or repairs.
 - h. The Association landscaping vendor will make reasonable accommodations to avoid damage to any decorations and lighting; however, the landscaping vendor and HOA will not be responsible for any damage caused to items installed in a maintenance area.
18. House Numbers. All house numbers must be clearly readable from the street, and match the original design of the plaque installed by the builder. Numbers should be black, 4 ½ inches in height, and 2 ¼ inches wide with a white background and black border. The plaque should be attached to the sidewall of the garage opposite of the walkway. Any missing house number(s) must be replaced by the homeowner. Del Webb Sunbridge does not permit numbers (painted, sticker, plaques, etc.) on curbs, driveways, etc.
19. 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 earlier than seventy-two (72) hours prior to a storm's arrival and must be removed and stored no later than seventy-two (72) hours after the storm warning or storm watch has expired. Panel, accordion, and roll-up style hurricane shutters may not be left closed when there is no named storm within 100 miles of the Association. Manufacturers' catalogs and the selected design shall be provided to the Reviewing Body.
20. Lot Drainage/Roof Drainage. As provided for in the Declaration, no person shall alter the drainage flow of the Surface Water or Storm Water Management System, including buffer areas or swales, without prior written approval of the local Water Management District and the Reviewing Body. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property. Roof gutter downspouts shall be directed to splash blocks or other impervious surfaces, plastic flexible drain tubes, or to undersurface drainage lines within landscaping. Owners are responsible for their own drainage and may be required at their own expense to install French drains or similar devices.
21. Pergolas/Gazebos. Pergolas and gazebos are not permitted in front or side yards. The placement of pergola or gazebo structures shall be at least ten (10) feet from any rear Lot line [the Association is not a guarantor of any particular Lot's view] and may only be installed in the rear yard. Application for size, materials, and placement shall be submitted to and approved by the Reviewing Body prior to installation. Maximum height, width and overall area size are applicable.
22. Play Structures/Skateboard Ramps/Sports Equipment/Tree Houses/Trampolines. Play structures, skateboard ramps, sports equipment, and trampolines are prohibited.
23. 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 any other shading devices shall only be applicable to windows and doorways and not ancillary equipment. Such devices shall be in harmony as to size, style, and color with the house and application to shaded opening. Fabric awnings or similar shading devices may be permitted on the rear of the home when the color, which must be solid, is muted and consistent with the color of the home, roof, shutters and community-wide standards; and only upon prior written approval by the Reviewing Body. The color of the exterior shading devices shall 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 ten (10) feet. Any shade device that in the sole determination of the board of directors has deteriorated or dilapidated [i.e. holes, torn material, faded coloration, etc.] shall be replaced with a like kind shade device or removed upon written notification.

24. Sheds, Outbuildings, Storage Buildings etc. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted, and no other structure or improvement shall be constructed, erected, altered, modified or maintained upon any portion of the Lot.
25. Shutters and Window Boxes. Upon approval by the Reviewing Body, shutters and/or window boxes may be installed.
 - a. Shutter design and color and window box design and color shall be complementary to the home design, shall match the home's color on the exterior, front door or trim, and overall aesthetic of the community.
 - b. Bermuda/Bahama Shutters (Hurricane Grade and/or Decorative). Bermuda/Bahama shutters may be installed with prior written approval. Design and color shall be complementary to the home design and match the home's exterior, front door, trim color, or white. All windows can have this type of shutter. Bermuda/Bahama shutters must follow implementation guidelines in the event of a storm's arrival.
26. Slope of Roof. No alterations or improvements shall be made that provide a roof slope of not less than three (3) feet vertical to twelve (12) feet horizontal. All screened areas shall have roof designs with a minimum pitch of three (3) feet vertical over a twelve (12) foot horizontal. Pitches can be broken to match the existing house roof, but no screened roof design shall appear as a flat-pitched surface from any external elevation. Note: any roofing changes require a graphic rendering attached to the Application Form for Architectural Modifications. Current dwelling designs will be considered.
27. Vegetable Gardens. The location of a vegetable garden will be reviewed on a case-by-case basis and may be permitted with prior written approval from the Reviewing Body. Vegetable garden shall be no larger in size than six (6) feet by four (4) feet and can be raised 3 ft off the ground and shall be located only on the covered lanai or exterior patio approximately no more than fifteen (15) feet from the dwelling unit and must not be viewable from any sidewalk, street views, pond or common areas. The vegetable garden and structure materials should be buffered by a privacy hedge. The Reviewing Body will advise on any necessary changes to the structural materials. No vegetable plants shall be allowed to grow taller than five (5) feet in the backyard. Vegetable gardens shall be weeded not less than weekly in order to maintain a neat, manicured appearance. Once the growing season has ended, the exhausted plants must be removed and the ground tilled and maintained during the non-growing season, or replaced with season-appropriate plants or sod. If unused for more than one year, the Owner shall remove the vegetable garden entirely.
28. Wall or Door Height Relative to Grading. All room additions and enclosures shall have a minimum interior wall height from the finished floor to the lowest ceiling of the existing structure. Exterior doors shall open to a level structural landing if the step down to the resulting grade exceeds eight (8) inches.
29. Waste & Recycling Containers. Containers shall be stored inside garages. No pads or enclosures of any kind are permitted on the exterior of the home.
30. Window or Wall AC Units. No portable window or wall air conditioning units may be installed in any window or wall of any portion of the home, irrespective of whether it is visible or not. Mini-split units may be installed on the side of the home and not visible from the front. If AC unit services the garage, the garage may not be converted to livable space.
31. Window Tint. No reflective tinting, glazed or mirror finishes shall be permitted unless approved by the ARC. Windows can be treated with tint no darker than 35%.
32. Water Softeners & Filtration Equipment. Water softener or filtration equipment shall be installed in the garage of the home. If installed on the exterior of the home, it shall be on a concrete or paver foundation

not exceeding the footprint of the equipment and properly screened from view by landscaping from the street and the neighbor's Lot in a manner approved by the Reviewing Body.

SECTION IV- LANDSCAPE AND HARDSCAPE GUIDELINES

- A. Landscaping.** All Owners of Del Webb Sunbridge are not responsible for maintaining their landscaping and irrigation originally installed by the Declarant or builder on their Lot, in addition lot owners will be significantly restricted on the landscape improvements that they may inquire to undertake on their lot and/or may be required to maintain and replace any additional landscaping approved to be on installed on their lot by the Reviewing Body. Lot Owners, and not the Association or the Association's landscape maintenance contractor, shall be responsible for repair and restoration, including installation of fill and replacing landscaping as necessary, of any areas of the Lots in which landscaping, paved areas or any other improvements are washed out, subject to erosion or settling or otherwise damaged or altered as a result of discharge or runoff of water from rain, storms, pressure cleaning or other sources, including all runoff and discharges of water from roofs, gutters or downspouts or from any paved areas in and around such Lot. Replacement of individual plants or trees with the same species and quantity is permitted without prior approval by the Reviewing Body.
- B. Submissions.** When submitting for landscape and irrigation modifications, any and all costs, estimates, landscape and irrigation modification plans will need to be submitted together with the required Architectural Review Application for Del Webb Sunbridge.
- C. Xeriscaping.** Xeriscaping is a style of landscape design requiring little or no irrigation or maintenance, which is not permitted.
- D. Landscaping for Lots.** Landscaping must be consistent with the following minimum requirements, which are subject to change via promulgated rules and restriction changes made by the board of directors:
1. Commonly Used Plant Material. Refer to **Exhibit B** for a list and description of recommended plant materials. Yards shall be completely sodded with an approved turf variety. Pond lots must be completely sodded to the property line. Use of artificial flowers or trees anywhere outside the roofed area of the house is prohibited. Fruit trees are prohibited.
 2. Unapproved plant material. There are landscaping options and materials that are unlikely to be approved by the Reviewing Body based on the landscape material/option being an invasive species or known for its aggressive growth, such plants include, but are not limited to, kudzu, English ivy, Bradford Pear tree, bamboo, and bougainvillea.
 3. Irrigation Systems. All developed home sites and landscaped plantings shall be maintained by a fully automatic underground watering system. When using sprinklers, care should be taken to avoid overspray on patios, sidewalks, streets, and driveways ("**Hardscape**"), structures, windows, and adjacent properties. Any alterations to the coverage area must be inspected and approved to ensure proper irrigation coverage. It is the homeowner's responsibility to contract and pay for the expense to retrofit the design as needed.
 4. Landscape and Lawn Maintenance. All owners' lawns shall include plants, sod, and ground cover in a manner that promotes the proper maintenance of the landscaping, shrubbery, lawn, mowing lawns, fertilization, weed and lawn pest control, weeding of landscape areas, keeping the installed irrigation system functioning, and all related and/or affiliated activities as determined by the Association in its reasonable discretion.
 5. Planting Beds. Upon written prior approval of the Reviewing Body, the planting beds located on Lots that were provided by the Developer or Builder (or previously approved via the modifications process) may be planted with any plants from the list of commonly used plants found in **Exhibit B**. Plants other than those

listed in **Exhibit B** may be considered for approval by the Reviewing Body. Border materials are strictly prohibited, with the exception of landscape beds that contain rock. Beds with rock may have a black vinyl or metal border.

6. Plantings & Hedges. Landscaping in and next to the front entry, porch, or driveway areas on Lots shall be subject to prior written approval by the Reviewing Body. If approved, the plantings must be maintained by the HOA's contracted landscape vendor to present a neat appearance with no overgrowth onto roofs, sidewalks, driveways, and lawns. Refer to Section E. Landscape Accessories for guidelines on plants in decorative containers. When previously approved plant items are to be replaced with the same item(s) and are in compliance with the Design Guidelines, re-application is not required. Except as otherwise permitted by Florida Law, no artificial grass, plants, or other artificial vegetation, or rocks or other landscape devices shall be placed or maintained upon the exterior portion of any lot. No hedges shall be permitted to extend more than three (3) feet in front of the front elevation of the home, and in no case shall any hedge, irrespective of location, be permitted to exceed five (5) feet (6) inches in height. Installation of shrubs in a swale may void any drainage warranty on the lot. No plant or other landscaping may be located on an easement unless originally installed by the Declarant. Any privacy hedges installed on a property line must be maintained by the Del Webb Sunbridge Homeowners Association contracted Landscaping Vendor and shall not extend over the property line or interfere with a neighboring lot. **THE MAXIMUM HEIGHT FOR PROPERTY LINE PLANTINGS ON PONDS AND WOODED AREA LOTS SHALL NOT EXCEED FIVE (5) FEET SIX (6) INCHES TALL. PROPERTY LINE PLANTINGS ON BACK-TO-BACK LOTS OR ON LOTS THAT BACK UP TO COMMON AREA GREEN SPACE MAY NOT EXCEED SEVEN (7) FEET TALL.** Privacy screening shall not be installed in the front yard, which is any portion of the Lot between the right-of-way and the front elevation of the residence.
7. Rocks. Rock will be allowed in place of mulch upon prior written approval by the Reviewing Body. If rock is chosen to replace mulch, all mulch around the perimeter of the home shall be replaced with the same rock. Only rock types and sizes approved by the board may be used. Trees in the right-of-way easement between the sidewalk and road shall be mulched to maintain a consistent appearance. Mulch may be used along the rear of the property line to provide continuity with adjacent property, both private and common.
8. Swales. Plants, flowers, topsoil, planter beds, shrubs, pavers, stepping stones, and trees shall not be installed in the swale to obstruct storm drainage along the side or rear portion of any Lot. Owners who install improvements to their Lot that result in any change in the flow and/or drainage of the surface water shall be responsible for all costs and impacts of drainage problems resulting from such improvements.

E. General Landscaping Criteria. Basic planting requirements should, at a minimum, address the following areas:

1. Approvals. The Reviewing Body may reject any proposed plant it considers difficult to maintain, inappropriate, or invasive.
2. Permitted Ground Cover. The ground surfaces of all Lots except those occupied by hardscape or structures shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and mulch or rock. The percentage of sodded grass lawn area installed in the original landscape plan for each lot shall remain the same unless otherwise approved by the Reviewing Body. If a living ground cover is proposed in place of the sodded lawn, prior written approval shall be secured from the Reviewing Body prior to the commencement of work. For the purpose of this Architectural Criteria, topsoil or decomposed granite shall not be considered inert material. No artificially colored or painted rock shall be permitted. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, or any other communication. In order to prevent soil erosion and to maintain positive drainage, the original grades of the Lot shall be maintained during landscape and sod

installation. For this reason, a minimum sod buffer equal to that of the original sod installation on the front curb and rear property line must be maintained as a drainage area. Lagoon top of slope and banks are included in the sod buffer. The Lot Owner shall hold harmless the Developer, the Association, and the Association's management company for any property damage, including damage to the house, caused by the grades, or alterations thereof, or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner's landscaping done by Owner or hired landscape contractor.

3. Natural Vegetation. Natural vegetation shall be maintained in a neat and attractive manner. Vines are not permitted to climb fences or the structure of the home.

F. Landscape Accessories. Landscape accessories are considered any items placed in the Lot, including but not limited to lighting. All landscape accessories require prior written approval from the Reviewing Body. Placement and style of all landscape accessories shall be subject to prior written approval on an individual basis consistent with the overall aesthetic scheme of the community. No more than five (5) total landscape accessories, including, but not limited to, pots, potted plants, hanging plants, artifacts, statues, garden gnomes, garden flags, landscape art, etc. shall be approved on any Lot. No landscape accessory mounted on entryway columns or walls shall be in excess of eighteen (18) inches in height.

1. Arbors/Archways/Trellis. Arbor Arbor/Archway/Trellis construction and installation shall be applied for and approved through the Reviewing Body and are considered landscape accessories. The placement of such structures may not obstruct a neighboring Lot's view of a natural landscape feature, including but not limited to, a pond or common green space [although the Association does not guarantee any Lot owner or resident any particular view], and may only be placed in the rear yard. There must be applied for and approved vegetation, which will be required on the finished product. The application must include size, materials, and placement. Vegetation must be maintained to present a neat appearance with no overgrowth onto the roof, the side of the house, or walkways. The owner is responsible for the maintenance of any landscaping material on this modification type and will not be maintained by the Association's landscape vendor.

a. Arbor Sizing & Placement:

- i. The maximum size of any arbor shall not exceed the height of eight (8) feet, the width of three (3) feet, and the depth of two (2) feet.
- ii. The placement of such structure shall be at least twenty (20) feet from any neighboring Lot line and located in the rear of the lot. Not permitted on the sides or front of the lot.

b. Trellis Sizing & Placement:

- i. The maximum size of any trellis shall not exceed the height of eight (8) feet, the width of three (3) feet, and the depth of six (6) inches, with the wider dimension parallel to the side or rear Lot line.
- ii. The placement in the rear or side yard of a home. For side yard placement, the placement of a trellis shall not be more than two (2) feet from the wall of the home.

2. Bird Houses/Feeders. Bat houses, butterfly houses, bird houses, and bird feeders shall be subject to review by the Reviewing Body, shall be designed and placed to be in harmony with the surrounding environment, and shall only be placed in the rear yard. Houses and feeders other than Martin houses shall not exceed six (6) feet above ground level. Martin houses shall not exceed two (2) levels and shall not exceed twenty (20) feet above ground level. No house or feeder shall constitute a hazard to neighboring properties or be a haven for pest animals. No domesticated or wild fowl livestock, including chickens, shall be permitted.
3. Animal Houses & Enclosures. No non-domesticated animals shall be kept or housed on the property. No domesticated animals/pets shall be permanently housed outside of the primary dwelling. No animals/pets shall be left unattended outside the primary dwelling overnight. Beehives or apiaries shall not be kept or

housed on any portion of the Lot or Home. Dog houses and other animal dwellings are not permitted. Dog runs and other pet fencing or enclosures are not permitted.

4. Fountains & Water Features. As defined for this document, a fountain is a non-wall-mounted, semi-permanent decorative landscape addition capable of producing a continuous recirculating flow of water from a self-contained reservoir. A freestanding fountain shall be limited to a height of four feet (4') above the finished grade of the lot and can be installed in the front or rear yard of the home, while a wall-mounted water feature must be located at the rear of the house and may not exceed eight feet (8') above the finished grade. Water features must be natural materials and colors. The design style shall be compatible with the home and overall architectural theme of the community. All water features shall be placed in a planting bed, shall not detract from the overall landscape theme, and shall not visibly damage existing walls or fences. Placement, style, and maintenance are subject to review and prior written approval by the Reviewing Body. The application must include the water feature's water source, pump, electrical layout, and plumbing layout, all designed and located to be unobtrusive. Noise must be controlled to minimize impact on neighbors. Only one (1) water feature is permitted and may be restricted when used in conjunction with other large landscape accent items, including bird baths. Water features must be maintained in a clean and operable condition. This modification requires a deposit. Refer to Section I. D. Fees.
5. Ground-Mounted Landscape Accessories. Ground-mounted landscape accessories require prior written approval from the Reviewing Body. Ground-mounted landscape accessories may not be in excess of four (4) feet in height. Examples include, but are not limited to, low ground flags, statues, sculptures, bird baths, plant stands, potted plants, lawn ornaments, lighthouses, and other miniature structures.

G. 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 written approval of the Reviewing Body. All weed control fabrics must be kept thoroughly covered with a three (3) to four (4) inch layer of approved mulch material.

H. Fencing.

1. Decorative Fences. Decorative fences are not permitted.
2. Visibility on Corners. No fences shall be placed or permitted on a corner Lot where such obstruction would create a visibility issue.
3. Fence Guidelines.
 - a. No fence shall be constructed on any Lot without prior written approval of the Reviewing Body. Only a five-foot (5') three rail black aluminum picket fence is permitted on Single Family Lots: (40's, 50's, and 65's Lots) within the community. The fence shall be uniform, and there shall be no mixing of fence types within one Lot.
 - b. **VILLA OWNERS WILL NOT BE PERMITTED TO INSTALL FENCING ON THEIR LOTS.**
 - c. Wood, vinyl fences in any color, and chain link (or chicken wire or similar) fencing is not permitted.
 - d. Puppy picket fencing is permitted. Puppy picket is preferred by the Association for owners who have little dogs. The preferred fencing for puppy picket is shown on **Exhibit D**.
 - e. All fencing shall only be installed upon the rear property line along the interior rear and shall not extend forward beyond a point that is more than one-half (½) of the distance between the rear corner and the front corner of the dwelling. In no case shall a side yard fence extend past the midpoint of the home toward the front elevation, as shown on **Exhibit F**. Easements may dictate further restrictions.
 - f. The Developer has identified certain lots throughout the community called "Specialty Lots" as shown on **Exhibit E**, whereby these particular lots might require additional architectural criteria/requirements

when it comes to fencing. Homeowners who are looking to install fencing should reach out to the property management company before submitting an ARC Request.

- g.** Access gates shall be the same material, style, and height as the requested fence and a minimum of five feet (5') in width and shall be installed on the front-facing sections on the side of the home. Access may not be impeded by HVAC units or other equipment. Additional access gates may be advised by the Reviewing Body for the HOA Landscaper to access the rear and sides of the property. **All access gates must remain unlocked at all times.**
- h.** Any fencing installed on a lot adjacent to a pond must be installed at the top of the bank or rear property line, as determined by the Reviewing Body, to ensure consistency around each pond.
- i.** The installation of parallel fencing is not permitted within the community (i.e., if a neighboring lot has an existing side yard fence, the applicant must tie into the existing fence with their fence, regardless of whether the neighboring fence and the applicant's fence are the same type).
- j.** The mixing of fence types is not permitted on any lot.
- k.** Owner is responsible for any damage or drainage issues on their lot and that of any neighboring home(s) as a result of the fence installation.
- l.** Fencing is not permitted to be installed on the property line if the lot is encumbered by an Unobstructed Access & Maintenance Easement.
- m.** All fences shall be pressure-washed, repainted, or replaced when necessary to maintain original appearance.
- n.** If, in the ARC's sole and absolute discretion, the application of these guidelines to a specific parcel results in an illogical or unreasonable result (based on the specific dimensions of the home or lot as originally platted or constructed), the ARC has the discretion to alter the allowable dimensions in order to effectuate the intent of these provisions. Any alteration applies only to the specific parcel in question and shall not create any precedent for any other parcel in the community.

I. Ancillary Equipment.

- 1.** *Antennas, Aerials, and Satellite Dishes.* No antenna, aerial, satellite dish, or other device for the transmission or reception of television, or radio (including amateur or ham radios) signals of any kind will be allowed outside the dwelling unit, except those antennas whose installation and use is protected under Federal Law or regulations (generally, certain antennas under one meter in diameter) provided that an application for such an antenna or other device shall be submitted to the Reviewing Body and such application will only be approved if:
 - a.** The antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street and preserves the community-wide standard); and,
 - b.** The antenna or other device complies with the maximum extent feasible with this Architectural Criteria within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna or device. The applicant shall provide reception readings taken by the installer or self for potential locations, which make the antennae least visible. The following are preferred locations:
 - i.** Rear of the house, below the ridgeline.
 - ii.** Rear of the house attached to the roof or the fascia.
 - iii.** Side of the house, toward the rear, attached to the roof or fascia.
 - iv.** Side of the house, toward the rear, attached below the eave.
 - v.** Ground-mounted, rear yard, painted and screened with shrubs.
 - vi.** Ground-mounted, side yard, toward the rear yard, painted and screened with shrubs.

2. Exterior Appliances. Installation of exterior water softeners, water filters, and any hardscape enclosed areas (other than pool/spa and filter equipment described in Section IV. N. and Generators in Section III., H. 14) is permitted upon prior written approval from the Reviewing Body and with adequate screening.
3. Solar Panels. Prior written approval of the Reviewing Body is required for the installation of solar energy equipment. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the Home. Solar panels shall be located on the roof of a Home with an orientation to the south or within 45 degrees east or west of south.
 - a. All Framework for the panels must match the color of the roof tiles/shingles, and the piping must be painted to match the surface to which it is attached, namely, the roof, the soffit, or the wall.
 - b. Items or mechanics for the solar panels located under the soffits and attached to the home must match or be painted to match the color of the home in which it is attached.
 - c. Any Owner who installs a solar panel is advised that their roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.
 - d. **Solar Panels on a villa unit roof shall require a special agreement with the HOA, as the association is responsible for the repair and replacement of villa roofs.**
4. Exterior Sound Emitting Devices. Any interior or exterior sound-emitting devices (speakers, sound players, insect/animal repellent/chasers, chimes, etc.) shall not create an unreasonable audible nuisance to the neighbors.
5. Roof Top Decorations. Rooftop decorations, cupolas, and application of non-functional articles (other than lighting, ventilating, solar panels, and antennas mentioned in other sections) are prohibited. Any changes to the rooftop design must be submitted in detail with the application to the Reviewing Body.
6. Window and Roof-Mounted Equipment. Window and roof-mounted equipment (including but not limited to mechanical and air conditioning equipment) shall not be allowed. Supplemental heating and cooling equipment may be installed in walls, and attic ventilation devices and solar panels may be installed on the roof with prior written approval of the Reviewing Body. A sound barrier may be required for added equipment.

J. Signage.

1. General Limitations. Posting of signs of any kind shall not be displayed on a Lot, house (inside or outside), on or within a vehicle, or upon common Association areas except for those required by law.
2. No Soliciting Signs. Residents shall be permitted, without prior written approval from the Reviewing body to post "no soliciting" signs near or on the front door, or in the front yard near the entrance to a courtyard. Such "no soliciting" signs shall be professionally prepared (no hand lettering) and shall not exceed 1 foot in height above grade if placed in the ground. Any such sign shall not exceed a size of thirty-six (36) square inches (i.e., three (3) inches by twelve (12) inches), whether placed in the ground, on the front door or in a window near the front door.
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 where it is visible to persons approaching the house, and a sign may also be placed in the windows of the home. The sign shall be professionally prepared (no hand lettering) and shall not exceed two (2) feet in overall height from finished grade and/or seventy-two (72) square inches in size (i.e., eight (8) inches by nine (9) inches) if placed in the ground; or exceed sixteen (16) square inches in size (i.e., four (4) inches by four (4) inches) if placed in a window.

4. Exemption. Notwithstanding the above, Developer and its authorized designees shall be allowed to install any sign(s) necessary for purposes connected with the development of the community and/or as may be described in the Declaration.

K. Other Prohibited Exterior Features. The following features shall be prohibited from use in the community

1. Clothes lines or clothes poles visible from the street or neighbors' lot, and any permissible clothesline must be removed when not in use
2. Outdoor electronic pest control devices (bug zappers)
3. Window A/C unit
4. Above-ground swimming pools
5. Dog houses and other animal dwellings not identified in Section IV(F)(3) of this Architectural Criteria.
6. Dog runs and other fencing or enclosures for pets
7. Notwithstanding the above, Developer shall be allowed to install, or authorize its designees to install, any structure(s) necessary for purposes connected with the development of the community.

L. Lighting. The Owner is required to submit an application to the Reviewing Board for review for all exterior lighting modifications. No exterior lighting shall be permitted that constitutes a nuisance or hazard to any Owner or Resident. Lighting must be white only unless otherwise permitted during holidays.

1. Holiday Lighting. Refer to Section III (H.) (17.) of this Architectural Criteria.
2. Lampposts. Lampposts (measured to the top of the lighting fixture) shall not exceed eighty (80) inches in height, may have no more than two globes, and shall be subject to prior written approval by the Reviewing Body. Globes shall not create a lighting nuisance to surrounding properties. A lamppost is not considered a landscape accessory. Black is the acceptable color for all lampposts or such other color as the Board of Directors may permit.
3. Landscape Requirements. Junction boxes shall be placed below grade or screened by landscaping to minimize daytime visibility of the hardware.
4. Landscape Lighting. A maximum quantity of twelve (12) traditional-style low-voltage or solar lights may be installed in front yards. Additionally, a maximum quantity of twelve (12) low-voltage or solar lights may be installed in rear and side yards (combined). Landscape lights are not permitted to be installed in any sodded areas and must be installed a minimum of one foot (1') from the outer edge of the landscape bed. Modern style lighting, including globes, balls, and plant/flower designs, is prohibited. Refer to Exhibit X.
 - a. Landscape/Walkways. Illumination of landscaping (thirty-six (36) inches high or less), as well as for walks and driveways, shall be accomplished with low-wattage fixtures, ground-mounted. Decorative low-voltage/solar light fixtures for low-level landscape and path lighting are permitted. Fixtures shall be installed and maintained in a vertical position.
 - b. Large Bushes/Trees Uplighting. Illumination of large bushes and trees is subject to the Reviewing Body's prior written approval and shall be accomplished with standard or low-voltage (flood or spot) light fixtures, ground-mounted and aimed vertically upward.
5. Soffit (Decorative) Lighting. Other than during the holidays mentioned in the Holiday Lighting section, permanent soffit lighting must be displayed in a warm white tone, must not flash or twinkle, and must have a continuous solid glow; and no more than five (5) along the front section of the roof shall be illuminated. Sides cannot be illuminated when not in Holiday Lighting use.
6. Spotlights/Floodlights. Exterior spotlight and floodlight fixtures shall be either non-motion or motion detector fixtures. Exterior spotlight and floodlight fixtures location(s), other than the original construction of the dwelling location(s), shall conform to the architecture of the house and shall be subject to prior

approval of the Reviewing Body. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward.

7. String Lighting within Screen Enclosure. String lighting is permitted within the screen enclosure area without prior written approval. String lighting may not create a nuisance to neighboring Lots. String lights are not permitted to be in use 24/7. Colored lighting may only be used during the holidays mentioned in the Holiday Lighting section.

M. Mailboxes. The Developer shall provide cluster mailboxes in a predetermined location. The color, size, appearance, and location of the mailboxes installed by Developer shall be preserved and shall not be altered, except that lettering with the name of the Owner may be affixed to the inside of the mailbox without obtaining prior written approval from the Reviewing Body. Costs for replacement and/or maintenance of mailbox clusters shall be shared by the Owners. Any single mailbox or mailbox replacement is subject to approval from the Reviewing Body and possibly by the United States Postal Service. Rekeying a single mailbox will be the responsibility of the owner and the United States Postal Service.

N. Pools, Spas, and Water Features. Above-ground spas and hot tubs are permitted upon prior written approval by the Reviewing Body in the rear yard and only if surrounded by a screen enclosure or sunroom. All screened structures must be constructed using dark bronze aluminum framing and black or charcoal screening. For approval of in-ground pool, in-ground spa, or water feature excavation, the Owner shall submit all plans, including drawings, site plan, graphic renderings, pool and decking material, and color schemes to the Reviewing Body for approval prior to commencing excavation. **VILLA OWNERS WILL NOT BE PERMITTED TO INSTALL POOLS ON THEIR LOT.** In most cases, it may be necessary to obtain approval from the appropriate Governing Authority. It will be necessary for a licensed and insured contractor to evaluate the feasibility and manage the installation of pools and spas. This modification requires a deposit. Refer to Section I. D. Fees.

1. A fence or screen structure shall be constructed around in-ground pools and in-ground spas in accordance with the provisions of these Guidelines.
2. Pool/spa mechanical equipment shall be positioned adjacent to the house and obscured from view with shrubs or other landscape features. The excavation site shall be well-maintained for safety purposes.
3. Attention shall be given to the grading and drainage to prevent erosion. Owner accepts all potential liability related to changing the Lot to install the pool, spa, or water feature, such as drainage or water runoff issues that may impact the Lot or neighboring Lots, and the Association shall be held harmless and indemnified by Owner as a condition for approval.
4. Landscaping plans must accommodate any pool or spa application. Refer to Section IV A. – E. of this Architectural Criteria for landscaping requirements.

O. Outdoor Kitchens. Outdoor kitchens and built-in barbeques shall be subject to written approval by the Reviewing Body and, upon approval, may be placed in the rear yard only, adjacent to the house or patio, and shall not extend laterally past the side wall of the house. The exterior surround shall match the color and finish of the house walls. Homeowners installing cooking equipment under a patio roof or inside a screen or glass enclosure should consider requirements for exhaust ventilation. Installation of roof-mounted equipment is not permitted in accordance with Section IV(I.) (6.) of this Architectural Criteria. This modification requires a deposit. Refer to Section 1. D. Fees.

SECTION V - REVIEWING BODY SUBCOMMITTEES

The Reviewing Body shall be the Developer until such time as it appoints another party. The Reviewing Body may, as it deems necessary, establish and abolish subcommittees of the Reviewing Body whose role shall be to perform

specific duties in aid of the Reviewing Body. Any authorized agent of the Reviewing Body, or any Subcommittee established by the Reviewing Body, shall be authorized to perform the plan review and inspection of Lots as required pursuant to these Architectural Criteria. The operations and procedures of a Reviewing Body Subcommittee shall be established by the Reviewing Body upon its formation. The Developer Appointed Reviewing Body Chairman shall appoint all members of a Reviewing Body Subcommittee. At least one Reviewing Body member shall be a member of the Reviewing Body Subcommittee. That member shall act as Chairman of the subcommittee. Appointees to the Reviewing Body Subcommittee need not be architects, owners, lessees, or residents, and do not need to possess any special qualifications of any type except such as the Reviewing Body may, in its discretion, require. The Developer Appointed Reviewing Body Chairman will have the authority to dismiss or replace Subcommittee members. At such time as the Developer owns no Lots within the Community, the Board of Directors may elect to serve as the Reviewing Body without the need of an independent Architectural Review Committee or the like.

SECTION VI - ENFORCEMENT OF GUIDELINES AND REVIEWING BODY ACTIONS

In the event of a violation of this Architectural Criteria or any decision of a Reviewing Body, the Developer or the Board may take any enforcement action as deemed reasonable and appropriate. Any changes or amendments to the Architectural Criteria shall only apply to construction and modifications 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 architectural criteria in effect at the time of the new modification application.

SECTION VII - AMENDMENTS TO ARCHITECTURAL CRITERIA

Developer may amend, modify, or supplement this Architectural Criteria at any time as long as it owns any portion of the Properties or has the right to annex additional property in accordance with the Declaration. Thereafter, the Reviewing Body, or if the Reviewing Body is not established, the Board of Directors shall have the authority to amend or change this Architectural Criteria. Any amendments, modifications, or supplements shall apply to construction and modification commenced after the date of such amendment only and shall not require modification or removal of Modification Activity previously approved once the approved construction or modification has commenced.

SECTION VIII - DEVELOPER IMPROVEMENTS

As part of the planning and development of the community, the Developer has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, park preserves (open space), streets, and model home packages. Market conditions, styles, marketing strategies, or other factors may cause Developer to change the type of models, size of homes, color palette of homes, landscaping styles or plant materials, construction methods or materials, or the landscaping on the common area as they deem necessary.

EXHIBIT A: BUILDING SETBACKS

The building setbacks described below are recognized by the Reviewing Body. Notwithstanding any other provision of law, all building setbacks shall meet these requirements, except for such buildings which are built by Developer pursuant to approvals obtained from the county, as applicable.

Front Yard:	20 feet minimum from face of garage
Side Yard:	5 feet minimum
Rear Interior Lots:	15 feet minimum
Rear Pond Lots:	15 feet minimum
Side Street:	15 feet minimum

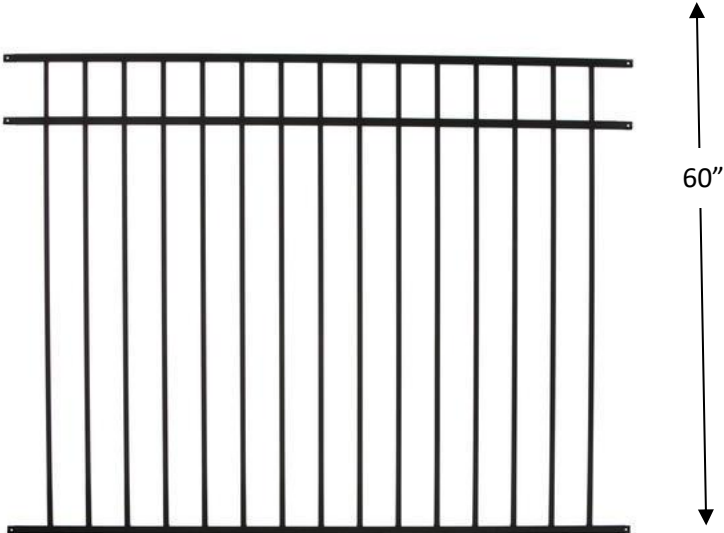
Note: In some cases, there is a 15' Landscape & Maintenance Easement.

EXHIBIT B: COMMONLY USED PLANT MATERIALS

<p>Canopy Trees</p> <ul style="list-style-type: none"> • Dahoon Holly • Drake Elm • Live Oak • River Birch • Sweet Bay • Sweet Bay Magnolia <p>Palms</p> <ul style="list-style-type: none"> • Bismark Palm • Bottle Palm • Cabbage Palm • Cardboard Palm • Cat Palm • Chinese Fan Palm • Christmas Palm • European Fan Palm • Foxtail Palm • Pindo Palm • Queen Palm • Robellini Palm • Royal Palm • Sylvester Palm • Windmill Palm <p>Buffer Trees (full to ground)</p> <ul style="list-style-type: none"> • Eagleston Holly • East Palatka Holly • Little Gem Magnolia <p>Flowering Trees</p> <ul style="list-style-type: none"> • Magnolia ssp • Crape Myrtle • Redbud • Bottle Brush Tree <p>Accent Trees</p> <ul style="list-style-type: none"> • Crape Myrtle • Ligustrum (Patio Tree form) • Little Gem Magnolia • Nellie Stevens Holly • East Palatka Holly 	<p>Grasses/Accents</p> <ul style="list-style-type: none"> • Daylily • Dwarf Agave • Sand Cordgrass • Fakahatchee Grass • Muhley Grass • Mondo Grass <p>Turfgrass/Sod</p> <ul style="list-style-type: none"> • St. Augustine Grass ‘Floritam’ <p>Groundcovers</p> <ul style="list-style-type: none"> • Confederate Jasmine • Dwarf Asian Jasmine • Dwarf/Asiatic Jasmine • Dwarf/Minima Jasmine • Juniper (all varieties) • Lantana • Liriope • Mexican Heather • Sunset Jasmine • Sunshine Mimosa • Purple Heart • Vinca 	<p>Shrubs & Plants</p> <ul style="list-style-type: none"> • African Iris • Azalea (all varieties) • Bromeliads • Birds of Paradise • Burford Holly • Clusia • Dwarf Clusia • Cordyline Red Sister • Croton (all varieties) • Crown of Thorns • Dragon Plant • Dwarf Ixora (All varieties) • Firebush • Florida Anise • Foxtail Ferns • Gallberry (Ilex glabra) • Gardenia (all varieties) • Hibiscus (all varieties) • Indian Hawthorne • Ligustrum (shrub form) • Lily of the Nile • Liriope • Loropetalum • Marigold • Oyster Plant • Pentas • Petite Knock Out Roses • Pineapple Guava • Podocarpus • Schillings Holly • Spartina • Tea Olive • Viburnum (all varieties)
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EXHIBIT D: APPROVED FENCE MATERIAL AND SPECIFICATIONS

Black 3 Rail Picket Aluminum Fence Specifications



Black 3 Rail Picket Aluminum Fence Specifications - Puppy Picket

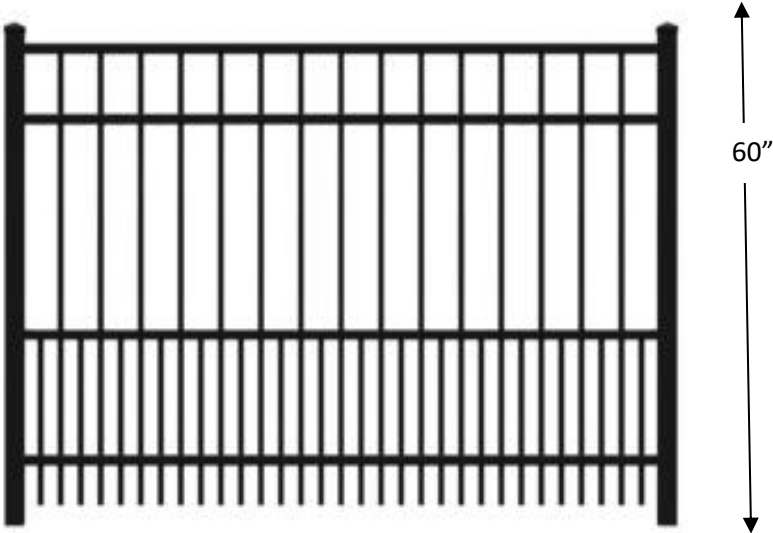


EXHIBIT E: APPROVED FENCE STYLE PER LOT

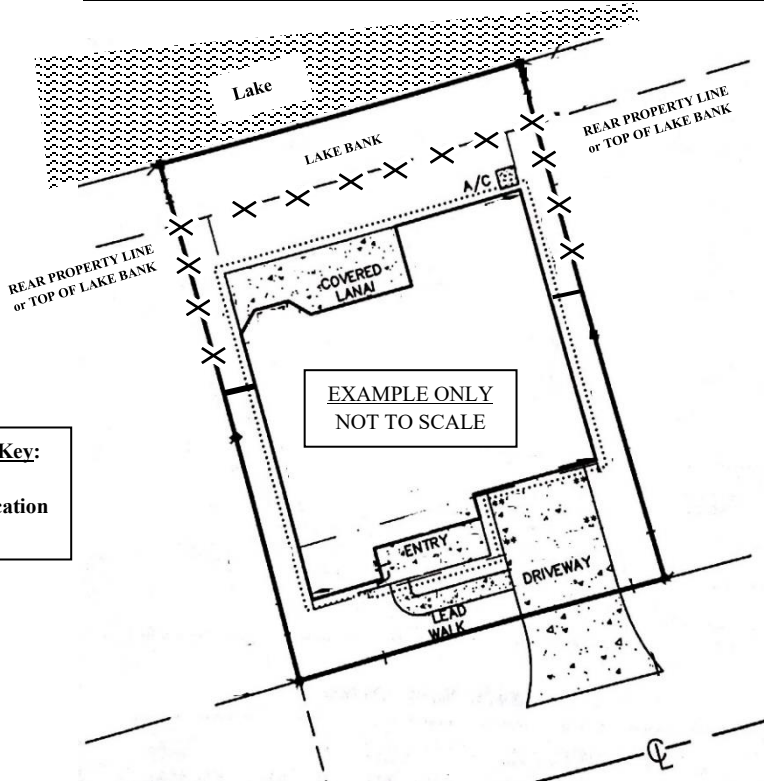
Phase 1



Phase 2



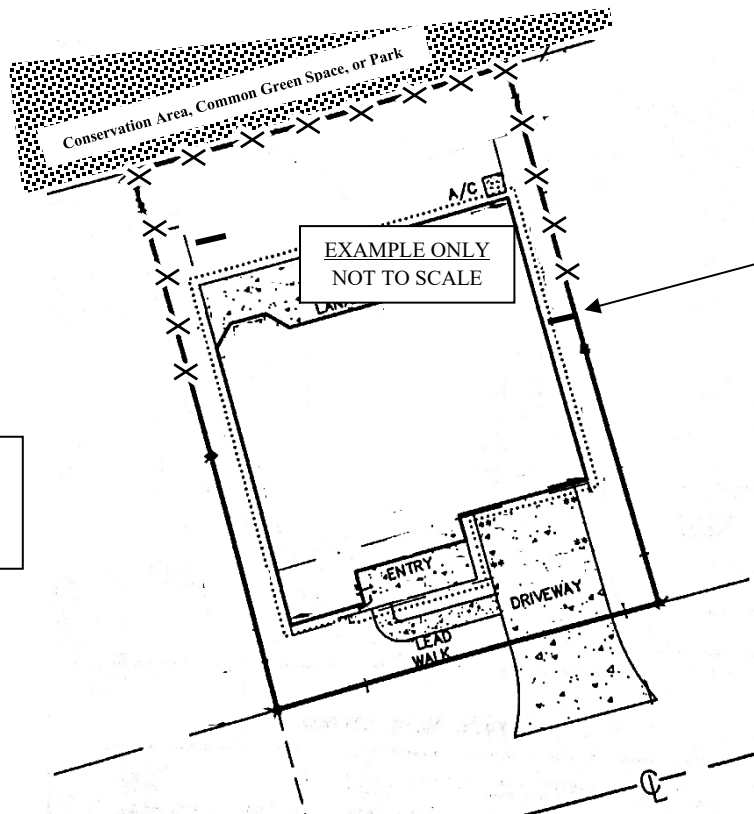
EXHIBIT F: APPROVED FENCE LOCATIONS



Fence Diagram #1 - Key:
 Permitted Fence Location
 -x-x-x-

Additional Access Gates may be required by the ARC Board to be installed along the rear or sides of the lot.

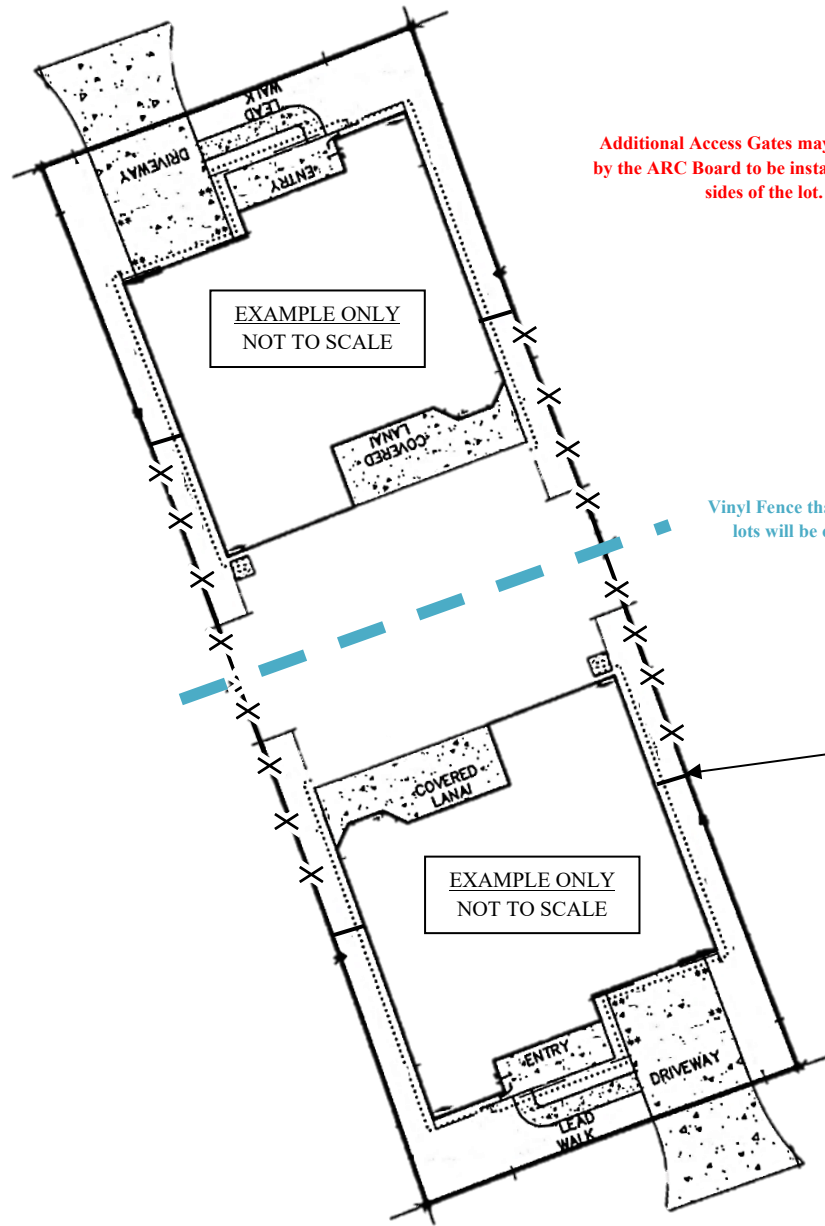
Note: Existing fencing and type/style should be indicated on the survey when applicable.



Fence Diagram #2 - Key:
 Permitted Fence Location
 -x-x-x-

All fences located within side yards shall not extend forward beyond a point that is more than one-half (1/2) of the distance between the rear corner and the front corner of the dwelling. In no case shall a side yard fence extend past the midpoint of the home toward the front elevation.

5-foot gate is required for landscape maintenance.



Additional Access Gates may be required by the ARC Board to be installed along the sides of the lot.

Vinyl Fence that runs between back to back lots will be owned by both lot owners.

All fences located within side yards shall not extend forward beyond a point that is more than one-half (1/2) of the distance between the rear corner and the front corner of the dwelling. In no case shall a side yard fence extend past the midpoint of the home toward the front elevation.

5-foot gate is required for landscape maintenance.

Fence Diagram #3 - Key:
 Permitted Fence Location
 -X-X-X-X-

EXHIBIT G: SOLAR LIGHT EXAMPLES

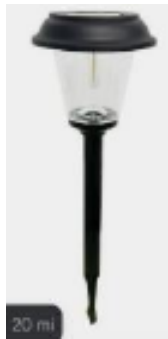
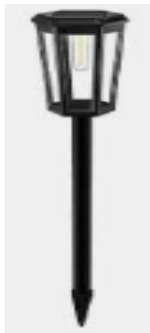
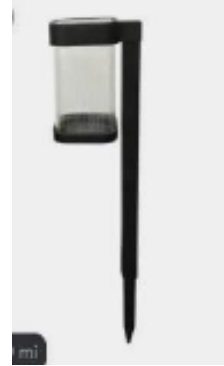


EXHIBIT H: SECURITY CAMERA EXAMPLES

