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CHEVAL WEST DESIGN AND DEVELOPMENT STANDARDS
AND REQUIREMENTS FOR ALL VILLAGES
(THE "VILLAGES")

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INTRODUCTION

It is the purpose and intent of the Cheval West Design and Development Standards and Requirements for All Villages (the “**Design & Development Standards**”) to inform and assure each home builder (“**Builder**” or “**Builders**”) and Owner that each of the neighborhoods or villages in Cheval West (the “**Villages**”) will be developed and constructed as a community of quality homes and buildings that are of tasteful and aesthetically pleasing architectural design, long-lasting materials and high-construction standards; that are harmonious with surrounding structures and topography; and, that have landscaping and other site improvements consistent with the aesthetic quality of Cheval West as a whole.

Unless otherwise defined, or the context otherwise requires, all terms and conditions used herein shall have the same meaning as those set forth in the Modified and Restated Declaration of Covenants, Conditions and Restrictions for the Cheval West Community Association, Inc. (the “**Declaration**”).

The Declaration establishes the Cheval West Architectural Review Committee (the “**Architectural Review Committee**”) whose function is to review (and approve or disapprove) plans for any proposed construction or alteration within the property subject to the Declaration, which property is referred to herein as “Cheval West”. This is a change to what the initial Declaration of Covenants, Conditions and Restrictions for the Cheval West Community Association, Inc. (“**Initial Declaration**”) provided. The Initial Declaration envisioned three separate committees, the New Construction Committee (“**NCC**”), the Modification Committee (“**MC**”), and the Control Committee (“**CC**”). The NCC was the committee responsible for approving all original construction and the MC was the committee responsible for approving all modifications, alterations and additions to existing improvements, all as set forth in the Initial Declaration. The CC, appointed by the developer, was to perform the functions of both the NCC and MC until those committees were established by express action of the Board of Directors.

In 1999, the Board of Directors of the Cheval West Association determined that having three separate committees performing somewhat similar functions was confusing and combined the three committees into one, the Architectural Review Committee. The Architectural Review Committee’s approval powers now govern the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding, and other aesthetic matters, in accordance with the Declaration. At the same time, it is not the intent of the Architectural Review Committee to impose a uniform appearance within Cheval West, nor to discourage creativity on behalf of Builders and Owners. The intent is to promote and assure that all improvements are aesthetically compatible with each other; incorporate a unique yet pleasing and discriminating character, and are constructed to reflect the quality and permanence of a “World Class” community. Each application received by the Architectural Review Committee will be evaluated on its own merits with reasonable flexibility for architectural creativity.

The Design & Development Standards have been prepared to assist Builders and Owners in their selection of concepts for construction within the Villages. The Design & Development Standards do not include all construction, use and other deed restrictions and requirements associated with Cheval West and, accordingly, each Builder and Owner should familiarize themselves with the provisions of the Declaration and applicable covenants, rules and regulations contained or referenced therein. The inclusion of any recommendation in the Design & Development Standards shall not preclude the right of the Architectural Review Committee to disapprove or approve any proposed matter for any reason.

I. REVIEW PROCESS AND GENERAL INFORMATION

A. GENERAL:

The design and construction review process is a two-step process: (1) submittal and review, resulting in resubmittals as necessary and a final approval of plans and specifications (“**Plan Approval**”) or disapproval; and (2) final review and final inspection of improvements for compliance with approved plans and specifications (“**As-Built Approval**”). Thorough and timely submission of information and documentation, as well as adherence to the Building Standards set forth in the Design & Development Standards, will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth in the Design & Development Standards should be directed to the Chairman of the Architectural Review Committee.

The “Application Form” (available from the Architectural Review Committee) shall be used as a transmittal record of the submission and the Architectural Review Committee's response to the submission. Payment of the applicable review fee (“**Review Fee**”) as determined by the Board of Directors from time to time, is required at the time of submission of each Application Form. As of the date of these Design & Development Standards the Review Fee for New Construction (as hereafter defined) and major modifications to existing structures (as determined by the Architectural Review Committee in its sole discretion) is \$150.00, and the Review Fee for minor modifications to existing structures (as determined by the Architectural Review Committee in its sole discretion) is \$50.00.

B. CONCEPT APPROVAL:

Any Builder or Owner may submit preliminary or conceptual drawings and specifications or other information to the Architectural Review Committee for approval (“**Concept Approval**”) prior to the preparation and submission of detailed plans and specifications for Plan Approval. A Concept Approval is not mandatory, but is provided for convenience of Builders and Owners in order that they may accomplish a timely and thorough preparation and ultimately receive Plan Approval of their construction, landscape or hardscape plans and other submittals.

The Architectural Review Committee shall review the information and indicate its approval, disapproval or recommendations as to the Application Form and accompanying documentation. Concept Approval given by the Architectural Review Committee shall not constitute Plan Approval for the commencement of construction, but only approval of the conceptual information being reviewed.

C. PACKAGE APPROVAL:

For those Builders who intend to build more than one Residence within Cheval West, the Architectural Review Committee shall establish a procedure whereby it may review the building plans and specifications, and a typical plot plan for the several different types or models of houses the Builder plans to build. Based upon said review, the Architectural Review Committee may approve such plans and specifications and typical plot plans (“**Package Plan Approval**”) and, thereafter, if the Builder intends to construct a type or model of house for which Package Plan Approval was obtained, the Builder will not be required to obtain approval of the design, plans and specifications and plot plan for such house. The Builder will, however, be required to submit for approval of the Architectural Review Committee, the specific exterior colors and materials and landscape plan for any such house. Notwithstanding the fact that Package Plan Approval was obtained in accordance with this paragraph C with respect to a particular model of house, the Architectural Review Committee shall have the authority to require submission of plans and specifications and plot plans for a particular house, if deemed necessary.

At least two (2) complete sets of final plans and specifications (defined as front, side and rear elevations; floor plans, foundation plan, plot plan, materials list, and roof) are required by the Architectural Review Committee (including all such additional information and detail as the Architectural Review Committee shall request), along with a completed Application Form and the applicable Review Fee, and shall be submitted to the Architectural Review Committee for approval or disapproval. Written notice indicating either approval, disapproval, or a request for submission of additional documentation or items for approval shall be sent to the Owner or his designated representative. If found not to be in compliance with these Design & Development Standards, the Architectural Review Committee shall provide the Owner a reasonable statement of items found not to be in compliance.

The approval or disapproval of the Architectural Review Committee of an application for Package Plan Approval shall be in writing and must be obtained prior to the requested act or occurrence. If the Architectural Review Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the date of submission, then said plans shall be deemed disapproved. Any modification or change to plans and specifications previously receiving Plan Approval from the Architectural Review Committee, must again be submitted and approved as provided herein.

D. FINAL APPROVAL:

No construction of a Residence or structural improvement, no landscaping or other site improvement, and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials, and location of same, shall have been submitted to and shall have received Plan Approval by the Architectural Review Committee. Builders or Owners requesting Plan Approval of an improvement shall submit sufficient exhibits to demonstrate compliance with standards and

requirements of these Design & Development Standards. If Plan Approval is granted subject to conditions, the conditions must be satisfied within sixty (60) days of issuance of same or such Plan Approval shall be void.

Construction of improvements in accordance with plans and specifications for which Plan Approval has been received, must commence within six (6) months from date of Plan Approval or such Plan Approval shall be void and the Builder or Owner must submit a new Application form and accompanying documentation for approval, along with payment of an additional Review Fee applicable for New Construction. Construction of any house or improvement for which Plan Approval has been received must be completed and a certificate of occupancy issued for same not later than six (6) months after the date of commencement of construction of same.

Submittals for Plan Approval with respect to new construction of a Residence (“**New Construction**”) shall include, at a minimum, two (2) sets of the following, and shall be designed by a licensed architect, engineer or other person of similar competency found to be qualified by Hillsborough County and the Architectural Review Committee:

1. Site Plan at a minimum scale of 1" = 30' showing:

A clearing and grading scheme with proposed and existing land contours, grades and flow of the site drainage system; location and size of any trees having a diameter of three (3) inches or more which are proposed to be removed from the site; and, the dimensions and locations of all buildings, access drives, parking, utilities (water, power, telephone, cable, etc.), street pavement location, and all other proposed improvements to the site.

2. Landscape and Irrigation Plans at a minimum scale of 1" = 30' showing:

The size, type and location of existing and proposed tree locations; the location of all planting areas including existing plant materials incorporated into the plan; the species and size of all stock at the time of planting; and an irrigation plan including the source of water supply.

3. Plans at a minimum scale of 1/4" = 1'0" for all floors, cross sections and elevations including projections and wing walls (floor plans should also show total square feet of air conditioned living area).
4. Plans, elevations, types of materials and other information associated with any other site improvement or ornamentation, including mail boxes, exterior lighting, walls, fencing and screening, patios, decks, pools, porches and signage.
5. Samples and color chips of all exterior finishes and materials to be incorporated into

the plan.

6. Such other information, data and drawings as may be reasonably requested by the Architectural Review Committee.

If, after completion of the initial New Construction, a Builder or Owner desires Plan Approval for an alteration or addition, a completed Application Form and sufficient information shall be submitted to the Architectural Review Committee to allow it to fully understand the proposed alteration or addition. Such information could be as simple as a letter with a material sample or picture, or as complex as the above-stated submittals.

The Architectural Review Committee may require a rough stakeout of the proposed New Construction or of any major alteration or addition to an existing Residence prior to rendering its Plan Approval on any matter.

E. INSPECTION:

The Architectural Review Committee shall have the right to enter upon and inspect any property at any time before, during, or after the completion of construction or work for which approval is required under the Design & Development Standards. Upon completion of construction, a Builder or Owner shall give written notice to the Architectural Review Committee using the “Notice of Completion” transmittal form provided by the Architectural Review Committee. Attached to the Notice of Completion shall be a final survey and a copy of the Certificate of Occupancy for the newly constructed improvement. Upon final inspection of the approved improvements by the Architectural Review Committee and provided that such inspection reveals that the improvements were constructed in substantial compliance with the plans and specifications for which Plan Approval was received, and provided the dwelling complies with the approved minimum square footage for air conditioned space, the Architectural Review Committee shall so advise the Owner in writing.

Builders and Owners are forewarned that the Declaration has granted to the Architectural Review Committee and the Board of Directors broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Cheval West. In this regard, if the Architectural Review Committee finds that any improvement was not performed or constructed in substantial compliance with the submittals receiving Plan Approval, the Board of Directors or the Architectural Review Committee may remedy or remove the non-complying improvement, and charge the cost of the action to the Builder or Owner.

F. CONDUCT:

All Builders and Owners shall exercise their best efforts, to the extent permitted under the law, to ensure that the acts of their employees, subcontractors, suppliers and any other persons or parties involved in construction within Cheval West accomplish the following:

1. Ensure the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
2. Prohibit the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site or affect the quality of workmanship.
3. Assure that the aforementioned persons or parties are properly insured.
4. Assure the aforementioned persons or parties do not commit any violations of the rules and regulations of the Cheval West Community Association, Inc. or the Architectural Review Committee.

G. APPEAL:

If an application for Concept Approval or Plan Approval has been denied; or if an approval is subject to conditions which a Builder or Owner feels are harsh or unwarranted; or if there are disputes to any other matter related to actions of the Architectural Review Committee, the Builder or Owner shall have the right to appeal such decision or matter to the Board of Directors within fifteen (15) days following the action of the Architectural Review Committee.

All such appeals shall be in writing, shall specify the decision of the Architectural Review Committee which the Builder or Owner is appealing, together with payment of any fee established by the Board of Directors to be charged for review of applications for appeals. The Builder or Owner will be allowed to present its position on the matter at a meeting of the Board of Directors to be held within sixty (60) days after filing of the appeal, and make requests or recommendations as to an alternative action. The Board of Directors will review the information presented and notify the Builder or Owner of its final decision within 45 days after such meeting. The decision of the Board of Directors regarding the matter shall be final.

II. GENERAL SUBDIVISION STANDARDS

A. RESIDENTIAL USE:

Lots within Cheval West may be used for residential housing purposes and for no other purpose unless such other purpose is specifically permitted by the Declaration. No business, occupation, or profession may be conducted on a Lot or within a Residence except as specifically provided herein or in the Declaration. Home occupations as defined in the Hillsborough County Land Development Code are permitted provided such occupations do not have employees other than the Owner and do not invite or serve customers in or about the Residence. Real estate brokers and Owners (and their agents) may show any Lot and/or Residence which is for sale or lease, and the Declarant and such Builders and contractors as the Declarant may approve in writing shall have the right from time to time to construct and operate model homes in which a sales office and personnel may be located and operate.

Where model homes are permitted, the following shall apply:

1. No signs, flags, banners and the like, shall be permitted unless approved by the Architectural Review Committee. If so approved, they shall be constructed using the design and location approved by the Architectural Review Committee, and shall be removed promptly at the request of the Architectural Review Committee.
2. The interior and exterior of all model homes shall be kept clean and free of debris and all landscaping and other site improvements shall be well maintained at all times.
3. The use of a dwelling unit as a model shall cease within one (1) year after issuance of a certificate of occupancy for the unit. Extensions for a specific period may be permitted by the Architectural Review Committee, provided that the applicant makes written request to the Architectural Review Committee prior to expiration of the one (1) year period, and simultaneously provides written notice of such request to the Owners of Lots located within 150 feet of the model.

B. TEMPORARY IMPROVEMENTS:

No temporary building or structure shall be permitted on any homesite except that construction trailers and temporary buildings, barricades and the like, may be permitted during construction of a permanent improvement, and providing that the Architectural Review Committee shall have approved the design, appearance, and location of the same. They shall be removed no later than fourteen (14) days after the date of completion of the improvement(s) for which the temporary structure was used, and shall be permitted for no longer than a period of nine (9) months unless an extension of time is granted by the Architectural Review Committee.

C. ACCESSORY STRUCTURES:

No more than one (1) detached single-family residential dwelling shall be erected on a Lot. The Architectural Review Committee may approve accessory structures (such as, garages, gazebos, guest houses, servants' quarters, and the like), that are detached from a main residential dwelling provided same is not intended to be held for lease. Any such approved accessory structure shall not be erected prior to construction of the main residential dwelling.

D. UTILITY SERVICE:

Installation of all television or radio antennae or satellite dishes shall be in accordance with the provisions of Section C, Paragraph 13 of the Protective Land Use Standards.

Installation of all pipes, wires, cables and lines providing utility services to a Residence shall be in accordance with the provisions of Section C, Paragraph 16 of the Protective Land Use Standards.

Nothing contained herein shall be deemed to forbid the erection and use of temporary power or telephone services incident to the construction of approved improvements.

E. REFUSE AND STORAGE AREAS:

Garbage containers and refuse collection areas for residences shall be enclosed in such a manner that they are inaccessible to animals. The containers shall be screened from view of surrounding property and shall be located to be as inconspicuous as possible. The design of non-commercially manufactured containers or collection bins are subject to approval by the Architectural Review Committee.

F. STORAGE TANKS:

Above ground storage tanks or receptacles are prohibited. Installation of all storage tanks or receptacles of any kind, including but not limited to, those used for storage of water, gasoline, oil, other liquid or any gas shall be in accordance with the provisions of Section C, Paragraph 23 of the Protective Land Use Standards.

G. VACANT LOTS:

In addition to any other standards and regulations herein relating to construction sites, vacant lots shall be kept clean and free of debris. Sod, silt screening or other means of erosion control shall be maintained, and lots shall be mowed regularly so as to keep grass and weeds within street rights of way no higher than six inches and within all other areas no higher than twelve inches. In the event of any violation of the foregoing, the Architectural Review Committee shall notify the Owner and specify the violation. The Owner shall have seventy-two (72) hours to cure the violation for which

notice was received. If the violation is not corrected within such time period, thereafter the Architectural Review Committee shall recommend to the Board of Directors that a lien be imposed on the property in the amount of the actual cost to cure the violation plus twenty-five percent (25%) of such cost to cure. Nothing in this paragraph shall be deemed to limit any other enforcement powers of the Architectural Review Committee or the Board of Directors under the provisions of the Declaration.

III. SITE IMPROVEMENT STANDARDS

A. GENERAL:

The following standards for site improvements (“**Site Standards**”) shall apply to all improvements in Cheval West except as otherwise approved in an individual application or in a Package Plan Approval as described in paragraph C of Section I above. The Architectural Review Committee has the discretion to modify these Site Standards as appropriate to accomplish the objectives of these Design & Development Standards.

B. SITE PLACEMENT:

All Residences and other improvements shall be placed as approved by the Architectural Review Committee. The existing topography and landscape shall be disturbed as little as possible, such that the maximum number of desirable trees and other natural features and character of the site will be preserved.

C. BUILDING SETBACKS:

Unless otherwise provided in any Supplementary Declaration or upon any Declarant approved and recorded subdivision plat of property within Cheval West, the minimum building setbacks shown on **Addendum One** attached hereto shall be applicable.

Where a Lot fronts on more than one street (such as a corner Lot), the minimum front setback shall apply to the frontage on all such streets. The direction in which the front elevation of a Residence on such Lot shall face shall be determined by the Architectural Review Committee, in its sole discretion.

The Architectural Review Committee may grant an exception for minimum setbacks, on an individual basis, in a case where a Lot would be rendered unbuildable due to its size, shape or topography, and to save existing trees. The Architectural Review Committee may, in its sole discretion, impose more stringent setback requirements as to the location and positioning of any Residence.

D. DRIVEWAYS:

Parking spaces, garages, curb cuts, and the driveway to a garage shall be planned and constructed in an attractive and functional manner and shall consider the location of existing trees, topography, streetscape and compatibility with surrounding improvements.

All Lots shall have a paved driveway of stable and permanent construction of at least twelve (12) feet in width. Unless prior approval is obtained from the Architectural Review Committee, all driveways must be constructed of brick, concrete, stone or brick pavers. When curbs are required to be broken

from driveway entrances, the curb shall be repaved in an orderly fashion in such a way as to be acceptable to the Architectural Review Committee.

All concrete driveways shall have a light broom finish or stamped decorative design, and joints shall be provided to control surface cracking.

E. STREET FRONT IMPROVEMENTS:

The Builder or Owner shall install and maintain trees, sod, and irrigation along the street frontage of the Lot regardless of the size of the Lot or the amount of street frontage. The Architectural Review Committee shall review the landscape and site plan to check that tree spacing and sidewalk location along the street is consistent with neighboring homesites.

Sod shall be provided to the back of the curb and shall be *Senotaphrum Secundatum* "Floritam" or "Bitter Blue" Solid Sod (St. Augustine Floritam or Bitter Blue Grass). The sodded area shall be provided with an automatic underground irrigation system. The Builder or Owner shall be responsible for (1) maintaining the trees and sod along the street in a manner acceptable to the Architectural Review Committee, and (2) keeping the sidewalk appurtenant to his Lot clean and free from debris.

F. DRAINAGE AND GRADING:

All grading and all drainage improvements shall be in accordance with a grading plan approved by the Architectural Review Committee that complies with all governmental rules and regulations.

G. GAMES AND PLAY STRUCTURES:

Installation and maintenance of fixed basketball backboards and hoops are prohibited in Cheval West, other than those existing backboards and hoops grandfathered in and deemed approved as provided in Paragraph 17.c. of Section C of the Protective Land Use Standards. No non-portable play equipment, including, without limitation, metal, plastic or wooden swing, play or climbing sets or apparatus, hockey goals, volley ball nets and other equipment associated with either adult or juvenile recreation, shall be attached in any manner to the exterior of any dwelling or otherwise installed or located on any Estate Lot, Lot, or Condominium Unit except if (i) screened from view, (ii) placed in such a manner as to not constitute a nuisance to adjoining Owners and (iii) approved in writing by the Architectural Review Committee.

Installation, maintenance and/or use of play equipment, including, without limitation, metal, plastic or wooden swing, play or climbing sets or apparatus, hockey goals, volley ball nets, and basketball backboards and hoops shall be strictly in accordance with the provisions of Section C, Paragraph 17 of the Protective Land Use Standards.

H. SWIMMING POOLS AND TENNIS COURTS:

Any swimming pool or tennis court to be constructed upon any homesite shall be subject to review and approval by the Architectural Review Committee and must be enclosed by a natural barrier, retaining wall, screened enclosure, fence or other structure constructed or installed so as to obstruct unauthorized access. In general, no tennis courts will be permitted on Estate Lots or Lots smaller than one acre. Lighted tennis courts are prohibited.

The design must incorporate, at a minimum, the following:

1. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
2. Pool cages and screens must be of a color and material approved by the Architectural Review Committee.
3. Fencing of tennis courts shall be chain link; green or brown vinyl clad and limited to ten (10) feet in height.
4. Pool screening and tennis court fencing shall not extend into the side yard setbacks.

I. SIGNS:

No signs whatsoever (including, but not limited to, commercial, political and similar signs), shall be erected or maintained on the homesite except such signs as may be required by law and such signs as may be approved by the Architectural Review Committee.

J. LIGHTING:

All exterior lighting shall be consistent with the character established in Cheval West and be limited to the minimum necessary for safety, identification, and decoration. Exterior lighting of buildings for security, and/or decoration shall be limited to concealed uplighting or downlighting and the style and type of lighting shall be compatible with the building design and materials. Except for holiday decorations, the source of lighting shall not be visible from streets and other common areas and no color lens or lamps are permitted. No lighting of tennis courts is permitted.

K. FENCES AND WALLS:

No wood fences are permitted. Except for original construction of overall subdivision or Village improvements constructed or authorized by the Declarant, no fences or walls of any kind shall be erected, placed or maintained or permitted to remain upon a Lot, without the written approval of the Architectural Review Committee. Where a fence or wall is deemed to be unnecessary or unsightly and detracting from the visual value of common areas, a landscape screen in lieu of a fence or wall shall be required. No fence or wall over four (4) feet in height shall be permitted, except for tennis courts and other special conditions as approved by the Architectural Review Committee. In general, fences or walls are not encouraged within Cheval West; hedges, berms, or other landscape alternatives are preferred.

L. MAIL BOXES:

All mail boxes (i) shall be of a type and construction consistent with the character of Cheval West and located and maintained to complement the neighborhood, (ii) shall be of a design consistent with the design of the house, (ii) must be approved by the Architectural Review Committee, (iii) shall include only the surname and house number of the resident, and (iv) shall be located at the street front of each Residence as prescribed by the United States Postal Service. The Owner shall provide, install and maintain the mail box as specified by the Architectural Review Committee.

IV. BUILDER RULES AND REGULATIONS

The following rules and regulations (“**Builder Rules and Regulations**”) have been promulgated by the Board of Directors of the Cheval West Association, to insure the highest caliber of appearance, the highest level of security, and to otherwise provide for the maintenance of a clean and orderly condition within Cheval West.

A. TIME:

No contractor, subcontractor or their employees, shall be permitted within Cheval West except between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. Hours other than those listed above are available with the confirmation and approval by the Property Management Company for Cheval West, or such other entity designated by the Board of Directors of the Cheval West Association. These hours may be changed by the Architectural Review Committee at any time.

B. ACCESS:

All contractor personnel are required to enter and leave through the gate located on Ramblewood or Lutz-Lake Fern Road. Heading north on Dale Mabry from main entrance turn left on Sun Lake Road to Lutz-Lake Fern Road. Access will be given only after a permit and permission have been obtained.

The Builder shall provide to the Security Coordinator, a complete list of all contractors, subcontractors and their employees who are to be permitted entry into Cheval West for the purpose of construction work. This list will be kept current and reviewed bimonthly. Only authorized persons will be permitted entry.

A special request to move equipment or make deliveries on Sundays can be made by calling the Property Management Company for Cheval West, or such other entity designated by the Board of Directors of the Cheval West Association.

Cheval West has a policy that provides for the voluntary inspection of vehicles operated by contractors, subcontractors, employees, agents or invitees of Builders arriving and leaving Cheval West property. This program does not require an involuntary search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the inspection, if requested, or change their minds after agreement, may not thereafter, in the discretion of the Board of Directors of the Cheval West Association, be allowed within Cheval West. Each Builder working within Cheval West shall have the obligation to notify all of its contractors, subcontractors, employees, agents and invitees of the aforesaid inspection policy.

C. PARKING:

A construction trailer may be located on a Lot owned by the Builder, while actual construction is being carried out by such Builder within the subdivision in which the Lot is located, but only with the specific approval of the Architectural Review Committee. The trailer will not, however, be placed within fifteen feet of the front lot line of the lot upon which it is located.

All construction employees and equipment will be restricted so as not to interfere with the free passage of traffic through the gate and property. The established speed limit within Cheval West is 25 miles per hour for construction vehicles, including light trucks and automobiles.

D. CONVENIENCES:

1. Port-A-John:

No construction shall occur on any lot until such time as a portable toilet facility has been located on the construction site. It must be located at the front or side, not at the rear and not within view of the golf course.

2. Refuse Collection:

No construction on any lot shall occur without the presence of a dumpster or other refuse collection bin or area approved by the Architectural Review Committee (the "dumpster") for the purpose of collecting all trash and debris generated by construction and all subcontractors and their employees at the building site. The dumpster shall be emptied on a regular basis so as to avoid its being in a full condition for an extended period of time.

E. SITE CONDITIONS:

1. Construction materials and storage shall be contained strictly within the lot. No material shall be stored or allowed to exist on the roadway or its shoulder. No material or storage shall be placed outside of the construction lot or on any part of the golf course area.
2. All debris shall be removed from the Lot and adjacent Lots and placed into the dumpster on a regular basis. Contractors shall not allow any debris, rubbish, cans or bottles to be discarded, blown off the lot, or exist in the area except in the dumpster located within the Lot.
3. No dogs, cats or other domesticated animals or wildlife, will be permitted at or on a work site without permission from the Cheval West Association.
4. Any radio, television or tapeplayer, if in use on a construction site, must have the volume adjusted so as not to disrupt other operations or peace within Cheval West.
5. The Builder shall, at all times, be responsible for all persons having business at his

construction site. Any employee of the Builder, a subcontractor, or any employees of a subcontractor, may, at the discretion of the Cheval West Association be denied entry to Cheval West, temporarily or permanently, for a violation of any of the rules and regulations of the Builders Rules and Regulations.

6. All Builders and contractors are required to keep their job sites as neat and clean as possible. Trash and discarded material will be collected on a regular basis, in order to maintain the job site in a neat and clean condition. There will be no stockpiling or dumping on adjacent Lots or on streets. In the event that a Builder does not maintain its job site as required above, the Cheval West Association will give written notice to the Builder requiring the site to be cleaned up within 72 hours after delivery of such notice. If the Builder fails to comply with the notice, the job site will be cleaned and any stockpiled trash removed by the Cheval West Association and the cost to clear the job site, together with a penalty equal to 25% of such cost to clear the job site will be billed to the responsible Builder. The Cheval West Association shall further have the right to shut down construction at the job site until it is brought up to the aforesaid standards.
7. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, trees, walls, etc., will be repaired by the Cheval West Association and such costs billed to the responsible Builder or contractor.
- 8.. Any dirt, sand and/or debris blowing, running off of or emanating from a job site onto adjoining streets and/or Lots shall be cleared and removed by the responsible Builder. If the Builder fails to clear or remove same within 72 hours after delivery of written notice from the Cheval West Association, the Cheval West Association shall have the right to clear or remove same and bill the cost of same to the Builder, together with a penalty equal to 25% of such cost to clear.
9. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on the construction site to which concrete was delivered by it.
10. Operators of vehicles are required to see that they do not spill any damaging material while within Cheval West. If spillage occurs, operators are responsible for clean up. Any clean up done by Cheval West will be billed to the responsible party. Any spills must be reported to Security as soon as possible.
11. If any telephone, cable TV, electrical, water, etc. line is cut, it is the responsibility of the person who cut same to report such accident to Security immediately.
12. No vehicles, trucks, vans, cars, etc., may be left on site overnight without Security approval. Construction equipment may be left on the site while needed, but must not be kept on the street. Vehicles so left will be towed away at owners' expense.

13. Possession or consumption of alcoholic beverages or narcotics on any construction site within Cheval West is prohibited; violators will be immediately escorted off the premises. A repeat violation will result in permanent loss of entry to Cheval West.
14. No signs are permitted on any property within Cheval West without approval of the Architectural Review Committee.
15. Builders who fail to comply with the above Rules and Regulations will be subject to having their access pass to Cheval West restricted.

F. AMENDMENTS:

The Architectural Review Committee has the discretion to grant variances from compliance with any of these Builder Rules and Regulations as appropriate to accomplish the objectives of these Design & Development Standards.

V. BUILDING DESIGN & DEVELOPMENT STANDARDS

A. GENERAL:

The following standards and requirements (“**Building Standards**”) shall apply to all construction in the Villages, except as otherwise specifically approved by the Architectural Review Committee, in an individual application or in a Package Plan Approval as described in paragraph C of Section I. of the Design & Development Standards.

These Building Standards have been promulgated by the Board of Directors of the Cheval West Association, and the Board of Directors has the authority and discretion to modify same from time to time as it deems appropriate. The Architectural Review Committee has the discretion to grant variances from compliance with any of these Building Standards due to circumstances such as topography, natural obstructions, or aesthetic or environmental considerations. Variances shall only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of the Declaration, or (c) estop the Architectural Review Committee from denying a variance in other circumstances.

The Declarant’s current development plans for Cheval West do not include multi-family/attached housing and, as a result, no Building Standards with respect thereto have been promulgated by the Board of Directors. If future Declarant’s plans for Cheval West include multi-family/attached housing, appropriate Building Standards will be promulgated by the Board of Directors and administered by the Architectural Review Committee at that time.

1. KEY DESIGN STANDARDS

The following list summarizes those design elements which the Architectural Review Committee requires, recommends and/or encourages in Cheval West. However, the Architectural Review Committee evaluates all submissions based on the individual merits of the application.

- A. Preservation of the natural character of the site.
- B. Use of certified professionals qualified in the fields of architecture, engineering and surveying, and graphics/signage design.
- C. Emphasize the aesthetics of exterior architectural theme/detailing and landscape design, including the use of specific theme trees and shrubs.
- D. Overall, high-grade, superior quality construction.
- E. Compliance with the Declaration and other covenants and restrictions applicable to the Villages.

- F. Use of plant material in conformance with these Building Standards.
- G. Strict signage control. All signs must be approved by the Architectural Review Committee.
- H. Requirement for automatic irrigation systems/time-clocks for irrigation purposes.
- I. Requirement for each home to be pre-wired for two way cable TV, telephone and alarm systems.
- J. Conformance with required setbacks.
- K. All colors must be approved by the Architectural Review Committee.
- L. Location and details for fences, screen enclosures or walks must be approved by the Architectural Review Committee as well as conform to codes and setback requirements.

2. DESIGN CRITERIA

The following design criteria are to be followed:

- A. Setback/Area/Yard Requirements - All setbacks must conform to codes and setback requirements provided herein.
- B. Minimum Square Footage - Each home to be constructed within Cheval West shall contain the minimum square feet of living area as set forth on **Addendum Two** attached hereto. Heights of homes shall not exceed two (2) stories.
- C. Exterior Materials - Finish building materials shall be applied consistently to all sides of the exterior of the improvement. Certain materials and combinations thereof are more appropriate than others. Materials not listed or new building materials, as they are developed or become available, will be given special consideration, provided their use harmonizes with the community appearance. Simulated or imitation brick, stone or other materials shall not be permitted, unless specifically approved by the Architectural Review Committee. The following materials are appropriate and recommended:

1. Exterior rough hardware - hot-dipped galvanized, aluminum or stainless steel.
2. Wood - timbers, boards, wood siding (not plywood), rough sawn lumber, wood singles and shakes (cypress and cedar are recommended).
3. Stucco - texture and finish will be considered on individual merit.
4. Masonry - tile, bricks, concrete, decorative concrete blocks (in limited application).
5. Metals - factory finished in durable anodized aluminum or baked-on enamel colors, or wrought iron.

D. Exterior Colors and Finishes

1. Finish colors shall be applied consistently to all sides of the exterior of improvements. Color selections shall be harmonious with each other and with natural materials, and shall be compatible with colors of the natural surrounding and other adjacent property. Exterior colors that, in the opinion of the Architectural Review Committee, would be inharmonious, discordant and/or incongruous to Cheval West shall not be permitted.
2. All exterior timbers, board, wood siding and peeled logs shall receive paint or stain, other than landscape timbers.
3. Exterior window and door trim and similar decorations shall all be of the same color and material, unless otherwise approved, and shall be either of the same material as exterior walls or directly compatible.
4. Facia, gutters and down spouts shall blend in and be directly compatible with the color of the exterior walls.
5. Any shutter, awning or other similar elements shall be compatible in color and style with the exterior of the home.
6. Non-reflective finishes shall be used on exterior surfaces with the exception of hardware items.
7. Painted or stained surfaces shall be well maintained. All aluminum windows and doors are to be anodized or otherwise pre-finished in a permanent color.

E. Roof Structures

1. Flat roofs shall not be permitted on the main portion of the structure provided, however, the Architectural Review Committee shall have discretion, on an individual basis, to approve such roofs on the main body of a home, if modern or contemporary in design. No built-up roofs shall be permitted, except on approved flat surfaces.
2. Special care must be taken with materials used for roofing surfaces. The composition of all pitched roofs is recommended to be cedar shake (heavy hand split), slate, tile, architectural asphalt or fiberglass shingles (220 lb./20 year minimum standard). All other materials must be reviewed and approved by the Architectural Review Committee, on an individual basis, and are subject to rejection. Roof colors should be considered as part of the exterior color scheme of the improvement.
3. Flashing shall be aluminum or galvanized metal and shall match the color of the roof.

F. Glass (Windows and Doors)

1. The design and color of all windows, sliding glass doors and patio doors must be specifically approved by the Architectural Review Committee.
2. The use of reflective or mirror finishes on doors or windows is prohibited.
3. Energy conservation is encouraged and therefore, smoked or grey tints are encouraged to match the exterior design and color. However, all window tinting and other treatments covering windows, sliding glass doors and patio doors must be specifically approved by the Architectural Review Committee.

G. Utilities

1. Installation of all public utility pipes, wires, cables and lines providing utility services to a Residence shall be in accordance with the provisions of Section C, Paragraph 16 of the Protective Land Use Standards.
2. All meters, transformers and other utility service equipment/gear shall be shielded by screening with fencing or landscaping as approved by the utility service and the Architectural Review Committee.
3. No window air conditioning units shall be permitted.

H. Driveways and Sidewalks

1. All driveways should be brick, concrete, stone or brick pavers, or of other materials which require low maintenance.
2. Construction of sidewalks shall be the responsibility of the Builder or Owner, however, sidewalk requirements may vary from Village to Village and it is the responsibility of the Builder or Owner to request that information from the Architectural Review Committee.

I. Awnings and Shutters

Awnings, canopies and shutters cannot be affixed to the exterior of dwellings without prior approval of the Architectural Review Committee. Hurricane storm shutters shall not be stored on the exterior of dwellings.

J. Accessories

The size and design of all name plates or signs, house numbering, outside lamp posts, and all similar accessories shall be consistent with the design of the house and must be approved by the Architectural Review Committee.

K. Swimming Pools

Swimming pools shall be enclosed by a natural barrier, retaining wall, screened enclosure, fence or other structure constructed or installed so as to obstruct unauthorized access. All such enclosures must be approved by the Architectural Review Committee as to materials, size and location.

L. Ancillary Equipment

The location of all ancillary and similar equipment (i.e. water treatment equipment, pumps, filters, air conditioning equipment, heaters and condensers) must be approved by the Architectural Review Committee and must be screened from view.

3. LANDSCAPE AND IRRIGATION

A. Landscape Design Criteria

It is the purpose of this section to establish certain requirements and regulations that shall ensure a minimum standard for functional and aesthetic landscape treatment for Cheval West. This proposed treatment of the landscape is composed of living and non-living elements which, properly and effectively combined, will greatly enhance the total man-made and natural environment.

It is recognized that, among many benefits, the use of the landscape elements can most effectively provide shade and cooling, control and modulate views and at the same time contribute to air purification, oxygen regeneration, noise absorption, glare reduction, wind and heat abatement and increased water absorption into the soil due to the reduction of water run-off.

In summary, the landscape treatment will achieve two highly desirable attributes in community development: (1) the implementation of a high level of community aesthetics, and (2) the preservation of the best characteristics of the natural environment.

B. Acceptable Landscape Materials and Practices

1. Plant quality/size:

- a) Plant material used for landscaping in conformance with the provisions of this section shall equal or exceed the standards for Florida No. 1 as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee. Standards for sizing and measurement of plant materials shall also be in accordance with this document. The sizes for plant material given in this chapter shall be the minimum size at the time of installation.
- b) Shrubs classified as a "spreading type" shall be in a minimum one (1) gallon container, those classified as an "upright type" shall be in a minimum three (3) gallon container at time of planting.
- c) Vines - Vines shall be in a minimum of three (3) gallon containers and placed at a maximum of ten (10) feet on center. Vines may be used, in conjunction with fences, screens and walls.

- d) Ground Covers - Ground covers shall be in a minimum of four (4) inch pots and planted at a minimum of six (6) inches on center, or twelve (12) inch maximum depending on genus.
- e) Hedges - Hedges shall be planted a maximum of three (3) feet on center. Shrubs used in hedges shall be the minimum size of eighteen (18") inches at planting. All plant material used for hedges and screening shall be planted in a manner which will create an 80% opaque screen within one (1) year.

2. Minimum Landscape Requirements: The following landscape materials shall be provided and installed on each single family lot within thirty (30) days after substantial completion of the dwelling. Provided, however, the Architectural Review Committee shall have the right to require additional trees, shrubs and plants, in its sole discretion, in the case of corner or irregular Lots and in the event that the Lot exceeds the typical width of a Lot.

- a) Front areas from rear of home to street shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house. Landscaping shall incorporate a mix of approved shrubs and ground covers equal to 25% of front area in a design appropriate to the scale and design of the house.
- b) The front and side yards of each Lot shall contain the following minimum number of trees

<u>Front Lot width</u>	<u>No. of Trees</u>
50 ft. or less	2
51 ft. to 69 ft.	3
70 ft. or greater	4

- c) The rear yard of each Lot must have two (2) approved trees. Trees located in a conservation area or easement adjoining or located on a Lot shall not count towards the rear yard minimum tree requirement.
- d) Unless otherwise specifically approved by the Architectural Review Committee, the area around each house measured approximately five feet (5') outward from the house shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening of services.

- e) Each lot shall also be provided with sufficient shrubs, hedges and/or ground covers to provide partial screening, seasonal color and intermediate scale to the lot.
- f) All areas of the lot landscaped in planting beds shall be sodded with approved grass species.
- g) All landscaped and sodded areas shall be automatically irrigated.

3. Workmanship:

- a) All plant material shall be installed in accordance with the standards as established by the American Association of Nurserymen and Horticultural Industry. All plant materials must be warranted for a minimum of six (6) months.
- b) Replacement of any dead material must be accomplished within thirty (30) days of notification by the Architectural Review Committee.
- c) All major and minor trees with root systems which are likely to cause damage to public roadways or underground utility lines shall not be planted so as to damage such public works.

4. Native vegetation:

- a) In instances where plant material exists on a site prior to development, such plant material may be used, with the approval of the Architectural Review Committee, as credit toward meeting the minimum landscape requirements set forth in this section. Trees and hammocks for credit consideration shall be in a general healthy condition, free from disease, injury, harmful funguses and insects and shall have a minimum measured caliper of four (4) inches at breast height.
- b) A credit of one (1) deciduous and/or evergreen tree or one (1) palm tree will be allowed for each six (6) inch caliper existing tree preserved in a healthy condition (only existing trees outside the conservation and preservation areas will be considered for this trade off).
- c) Substitution of two (2) palm trees for each canopy tree will be permitted of up to thirty (30) percent of the required number of trees.

5. Prohibited space and materials:

- a) The following plant species are prohibited in the Development:

Malaleuca Quinquenervia (pung tree or cajeput tree)

Schinus terebinthefolius (Brazilian peppertree)

Paspalum sp. (Bahia grass)

Causuarina sp. (Australian pine tree)

Notwithstanding the above, Bahia grass is permitted in the neighborhood park and common areas maintained by the Cheval West Community Development District and located in Village III.

- b) Synthetic plant material - No synthetic or artificial plant material in the form of trees, shrubs, vines, ground covers or lawns shall be used toward fulfilling the minimum landscape requirements of this section.

6. Inorganic materials:

- a) Use of indigenous inorganic materials (i.e., rocks, gravel) to function as ground cover or paving substitutes shall be allowed only with the Architectural Review Committee approval and shall be used only when governed by a strong design concept or in areas where organic material will present maintenance or logistics problem.

- b) All major and minor trees shall have a mulch bed that has a minimum radius of two and one-half (2 ½) feet measured from the center of the tree trunk(s). Each shrub shall have a mulch bed that has a minimum radius of twelve (12) inches measured from the center of the plant. Shrubs planted in mass shall have a continuous mulch bed. All vines and ground covers shall be minimum two (2) inches in depth.

7. Recommended plant material/palette:

- a) The plants listed in this section are permitted for use in landscaping. Exceptions to this list must be approved by the Architectural Review Committee in writing.

- b) Some general recommendations for effective landscaping include:

Relate the number of different plants used to the size of the lot and dwelling, keep planting simple;

Make groupings of the same plant - avoid the variegated look of alternating plant types;

Consider the ultimate size of each plant and its mature scale, cold hardiness; and

Plan for proper maintenance.

c) Recommended plant material/palette:

All major trees used in the project (except rights-of-way) shall be 3" minimum caliper. The only authorized for street rights-of-way planting is the Live Oak (*Quercus laurifolia*).

Major Trees

Camphora Tree (*Cinnamomum Camphora*)
10-12' ht. x 4-6' sp.

Red Maple (*Acer rubrum*)
10-12' ht. x 4-6' sp.

Chinese Elm (*Ulmus parvifolia sempervirens*)
10-12' ht. 4-6' sp.

Laurel Oak (*Quercus laurifolia*)
10-12' ht. x 4-6' sp.

Live Oak (*Quercus virginiana*)
10-12' ht. x 4-6' sp.

Slash Pine (*Pinus elliotti*)
10-12' ht. x 4-6' sp.

Southern Magnolia (*Magnolia grandiflora*)
10-12' ht. x 4-6' sp.

Sweet Gum (*Liquidambar styracina*)
10-12' ht. x 4-6' sp.

Sycamore (*Platanus occidentalis*)
10-12' ht. x 4-6' sp.

Bald Cypress (*Taxodium distichum*)
10-12' ht. x 4-6' Sp.

Minor Trees

American Holly (*Ilex opaca*)

Varieties: Fact Palatka (*Ilex* spp.)
8-10' ht. x 3-5' sp.

River Birch I (*Bchla nigra*)
12-14' ht. x 3-5' sp.

Crepe Myrtle (*Lagerstroemia indica*)

Glossy Privet (*Ligustrum lucidum*)
6-8' ht. x 6-8' sp.

Golden Rain Tree (*Koelreuteria* spp.)
8-10' ht. x 6-8' sp.

Jerusalem Thorn (*Parkinsonia aculeata*)

Loquat (*Eriobotrya japonica*)
8-10' ht. x 4-6' sp.

Silk Tree (*Albizzia julibrissin*)

Tulip Tree (*Liriodendron* spp.)
8-10' ht. x 3-5' sp.

Weeping Willow (*Salix babylonica*)
8-10' ht. x 4-6' sp.

Dogwood (*Corpus florida*)

Loblolly Bay (*Gordonia lasianthus*)

Wax Myrtle (*Myrica Cerifera*)

Red Bud (*Corcis Canadensis*)

Citrus (*Citrus* spp.)

Palms

Paurotis Palm (*Acoelarrhaphe Wrightii*)

Chinese Fan Palm (*Livistonia Chinensis*)

King Sago (*Cycas revoluta*)

Pigmy Date Palm (*Phoenix roebelenii*)

Queen Palm (*Arecastrum romanzoffianum*)

Cabbage Palm (*Sabal palmetto*)

Canary Island Date Palm (*Phoenix canariensis*)

Lady Palm (*Rhapis Excelsa*)

Senegal Date Palm (*Phoenix reclinata*)

Washington Palm (*Washingtonia Robusta*)

Windmill Palm (*Trachycarpus fortunei*)

Pindo Palm (*Butia capitata*)

European Fan (*Chamaerops humilis*)

Shrubs and Hedges

All designers must be aware of cold conditions and hard pan areas that can exist in the Development.

Japanese Boxwood (*Buxus microphylla*)

Abelia (*Abelia grandinora*)

Azalea (*Rhododendron* spp.)

Reeves spirea (*Spirea cantoniensis*)

Bird of Paradise (*Strelitzia reginae*)

Blue Plumbago (*Plumbago capensis*)

Oleander (*Nerium Oleander*)

Firethorn (*Pyracantha coccinea*)

Heavenly Bamboo (*Nandina domestica*)

India Hawthorn (*Raphiolepis indica*)

Barberry (*Berberis* spp.)

Bottle Brush (*Callistemon* spp.)

Trumpet Vine (*Allamanda neriifolia*)

Asparagus Fern (*Asparagus sprengeri* spp.)

Camellia (*Camellia* spp.)

Spider Lily (*Crinum asiaticum* spp.)

Ixora (*Ixora* spp.)

Pittosporum (*Pittosporum tobira* spp.)

Junipers (*Juniperus* spp.)

Redtop (*Photinia glabra* spp.)

Yew (*Podocarpus* spp.)

Silver Thorn (*Eleagnus purgens*)

Viburnum (*Viburnum* spp.)

Thryallis (*Thryallis glauca*)

Gardenia (*Gardenia* spp.)

Hydrangea (*Hydrangea* spp.)

Jasmine (*Jasminum* spp.)

Star Jasmine (*Trachelospermum*)

Privet (*Ligustrum* spp.)

Miniature Holly (*Malpighia* spp.)

Boxthorn (*Sesuvium portulacastrum*)

Cape Honeysuckle (*Tecomaria capensis*)

Coontie (*Zamia floridana*)

Cardboard Palm (*Zamia furfuracea*)

Pineapple guava (*Reijoella selloviana*)

Coral Ardisia (*Ardisia crenata*)

Holly (*Ilex* spp.)

Cleyera (*Cleyera japonica*)

Wax Myrtle (*Myrica Cerifera*)

Ground Covers - Vines

Agapanthus (*Agapanthus spp.*)

Bugleweed (*A jaga retans*)

African Iris (*Dietes vegeta*)

Asparagus Fern (*Asparagus spp.*)

Boston Fern (*Nephrolepis exaltata spp.*)

California Daisy (*Gamolepsis chrysanthemoides*)

Cape Honeysuckle (*Tecomaria capensis*)

Cast Iron Plant (*Aspidistra elatior*)

Climbing Fig (*Ficus repens*)

Confederate Jasmine (*Trachelospermum jasminoides*)

Day Lily (*Hemerocallis spp.*)

Downy Jasmine (*Jasminum multiflorum*)

English Ivy (*Hedera spp.*)

Flame Vine (*Pyrostegia ignea*)

Japanese Honeysuckle (*Lonicers japonica*)

Lily Turf (*Lirope muscari*)

Oyster Plant (*Rhoeo discolor*)

Juniper (*Juniperus spp.*)

Mondo Grass (*Ophiopogon* spp.)

Purple Heart (*Setoreasea purpurea*)

Society Garlic (*Tulbagia fragrans*)

Wandering Jew (*Zebrina* spp.)

Wedelia (*Wedelia trilobata*)

Carolina Yellow Jessamine (*Gelsemium sempervirens*)

Grasses

St. Augustine (*Stenotaphrum secundatum*)

Bermuda Hybrid 419 or Emerald

Centipede (*Evermochloa ophiuroides*)

8. Buffers and Screening:

- a) It shall be the responsibility of the applicant to prepare a landscape and/or screening plan which shall comply with the screening directives set forth in the Declaration and in these Design & Development Standards.

9. Earthen Berms:

- a) Berms shall be smooth flowing natural forms. Smooth flowing natural berms must be carefully formed and finely graded to blend into the surrounding landscape. Architectural berms with straight lines, uniform slope and crisp angular change in direction are discouraged. The height of berms should vary to avoid a monotonous appearance. No berming shall impede or cause surface drainage problems.

10. Irrigation:

- a) All landscaped areas shall be provided with a permanent underground automatic irrigation system. The system shall be capable of providing 100% head to head coverage and adequate precipitation for all plant material.

- b) Where isolated raised planters are used, hose bibs or quick couplers shall be installed so as to permit watering by a standard fifty (50) foot garden hose.

ADDENDUM ONE

MINIMUM BUILDING SETBACKS

VILLAGE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
1	25'	25'	7.5'
3	20'	20'	7.5'
2 and 5B	20'	20'	5'
4	25'	20'	7.5'
5A	20'	20'	5'
6	20'	20'	5'

ADDENDUM TWO

MINIMUM SQUARE FEET OF LIVING AREA

VILLAGE	MINIMUM SQUARE FOOTAGE (Refers to air-conditioned sq. ft.)
1	2,500 sq. ft.
3	2,000 sq. ft.
2 and 5B	1,400 sq. ft.
4	2,200 sq. ft.
5A	1,800 sq. ft.
6	1,800 sq. ft.

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