

Architectural Guidelines, Standards & Criteria

I. INTRODUCTION

The intent of the contents of this guide, as well as the existence of the Design Review policy, is to provide the guidelines required for maintaining an aesthetically pleasing community. Adhering to these guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards.

The Architectural Guidelines have been adopted by the Board of Directors of Lucaya Lake Club Homeowners Association pursuant to Article VIII Section 1 of the Declaration of Restrictions and Covenants (Declaration). The Board of Directors and/or its sanctioned committees will enforce these Architectural Guidelines.

In conjunction with the recorded Documents for Lucaya Lake Club Homeowners Association Inc. ("LLCHOA"), the design standards are binding on all parties having interest in any portion of Lucaya Lake Club and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded documents.

These Guidelines are designed to provide an overall framework that will allow the community to develop and progress in an orderly, cohesive and attractive manner. They include minimum standards for the design, size, location, style, structure, materials, color, and mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed changes within the community.

LLCHOA was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the Declaration, this style is not the result of a formal architectural code but rather the result of the vision of the community association. In the event that an owner wishes to modify their property and these guidelines do not address the type of modification that the owner wishes to install, the Board of Directors hereby recognizes and adopts the style and form of the existing, as-built (and properly approved as otherwise required by the Declaration) as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards thus ensuring the preservation of the existing harmonious design and preventing the introduction of design that is not in keeping with the community. Owners shall be permitted to use any of the properly approved architectural styles, setbacks, colors and color combinations, materials, roof pitches and doors and windows that are already in use within the community for comparable lot types. This does not eliminate the need to submit an Architectural Modification Request and receive approval prior to starting the proposed modification.

The architectural review process has been established to maintain the integrity of the architectural and design character of LLCHOA. To this end, the Board of Directors or their appointed representative will review all proposed additions, improvements or alterations on homes for conformity with the Architectural Guidelines. The Design Review Committee (DRC) will be the reviewing entity.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to legislate. It is the intent of these guidelines to encourage "good design" by showing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail. Nothing contained in these guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the DRC be construed as meeting either the requirements of Hillsborough County or any governmental agency required for approval.

The Declaration contains a disclaimer by the developer, the association and the DRC of liability or responsibility for the approval of plans and the specifications contained in any request by an owner. Prior to submitting plans or information for review, you should read and understand this disclaimer. It is also recommended that you review your builder warranties prior to submitting any request for alterations to your property since certain additions, alterations and renovations to a home or lot may void any existing warranties.

The DRC has the right to modify, revise, add, delete or make any changes to this manual by joint resolution of the Board of Directors.

II. ARCHITECTURAL MODIFICATION REQUEST

A. General

A homeowner wishing to make an exterior change or modification to their home and/or lot shall apply for and receive written approval for such change or modification prior to beginning the project. The application is made by completing the Architectural Modification Request Form. One form should be submitted for each alteration that is being planned. Multiple projects should not be included on the same form. The completed form, together with all applicable information should be submitted to the LLCHOA management company. All improvements on a lot shall not encroach on the neighboring property or district property. ALL requests require the submission of a copy (not an original) of the owner's lot survey showing the signature and seal of the surveyor and the location of the proposed modification marked on the survey. An Architectural Modification Request Form is not considered complete until it is accompanied by all of the information necessary for the DRC to make an informed decision. Incomplete applications will be "Rejected" and shall not be considered until resubmitted with the necessary information.

B. Supporting Documents and Materials

An Architectural Modification Request will not be considered accepted until it is accompanied by the required plans, and/or specifications showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration. As stated above, ALL requests require the submission of a copy of the owner's lot survey showing the signature and seal of the surveyor and the location of the modification marked on the survey.

Requests for room additions, extensions, modifications including swimming pools and their screened enclosures and fences require a copy of the lot survey clearly depicting the location, size and measurements of the proposed change and the measurements to the lot boundary line; contractor drawings; list of materials to be used; and sample of roof shingles and/or paint if applicable. Requests for exterior dwelling surfaces including painting, installation of pavers or tiles require a lot survey with a sketch of the area(s) to be covered and a sample of the proposed material such as paver, tile or paint chip.

A request for landscaping requires a copy of the lot survey depicting the location where plants are to be installed, a sketch of the proposed landscape areas and a list of plants to be installed. Please indicate measurements from the property lines when installing trees, landscape beds, etc. Requests to remove trees shall include a diagram depicting the approximate location of all existing trees and their types, along with the trees to be removed and the reason for their removal.

III. THE REVIEW PROCESS

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection. Thorough and timely submission of information, as well as, adherence to the guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the guidelines should be directed to the DRC or Management Company.

A. Initial Review

It is required that a homeowner submit to the DRC a Modification Request Application for the modification that is being requested, along with a set of plans. Any and all modification requests and submission of supporting documentation should be made by regular mail or in person to the management company. Facsimile or electronic submission with verification of transmittal will not be acceptable. The information required for the review is as follows:

1. Modification Request Form with a detailed description of the planned modification
2. Site Plans showing the approximate location and dimensions of all improvements, including driveway, irrigation, and swimming pools
3. Floor Plans if applicable
4. Exterior elevations (all sides) if applicable
5. Concept Landscape Plan if modification involves changes to the current landscape
6. Any other information, data, and drawings as may be reasonably requested by the DRC
7. Fee of \$ 25 made payable to the LLCHOA

No construction or structural improvement, 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, type, shape, size, color, materials and location of same shall have been submitted to and shall have received final approval by the DRC. In the case of an incomplete application or the request by the DRC for more information, the applicant will have 15 days to comply with the request. Failure to comply within the 15 days will result in the need for a new application to be submitted.

The DRC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan. The DRC will review the accompanying documents within 30 days and send notice of DRC decision with appropriate response shown below:

1. Approved – the entire project submitted is approved in total subject to installation per the existing Architectural Guidelines.
2. Approved with Conditions – the project submitted is partially approved. The owner may proceed with the work to be performed as modified by the DRC. Owner must comply with any and all notations made by the DRC regarding the project and the existing Architectural Guidelines.
3. Disapproved – the entire project submitted is denied and no work may commence. In some cases, the project may be denied because additional information is required in order to make an informed decision.

Any Modification Application not approved within 30 days from date of receipt of application shall be deemed to be disapproved.

B. Submission of Plans to the Building Department

Following the approval of Step 1, the owner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project. Changes required by the said agencies must be re-approved by the DRC. Approval by the DRC for installation of a project does not negate the owner's responsibility to comply with all terms and conditions of any municipal permit or existing codes required for the project. The owner is responsible for investigating and following municipal requirements and obtaining permits.

C. Construction Commencement

Upon completion of Step 2, a copy of the building permit must be submitted to the DRC prior to the owner beginning construction. Any modification to the original application for any reason must also be reapproved.

The owner shall be held responsible for the acts of his employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

1. When contractors will be crossing over property not owned by the project owner, the owner shall obtain permission of the neighboring lot owner or the Association / CDD in instances where the neighboring property is commonly owned by the Association / CDD.
2. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
3. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site.
4. Upon completion of the project, owner is responsible for restoring any common property or neighboring property that may have been damaged during the construction of the project to its original state or better.
5. Cleanup of the project site is to be completed within 7 days of completion of the project. If a longer period of time is needed to accomplish this, owner should contact the community manager for a variance.
6. In instances where common property may be crossed, the Board of Directors may require that the contractor or installer, other than the record titleholder of the project lot, provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. The Board can establish minimum limits for required insurance that will include coverage for General Liability and Worker's Compensation.

D. Final Inspection

The DRC shall have the right to enter upon and inspect any property, after giving a minimum of 48 hours' notice to the homeowner, before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement the homeowner shall give notice to the DRC. Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the association and such costs will be charged to the owner. Acceptable completion time frames for projects will be as follows:

- Pool installation – 6 weeks
- Fence installation – 3 weeks
- Home additions – 4 months

If projects will require additional time, the owner should contact the DRC with the anticipated completion date. Application approvals are valid for a period of one year and a new modification request application must be submitted after that time has elapsed. The DRC is not obligated to perform a final inspection and it is up to the owner to assure that the completed project complies with the DRC approved plans.

IV. Express Approval

In order to provide a speedier process for certain types of modification requests, the Community Manager will have the authority to approve certain modifications as delegated by the DRC upon receipt of a completed Modification Application with the proper supporting documents and the request shall be deemed approved by the DRC. Some of the modifications that may be approved by the Community Manager in writing are:

- Re-paint house exteriors and trims in the identical color previously approved by the DRC or installed by the original builder.
- Replace existing screening with identical screening materials previously approved by the DRC or installed by the original builder.
- Replace existing exterior doors with identical exterior doors previously approved by the DRC or installed by the original builder.
- Replace existing mailbox or security lighting with identical mailbox or security lighting previously approved by the DRC.
- Replace existing roof with identical roof material to that previously approved by the DRC or installed by the original builder.
- Installation of annuals and other plant materials within the original plant beds installed by the builder.
- Install satellite per Guideline specifications – see Section C of the Site Improvement Standards.

All references in the paragraph to "identical" shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.) or to the examples shown in these Guidelines.

V. Reconstruction

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the owner must notify the DRC and commence reconstruction within 60 days. The DRC will make every effort to accommodate the owner in the application process in order to repair or rebuild in a timely manner.

VI. Administrative Fees and Compensation

As a means of defraying its expense, the DRC may institute and require a reasonable filing fee to accompany the submission of the preliminary plans and specifications in an amount not to exceed \$25.00. No additional fee shall be required for re-submissions. If special architectural or other professional review is required of any particular improvement, the applicant shall also be responsible for reimbursing the DRC for the cost of such review.

VII. Appeals Process

In the event that the DRC disapproves any plans and specifications, the applicant may request a rehearing by the DRC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 30 days after written request for such meeting is received by the DRC, unless applicant waives this time requirement in writing. The DRC shall make a final written decision no later than 10 business days after such meeting. In the event the DRC fails to provide such written decision within 10 business days, the plans and specifications shall be deemed disapproved.

Upon final disapproval by the DRC, the applicant may appeal the decision of the DRC to the LLCHOA Board of Directors within 30 days of the DRC's written review and disapproval. Review by the board shall take place no later than 30 days after receipt of the applicant's request for review. The board shall make a final decision at such meeting. The board will then provide a written decision to homeowner within 10 business days. The decision of the DRC or, if appealed, the board shall be final and binding. If the board fails to hold such a meeting within

30 days after receipt of the request for such meeting, then the plans and specifications shall be deemed approved.

VIII. SITE IMPROVEMENT STANDARDS

These Architectural Guidelines are supplemental guidelines for the recorded Declaration of Restrictions and Covenants for LLCHOA. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Declaration in addition to these guidelines prior to submitting a modification request.

A. Additions / Setbacks

Additions must be compatible with the architectural style, colors, detailing, and materials of the original structure. The height of any addition shall not be higher than the original ridgeline and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed. Additions shall be built within the building setback lines originally established for LLCHOA (See chart below.) Storm water from a new addition roof must be discharged no closer than five feet of any neighboring property. Down spouts installed as a part of the addition that materially increase the drainage of storm water onto adjacent property, must receive prior consent from the owner of the adjacent property. No addition shall be permitted if it is determined to have a material adverse impact upon neighboring properties and/or the community. All additions shall meet the minimum wind load requirements of the applicable building codes (latest edition) concerning wind resistance and other applicable requirements. An engineer's statement of wind load capacity is required.

Building Setbacks

Front Yard	20 feet
Side Yard	5 feet
Rear Yard	15 feet

B. Air Conditioners / minimum square footage

No air conditioners shall be mounted through a window, door, hung on a wall or mounted on a roof. Replacements of air conditioner components shall be installed in the original component's location unless approved by the DRC. All exterior air condensers / equipment shall be landscaped with hedges and not visible to a street or adjoining home. Furthermore, note minimum A/C sq. footage by unit type:

40' Lot Parkside (West of Summerfield Blvd) – 1,450 SF

40' Lot Lakeside (East of Summerfield Blvd) – 1,450 SF

50' Lot Parkside - 1,400 SF

50' Lot Lakeside - 1,500 SF

60' Lot Parkside - 1,800 SF

60' Lot Lakeside - 1,900 SF

70' / 80' Lots Lakeside - 2,400 SF

C. Antennae & Satellites

All outside antennas, antenna poles, antenna masts, electronic devices, satellite dishes antennas or antenna towers are subject to the prior approval of the DRC. The DRC requires that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes. Installation of the satellite dish shall be in accordance with the 1996 and 1998 amendments to the Federal Telecommunications Act. Placement shall be as inconspicuous as possible and preferably not visible from the street.

All satellites must be no more than one (1) meter in diameter. All antennae and satellites should be either ground mounted or mounted on the rear wall or sidewall of the home, lower than 8 feet from the ground. Wires must be securely attached to the dwelling and painted to match where attached and any masts used to match the dish must be painted to match the surface it is mounted on. Satellites that are ground mounted shall be installed at no greater distance than 8 feet from the home and shall be located in a mulched bed at least 36 inches in diameter and preferably in a screened or fenced area. If not located in a fenced area, the mounting post shall be camouflaged with landscaping materials to lessen the visual impact of the satellite. It is respectfully requested that satellite dishes NOT be placed on top of roofs or located on the front of the home or lot. If it is found that your roof is the ONLY location that will give you proper reception, please contact the community management company immediately and provide a copy of the proposal provided by your installer.

Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for the maintenance, repair and replacement of the equipment to include any safety hazard. If antennae or satellite dishes become detached from their mount, the owner shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the owner.

Notwithstanding any provision herein to the contrary, unless the DRC disapproves the above proposed improvement within 5 days after the DRC receives the written modification request, the request shall be deemed approved by the DRC.

D. Barbecues/Smokers/Grills/Fire pits

Barbecue grills and smokers may be located or permitted upon the back patio or yard of a home. If not screened from view of the neighboring property by a fence or other screening device, they must remain covered when not in use.

Built-in barbecue units shall be located within the rear lanai area or outdoor living area a minimum of 5' from any property line, and designed as an integral part of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.

Outdoor wood burning is prohibited except in a fire pit kept on the lanai or within the screen enclosed area of a home. The fire pit must have a wire screen mesh, be freestanding and kept in good working condition.

E. Canopies

Installation of a canopy (fabric gazebo) that is to remain in place for more than seventy-two (72) hours requires approval of the Design Review Committee. The Modification Request must include a picture of the canopy/gazebo that is being requested and also a description detailing dimensions, color and location of installation drawn on lot site plan. Approvals will be considered based upon the following criteria:

- Canopies or fabric gazebos may be installed on the patio or in the rear yard of a home.
- Canopies must be bolted into the concrete of the patio or anchored in concrete if located in a grassy area meeting wind codes
- All safety installation instructions of the product must be followed.
- Dimensions may not exceed 10' X 10' X 10' (at peak height).
- Canopy must be a solid neutral color. No bright colors or obvious stripes and patterns will be approved. The canopy color must compliment the colors and/or construction of the exterior of the home.
- The canopy/gazebo must be maintained. If notified by the community manager that maintenance is needed (i.e. mildewed, stained, etc.), the owner must comply in no less than fourteen days of receipt of the notice. If torn or aged, the canopy/gazebo must be removed. A new application will be required to install a

replacement canopy/gazebo. No other type of tent or canopy cover will be approved. Umbrellas larger than a pool umbrella must have approval of the Design Review Committee.

F. Clotheslines

No Clotheslines shall be permitted outside of a fenced yard.

G. Decks and Patios

All patio extensions shall be concrete, concrete pavers, stone pavers. Decks may be constructed of composite material similar to boat docks (sample attached) in brown color only. The size of the deck or patio shall be determined by the available space per lot; and may not cover more than twenty-five percent (25%) of the total lot area, excluding any existing building, structures and paved areas. Decks only in rear yard and side yards no closer than 30' to front corner of house. Construction of decks and patios that conflict with the drainage pattern for the lot will not be allowed. Deck rails cannot exceed forty-eight inches (48") in height from the decking and must be constructed to match the material and color of the decking. Deck rails may not extend past the deck. Dock design is detailed below.

H. Dog Houses/Kennels/Dog Runs/Invisible Fences

All doghouses will be located in a fenced rear yard. The exterior colors and materials must relate to the exterior of the owners home. Doghouses are subject to the proper maintenance, care and appearance as with any structure located on the property. They shall be a minimum of fifteen feet (15') from any neighboring property line. Placement of the doghouse must also take consideration safety concerns, noise minimization, the possibility of offensive odors, etc. Invisible fences, dog runs (partial fencing of an area) and kennels are not permitted.

I. Drainage Swales

Owners are responsible for keeping swale areas free of any obstructions. Owners of lots with swales should report any problems within the swale area to the CDD District Manager.

J. Driveway and Sidewalk Extensions

Additional concrete walking area(s) adjacent to the driveway, which extends the overall total driveway width, will not be allowed. Painting or staining of concrete paved surfaces is prohibited. Concrete surfaces may be sealed in a clear matte finish and a request must be submitted to the DRC. Parking is limited to the garage and driveway of the home. Parking on the lawn is prohibited. No parking pads are allowed.

Additional sidewalks in any location require approval of the DRC and must be four (4) feet or less in width, a minimum of 18 inches from the property line. The area between the home and sidewalk should have landscaping or groundcover installed. Sidewalk addition must not obstruct drainage or cause ponding of water between the sidewalk and foundation of the home.

K. Elevation of Lots

No lot elevation changes shall be permitted which materially affect the surface grade of surrounding lots or common property.

L. Encroachment and Plantings on Common Grounds

No extension of the landscaping of a home site will be permitted on association common grounds (property owned by the CDD or LLCHOA and shared by all members of the association), including pond banks. Residents

shall not put trees, bushes, plantings, bird baths or feeders, lawn ornaments, planters, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds.

M. Exterior Painting

The DRC shall have final approval of all exterior color plans including materials, and each owner must submit to the DRC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The DRC shall determine whether the color plan and materials are consistent with the homes in the surrounding areas and that they conform to the color scheme of the community. The color plan must be submitted prior to construction or repainting. Color pallets should be muted tones with co-ordinating trim colors. Doors may be painted with accent colors. No primary or bright colors will be approved. No home may have more than four colors (base, upper floor, trim and accent door/shutter color). Any paint manufacturer may be used and the color must be similar to those approved within the community.

N. Fences

Fences, walls or hedges shall not be erected or installed without prior approval of the DRC. Fences may be constructed of beige PVC or bronze aluminum with bronze aluminum required on lots abutting the large lake and must be installed per the following criteria:

- Privacy fence shall be 6' tall PVC beige in a tongue & groove design with boards 6" wide with flat tops.
- Any fences on large lake shall only be bronze aluminum 3 rail fence Jerith/ Style #202 or equal 5' tall
- All fences shall be at a height of six feet if your home backs up to another home.
- If the rear of your lot faces a conservation area or pond (not large lake) the fence will drop to four (4) feet in height beginning 10' from rear property line and across the entire rear property line and be an open picket design
- Fences shall not be installed flush to the ground so that drainage could be blocked in any way.
- Irrigation systems must be reconfigured to provide complete coverage outside and inside of the fenced area.
- Fences must be kept clean and in good repair.
- No posts or stringers may be visible from the outside of the fence.
- All fences that will abut an existing fence must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be constructed closer to the street, which the house faces, than ten feet (10) back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the DRC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. Fences on Corner lots or lots that back up to a road may not extend closer than 5' back from the side or rear property line and must have a solid hedge planted to buffer fence from street.
- Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences will not be permitted.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the owner to comply with all County and/or Association requirements, whichever is most stringent.**

- It is recommended that fences not be installed in drainage easements. However, if the DRC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners expense. Should the Association, CDD or County be required to use drainage easement for access to a pond or

lake, or correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal and replacement of the fence installed in said easement.

- Fences may not be installed past any wetland conservation setback lines on any home sites within the community.
- Signature from neighbors on all sides of the property where fence will be installed must be on the fence application at the time of submitting the form to the DRC. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass onto their property or have materials on their property. Any damage that may arise to another owner's property during the installation process is the responsibility of the owner who is contracting for the fence installation.
- Fences may finish below the perimeter wall, but in no case may finish above a perimeter wall.
- Alternatively, the 5' aluminum rail fence may be installed on any lot, including conservation or pond facing lots.

APPROVED FENCE STYLES - See Sample Sheet Attached

O. Firewood

Firewood must be maintained in good order and must be located within the sidelines or in the back yard of a home vistas and not visible to adjoining streets or lots. Covering firewood is allowed only if the cover is natural in color or consistent with the exterior colors of the home. Firewood stacks may not exceed 2' high x 3' wide x 1' long.

P. Flags

In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner, portable removable official flags not larger than 4 ½ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

Other than outlined above, one flag per home will be allowed. The flagpole may be mounted to the home directly to the left or right of the front door or garage centered in the middle of the garage above the garage doors. Flagpoles attached to the home may not exceed 5 feet. Ground-mounted flagpoles will not be permitted. Flags must be flown on the pole in an outward fashion from the home. The American flag, Florida state flag, Military Service or MIA flag. Flags which are no larger than 4 ½' X 6', attached to the home in the above locations shall be permitted without DRC approval.

The U. S. flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.

No other flag of any sort may be displayed along with the United States flag or in lieu thereof except for Military, POW and MIA flags. They shall be no larger than the American flag nor shall they be flown above the American flag. Flags shall be replaced if faded, tattered, or in poor condition. Proper flag etiquette must be employed at all times.

Notwithstanding the foregoing, one decorative flag, no larger than 24" X 36", attached to the home in the above locations and displayed for the purpose of a holiday, shall be permitted without DRC approval.

Q. Front Entryway/Storm Doors

Screen enclosures, storm doors or screen doors are not allowed for front entrances. Wicker, wood or wrought iron tables and chairs may be used in the front entryway. Plastic stackable furniture is not permitted.

R. Front Roof Changes

No changes will be permitted on any roof, which is visible from the front of the home. An extension for the purpose of creating a shelter for a boat, recreational vehicle, automobile or other items is strictly forbidden. Solar tubes may be installed on front roofs but not sky lights. Skylights and solar panels may be added to side and rear roofs upon approval of DRC.

S. Garage

No garages shall be enclosed or converted into a living area and must at all times be used as a garage for car storage purposes. No screening is allowed temporarily or permanently on garage door openings. Garage doors shall remain closed when the garage is not in use. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door, all must be replaced at the same time. The new doors must match or coordinate with the color of the garage door trim or stucco.

T. Garbage /Screening of Containers /HVAC & Other Equipment

All garbage cans and other garbage containers shall be kept inside the garage or in the rear yard and must be screened to conceal them from view of neighboring lots and streets except on the day of collection. Acceptable screens will include landscape and fencing.

Screening of garbage cans and ground-mounted equipment (i.e. HVAC, pool equipment, water softeners) shall be of material and color compatible with the design of the residence. All screens, landscape structures or plant materials shall be located a minimum of two (2) feet from the ground mounted equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring property.

Appropriate enclosures for ground mounted equipment; garbage cans, etc. shall be landscaping, PVC approved fence style, or concrete block with stucco finish painted to match the house. Overall height of the enclosure, including posts shall not exceed six (6) feet. Overall length shall be kept to the minimum necessary to accomplish the screening.

If landscaping is used for screening, "adequate screening" shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the cans or equipment within one (1) year from the date of approval.

Garbage cans shall not be placed outside for pick up earlier than 6 pm the night before and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Trash may not be accumulated or stored on the exterior of the home and open burning of garbage and other refuse is not permitted.

U. Garden Hoses

Garden hoses shall be on a hose wrap attached to the house or on a mobile station. Hoses may be neatly coiled on the ground in a flowerbed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured. All hoses should be screened in a manner similar to screening of garbage containers. DRC approval is required prior to installing screening.

V. Gas Tanks (Propane and/or Natural)

Any gas tanks shall be buried but homes are equipped with natural gas lines which should eliminate need for any tanks.

W. Gutter

All gutters must match the fascia color. Gutter down spouts should match the exterior body color of the home and must not concentrate water flow onto neighboring properties.

X. Holiday Decorations

Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the DRC. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community. One decorative flag, no larger than 24" X 36", attached to the home in locations specified in Section P (Flags) and displayed for the purpose of a holiday, shall also be permitted without DRC approval.

Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and shall be removed not later than January 15th of the following year. Holders for holiday lights that are installed on a home **must** be removed at the time that the lights are removed.

Holiday displays (i.e. Halloween, Easter) other than those defined above may be installed no earlier than two (2) weeks prior to the holiday and must be removed within seven (7) days after the holiday.

Y. House Numbers

To aid emergency personnel, delivery people and to conform to County ordinances, each house shall have a readily visible number permanently attached to the front of the home. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street. House numbers shall also appear on the mailbox post in the same size, color and material used throughout the community. House numbers shall be in accordance with plaque style. See Sample Sheet Attached.

Z. Lake Slope Maintenance and Erosion Standards

The owner will be responsible for repairs and maintenance of the lake slopes and banks to the water's edge for any lake or slope that is part of a lot or adjacent to a property line. This includes regular mowing of sod. Owners must ensure that the easement located around the lake banks remains free of any structures or landscaping in order for the area to be accessed for maintenance. Owners must further ensure that conditions on property will not cause erosion to occur on the lake banks. (i.e. installing drains from gutters or pool backwash). Naturally occurring erosion must also be repaired and maintained by owner; include re-sod, rock installation, etc. Native wetland plantings shall be maintained and not removed by homeowner.

AA. Landscaping/Borders/Arbors/Trellis/Water Features

Individual plantings of annuals and other plantings which are seasonal in nature, are planted in existing beds and that do not exceed thirty-six inches (36") in height shall be permitted without approval of the DRC; however, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the DRC. All landscaping must be installed to fit in with neighboring properties. The DRC may reject the landscape plan based upon its review of the overall design and impact. The landscaping plan must detail the location of beds and planting materials. No invasive or non-native (e.g., melaleuca, Brazilian pepper) plants are permitted. With the exception of dead trees or plants, no landscaping shall be removed without the prior written approval of the DRC. All varieties of citrus are permissible within the confines of a fenced rear yard. Fruit that drops from the tree may not be allowed to become a nuisance to neighbors or extend into a neighboring yard or common area. All ground surfaces on all portions of the lot outside of the planting beds shall be covered with St. Augustine turf and fully irrigated with an automatic irrigation system equipped with a rain shut off device. Please keep in mind that changes in landscaping can alter drainage plans for a lot

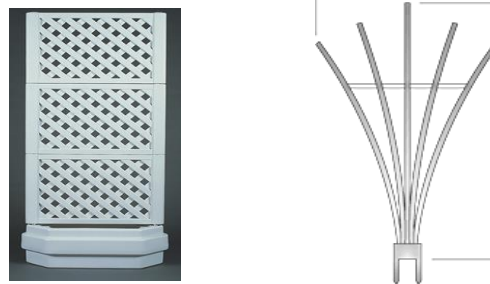
and have a negative impact on neighboring property. When submitting a request for any landscaping projects, a photograph of the home and a site plan depicting the area where the project is to be installed must accompany the request.

Decorative borders around landscaping beds require the prior approval of the DRC. Approved styles of landscape borders are shown below.



Trellises / Arbors require the approval of the DRC. No more than three trellises will be permitted and only one trellis is allowed to be placed on the front façade of the house. Trellises may be constructed of PVC composite material and be kept in good repair. Trellis designed to be 80% covered within two (2) years in plant material. Examples of approved styles are shown below.

Approved Trellis / Arbor Styles



Approved Arch Styles



Arbors may be constructed of wood or composite material with a maximum size of 400 square feet. Minimum 6" X 6" post shall be used and shall be properly anchored to meet all wind codes. The style of arbor should include decorative beams and ties. Arbors shall only be installed in the rear yard. See Sample Attached Water features to include ponds and fountains must have the written approval of the DRC. A site plan showing the location of the pond must be submitted with the application. Fountains and water features shall be limited in height to four feet (4') above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of the community. Design of these features should discourage creation of stagnant pools of water. A picture or conceptual drawing is required to be submitted with the request.

BB. Lawn Furnishings/Decorative Accessories/Statutes/Feeders

Lawn furniture shall be located in the rear of the home and not visible from the street in front or side of the home. Swings and patio style furniture will not be approved for placement in the front yard. Decorative accessories include items such as bird baths, bird feeders, bird houses, decorative flags (including holiday, sports, etc.), fountains, patriotic display items (yellow ribbons, decals, etc.), personal items other than furniture, plants on hooks, plaques, potted plants, statues, sun dials, and tiki torches. Decorative accessories that are visible from the street or a common area shall not exceed thirty (36) inches in any dimension. The color must blend with the color and architectural features of the home.

No ornaments or decorative accessories shall be hung from trees except for birdhouses or bird feeders. Decorative accessories shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

Flowerpots or decorative pots may be placed in the front yard and/or entryway but cannot exceed six in number. Pots must be maintained in good condition at all times and must be continually planted with live foliage. Partially buried pots will be allowed in the front yard. Pots located in the front yards of the home must be made of clay, masonry or other traditional garden material - plastic containers are not permitted in the front yard of the home. Artificial plants may not be placed in landscape beds but may be located on a front entryway or lanai. Artificial plants must be removed when faded or damaged. The DRC reserves the right to limit or restrict the use of artificial plants placed on a front entryway.

Statues, decorative accessories, birdhouses, bird feeders, birdbaths and other types of lawn ornaments are permitted. Unless within a rear yard with a privacy fence, the combined number of statues and decorative accessories will be limited to three. The statues will not be greater than four feet (4') in height above the natural grade of the lot, must be placed in landscape beds and must blend in color with the home. Statues should be made of clay, masonry or metal – plastic will not be permitted. The DRC reserves the right to require screening of statutes and decorative accessories in the rear yard of homes that are not fenced. If plantings are used for screening, they should be large enough and in a quantity that will screen a minimum of 50% of the statute or decorative accessory at the time of installation and will substantially screen the statute or decorative accessory within one year from the date of installation. A picture or drawing of the statue or decorative accessory must accompany the request.

Birdhouses, bird feeders and birdbaths will be permitted in the back yard only and limited to no more than three in total. Birdhouses may not exceed the roof eave in height and may not be attached to the house. House and support structure must be kept in good repair. Birdbaths may not exceed four feet in height above the natural grade of the lot. A picture or drawing of the birdbath must accompany the request.

For safety reasons, during hurricane season, all lawn furniture and decorative accessories not located within an enclosed lanai shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor. All lawn furniture and decorative accessories shall be removed upon issuance of any storm warnings of tropical storm warning or higher.

CC. Lighting

All exterior lighting shall be consistent with the character established in LLCHOA and be limited to the minimum necessary for safety, identification, and decoration. Any improvements to current lighting must be approved by the DRC. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any home or lot so that the light is directed or reflected on neighboring property. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.

Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage. Fixtures may be incandescent, metal halide, mercury vapor, LED or high-pressure sodium lamps. Colored lamps are not allowed except as holiday decorations.

Decorative post mount light fixtures shall be permitted in the rear of the home only and shall not be visible from the street in front or side of the home. Height of post may not exceed six feet above the natural grade of the lot. Light must not be directed at any neighboring property.

Seasonal lighting is permitted for illumination during a holiday season. Rope lighting is only permitted for holiday use. Cords shall never be located over public sidewalks.

Decorative path lighting also requires the approval of the DRC and may not exceed 30 inches (30") in height from the top of the light fixture to ground level. Decorative path lighting must be located within landscape beds. A picture of the proposed decorative lighting should be included with the application. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility. See below for acceptable styles.



DD. Lightning Rods and Brushes

Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. Lightning rods shall not be allowed to fall into disrepair.

EE. Mailbox

Only approved mailbox styles and color may be installed. Mailboxes are shared by two or more lot owners. If Mailbox replacement due to damage or wear is required, the cost shall be shared by each lot owner using such mailbox; unless damaged caused by lot owner and/or their guest – then that owner shall solely bear the related expense. See Mailbox Sample Sheet Attached

FF. Outbuildings

All storage sheds, playhouses and other outbuildings shall be within a rear yard enclosed with a privacy fence, and below the fence level in height. Tree houses will not be permitted. The structure must be erected on site, and anchored to the foundation. Structure must also conform to the materials (i.e. roof shingles, stucco, siding) and colors of the home. Application must show the use, location and architectural design. All outbuildings will be considered on a case-by-case basis due to lot setbacks, lake views and street views. Some lots such as those with an open four-foot picket fence may not be able to accommodate outbuildings.

GG. Patios and Screen Enclosures (Screen doors, vinyl windows)

Patios and Screen Enclosures must be located on the areas shown as "Patio" or "Lanai" on the house plans. If a screened patio extension is requested on the rear of the home, a set of plans must be submitted with the Modification Request, as well as a site plan showing where the proposed extension will be placed. Additionally:

- Framing may be only bronze anodized or electro statically painted aluminum.

- Screening shall be charcoal and of standard mesh size. No privacy screening is permitted; except below chair rail.
- No decorative railing, grilles or bars will be permitted on screens and doors.
- No use of aluminum or vinyl windows to enclose a rear patio or porch or screen room is allowed. All enclosed spaces must be of similar construction to main home.
- A 16-inch aluminum kick plate that matches the framework will be permitted on rear screen enclosures.
- Knee walls shall not exceed 24 inches in height and shall be constructed of concrete block with stucco finish and painted to match the body of the house.
- Acceptable roofs for patio extensions are as follows:
 - Constructed to match the existing roof with matching shingles
 - Composite or "Elite" panel roof or an equivalent aluminum roofing with shingles that match home
- Screen "cage" of opaque florida glass
- Roofline may not exceed the height of the home.
- Exterior of the enclosure must be landscaped if not located within a fenced area.
- Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Modification Request.
- Patio enclosures may NOT be used as a storage area.
- Screens must be maintained in good condition at all times.

HH. Play Equipment and Accessory Structures

All exterior recreation and play equipment, swing sets, jungle gyms, soccer goals, trampolines, etc. require the prior written approval of the DRC. All such equipment must be located within the rear yard of the property and must be screened from public view (i.e. with fence and/or mature landscaping) and must be located at least five feet from any property line. All play equipment must be maintained on a regular basis by the owner to preserve community standards. Tree houses are not permitted. Skateboard ramps may be used in the fenced rear yard of a home but cannot be used on a driveway, pedestrian walkway, street or common area of the community such as basketball court or parking lots. When not in use items must be stored out of view from public.

Specifications for recreational and play equipment are as follows:

- The overall height of play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the Design Review Committee based on the lot size and impact on neighboring lots. This will be determined by a site visit.
- Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing that extends above the fence line is prohibited. A picture and dimensions of the play structure must be submitted with the architectural application prior to approval.
- Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing and/or landscaping.
- Play structures must be securely anchored to withstand high winds that may accompany a tropical storm or hurricane. Any detachable parts must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
- Fence applications must be submitted in advance of installation of the fence and only current approved styles are permitted.
- If the play structure will be buffered by landscape the plant material must start at a height of forty-eight (48) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity. The landscape buffer must be maintained at a height of 72 inches at all times. The landscape buffer installation may not alter the drainage of the lot. The proposed plant material and location of landscape buffer must be submitted to the committee via application prior to installation.

Basketball equipment: Permanent basketball goals will not be allowed. One regulation-size or smaller, professional mobile backboard may be placed in the driveway of the home. Equipment may be used on the driveway but not on sidewalks or on streets. Equipment must be maintained on a regular basis by the homeowner to preserve community standards. Damaged or rusted equipment must be replaced or disposed of.

Trampolines should be located within a rear yard that has a six-foot privacy fence and should be placed a minimum of twelve feet (12') away from neighboring property lines.

Please note that all recreational equipment requires approval of the Design Review Committee (DRC). An Architectural Modification Application must be submitted to the DRC along with a site plan showing the area where the equipment will be located. All recreational equipment to include (but not be limited to), large toys, and other miscellaneous personal items should be stored out of public view when not in use. Basketball equipment and trampolines may not be used between dusk to dawn.

II. Signs

With the following exceptions, owners must advise the management company before erecting any For Sale sign within the properties. See Sample Sheet Attached for acceptable format and color.

- When needed for permit purposes, contractors may place a sign box on the property during construction of the approved modification but no advertisement sign may be installed.
- "No Soliciting" or security/alarm notifications shall be limited to placards or stickers not to exceed six by eight inches (6" x 8") in size may be placed to the side of the front door frame or in a window near the front door or within the landscaped bed nearest to the front door of the home.
- Two signs advertising a political candidate or party may be posted in the front yard of a home five days prior to an election day and must be removed on the day following the election. Signs may not be larger than twenty-four inches (24") in height or width.
- For Rent signs are not allowed

JJ. Skylights and Solar Collectors

Skylights must be integrated as a part of the roof design and shall only be put on a side or rear facing roof. Color of framing should blend with the roof shingle color.

Solar collectors must be flush mounted on the roof and located on the rear and side roofs of the home and should not be installed so as to be visible from the street. No yard mounted solar collectors are allowed. Roof mounted solar equipment (excluding the solar panels) must match the roof color. (Note: Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed.)

KK. Storm/Hurricane Shutters

Permanently installed hurricane shutters may be accordion or roll-up style and must be approved by the DRC. Temporary shutters include lexan panels or similar type material, aluminum panels and fabric panels. While not advised, if using plywood panels they should be marine grade and $\frac{3}{4}$ " thick. Any permanent attachment brackets that are required to be installed on the home must be finished to match the color of that part of the home to which it is attached.

Shutters may be closed or installed 72 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than three days after the warning is lifted. In the event of an actual storm event causing substantial damage to the home, panels may remain in place for a period not to exceed six days. Community Manager must be notified of the need for the panels to remain in place. Except as the DRC may

otherwise decide, shutters may not be closed at any time other than a storm event. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

LL. Swimming Pools/Spas/ Jacuzzis

Any swimming pool to be constructed upon any home site shall be subject to review by the DRC. The setback should be 5' on side and 10' minimum as required by County on back; as the design must incorporate at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- No lighting of a pool or other recreation area shall be installed without the approval of the DRC, and if allowed shall be designed for recreation character so as to buffer the surrounding Homes from the lighting.
- All applications for the installation of a swimming pool must be accompanied with a certified lot survey showing the proposed pool. The pool must comply with all applicable setback requirements. Once obtained, a copy of the building permit must be submitted to the DRC.
- Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. Pool equipment shall be screened with shrubs or fencing. All screening must have the prior written approval of the DRC.
- Pool heating equipment must comply with all applicable building, zoning and fire codes. Please refer to Section JJ for roof mounted solar panel guidelines.
- When screening the pool filter and heating equipment with landscaping, plants shall be a minimum of thirty-six inches in height and provide seventy-five percent (75%) density at the time of installation. Plants shall be allowed to grow to the height of the pool equipment, then properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with a plant of the same type and similar height.
- Only in-ground pools will be approved – above ground pools are prohibited.
- Spas and Jacuzzis must have the prior written approval of the DRC and should be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of any neighboring property.
- The pool is required to be either fenced or enclosed by a screen enclosure. Screen enclosures require the prior approval of the DRC – see Section GG for screen enclosure installation standards. Plans of the proposed screen enclosure or fence must be included with the application and a written description showing design, color, height, etc. is also required.
- Irrigation system must be re-installed to insure 100% coverage of sodded and landscaped property.
- At the time of pool construction a small gravel drain bed (French drain) is required to be installed for the purpose of draining chlorinated water discharged during backwashing or lowering of water level.

Under no circumstances may chlorinated water be discharged onto lawns, other lots, common properties, and streets or into storm drains or retention ponds. Damage, including erosion, to common areas due to backwashing will be repaired by the association and all expenses incurred by the association will be billed to the owner.

MM. Water Softeners

Water softeners shall be screened from view from the street with landscaping or fence. See Section T for guidelines regarding screening of equipment. Installation may require a permit from the local municipality. Please check with the County Building Department. Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.

NN. Windows, Awnings and Shutters

Owners may request to install energy conservation films on windows. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. The degree of darkness allowed for non-reflective tinting shall remain with the DRC on a case-by-case basis. A brochure or manufacturer's description must accompany all tinting requests. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments facing the front street of the home should be white, off-white or other neutral solid color (i.e. interior shutters in a wood tone). Non-patterned neutral colored material or other temporary window covering (not to include newspaper) may be used for periods not exceeding 1 week after an owner or tenant first moves into a home or when permanent window treatments are being cleaned or repaired.

Awnings and shutters will be considered on a case-by-case basis. Awnings will be allowed only on the rear of a home and may not be roof mounted. Design, color and materials must be compatible with the home and neighboring properties. A sample of the color and material should accompany the request. Awnings with stripes, patterns, advertising or logos will not be allowed. Shutters must appear as an integral part of the building elevation and must be made of materials that complement the home and neighboring properties. Color must coordinate with that of the home.

OO. Landscape:

The purpose of the landscape review process is to ensure a harmonious neighborhood streetscape and to protect the aesthetic quality of the overall community. The landscape design standards are intended to provide for the needs and desires of the lot owner in a manner which also protects the lifestyle of adjoining neighbors. Landscape plans shall be submitted for approval by the LLCHOA.

1. Minimum Landscape Budget:

The minimum below, which amounts are both exclusive of the cost of **street trees, sod, irrigation systems and landscape design** for the landscaping package (calculated at **wholesale** prices).

Typical Lot Width Amount

40' Parkside = \$1,040 (W. of Summerfield)

40' Lakeside = \$1,250 (E. of Summerfield)

50' Parkside = \$1,315

50' Lakeside = \$1,525

60' Parkside = \$1,515

60' Lakeside = \$1,705

70' & 80' Lot Lakeside = \$2,000

2. Landscaping of Easements: Within the boundary of a Lot, landscape material in easements shall be limited to sod, low ground cover or small shrubbery, subject to the approval of the DRC. Trees are not permitted in easements which will prevent maintenance of utilities or impede drainage. **Owners of Lots shall be responsible, at the Lot Owner's expense, for the prompt removal and subsequent replacement of any landscape improvements within easements as may be required for access, installation and maintenance of utilities or other purposes.**

3. **Approved Landscape Palette:** The shade trees, accent trees, palms, shrubs and ground covers listed in the **Lucaya Lake Club Landscape Palette** are permitted, material are encouraged with the approval of the DRC. Approval of Design Documents will be based on the selection of plant materials as well as the overall landscape design.

4. **Prohibited Landscape Materials:** The following landscape materials are not permitted for use within the community:

Common Names Botanical Names

Arbor Vitae	Thuja Orientalis
Australian Pine	Casuarina Spp
Brazilian Pepper	Schinus Spp.
Chinaberry	Meloa Acedarach
Chinese Tallow	Sapium Sebiferum
Eucalyptus	Species Eucalyotus Species
French Mulberry	Morus Alba
Jacaranda	Jacaranda Mimosifolia
Mimosa	Albiza Supp.
Peltophorum	Peltophorum Pierocarpum
Punk Trees	Melaleuca Spp.

5. **Landscape Zones for 40’ and Wider Lots:** In order to maintain a framework of cohesiveness from which Applicants may express their landscape choices, the following landscape zones have been established:

- Streetscape Zone
- Front Yard Zone
- Side Yard Zone
- Rear Yard Zone

6. **Landscape Requirements for 40’ and Wider Lots: Streetscape Zone:** The Streetscape Zone stretches from the curb to the front property line and runs the full width of the Lot. On Corner Lots, this zone also extends the full length of the street side yard to the rear property line.

To ensure uniform quality and appearance, street palm trees shall conform to a specific specie, height, spread, caliber and quality established for each neighborhood and Lot size within the community. As part of initial construction, Builders shall install street trees, at Builder’s expense, in accordance with the Street Tree Plan on file with Developer or DRC Administrator.

All street trees shall be installed in accordance with the trees (see Palm Tree Plans); staking details under exhibits in this section. A 4’-0” diameter ring of minimum 3” layer of shredded cypress mulch is required. The remainder of the Streetscape Zone shall be sodded as per turf specifications in this section. No other landscape material is permitted in Streetscape Zones unless approved by the DRC.

7. **Landscape Requirements for 40’ and Wider Lots: Front Yard Zone.** The Front Yard Zone runs the full width of the width of the Lot and is the area between the front plane of the Structure and the Streetscape Zone. The minimum landscape requirements within the Front Yard Zone shall include the following:

- One (1) approved shade tree shall be planted per 2,000 square feet of total area within the Front Yard Zone or a minimum of one (1) yard tree, whichever is greater. If more than one (1) shade tree is required, one may be substituted by a cluster of three (3) approved palm trees.

- The turf area to planting bed ratio shall be a **minimum of 4:1** and a **maximum of 3:1** in the Front Yard Zone. Essentially, this means that the landscape allocated to shrub and ground cover shall be **no less than 25%** and **no more than 33%** of the Front Yard Zone (excluding hardscape areas).

8. Landscape Requirements for 40' and Wider Lots: Side Yard Zone: The Side Yard Zone is from the front to the back of the Structure on both sides over to the respective property lines. The minimum landscape requirements within the Side Yard Zone shall include the following:

- **Interior Lots:** One (1) approved shrub per 3 linear feet along each side elevation for a minimum of 6' back from the front corner of structure.

- **Corner Lots – Street Side Yard:** For all widths of Corner Lots, a continuous foundation hedge is required with a minimum of one (1) approved shrub per 3 linear feet along the street side yard elevation of the building structure and any pool enclosure or fence. Only shrubs beyond those required for the foundation hedge may be clustered. In addition to the continuous foundation hedge, one (1) approved shade tree shall be planted per 2,000 square feet of total area within the Side Yard Zone or a minimum of one (1) shade tree, whichever is greater. If more than one (1) shade tree is required, one may be substituted by a cluster of three (3) approved palm trees.

9. Landscape Requirements for 40' and Wider Lots: Rear Yard Zone: The rear Yard zone runs the full width of the Lot and is the area between the rear plane of the Structure and the rear property line. Unless otherwise approved by the DRC, the minimum landscape requirements within the Rear Yard Zone shall include the following: One (1) approved shade tree shall be planted per 2,000 square feet of total area within the Rear Yard Zone or a minimum of one (1) shade tree, whichever is greater. If more than one (1) shade tree is required, one may be substituted by a cluster of three (3) approved palm trees.

10. Minimum Tree Requirements for 40' and Wider Lots: The minimum required trees within the boundaries of a Lot (exclusive of street trees within the Streetscape Zone) shall be the greater of the requirements set forth above for Front Yard, Side Yard and Rear Yard Zones or as required by Hillsborough County.

General Landscape Requirements:

A. Design Approach: The recommended landscape character of yard areas should emphasize a **casual** or **natural environment** versus a **formal appearance**.

B. Landscape Quality and Installation: Trees and shrubs shall be nursery grown in containers and free from disease, insect infestations, defects and injuries. Installations should allow adequate area to promote a healthy growth pattern and to accommodate the mature growth requirement of each plant species. Trees shall be correct in form for their species and have a normal growth habit with well development and densely foliated branches.

C. Street and Yard Tree Staking: All street trees and yard trees must be staked as shown on the tree staking exhibit in this section using a Tree Frog Environmental Products, Pro40E System as manufactured by Staking Systems Supply, Inc. or an equivalent system.

D. Existing Trees: Unless otherwise prohibited in conservation areas, existing trees selected to remain on a Lot must be selectively pruned to remove dead wood and undesirable branches. Clusters of smaller trees and natural areas must be groomed and mulched for a neat appearance or planted with shrubs or ground cover.

E. Tree Fences, Wells and Aerators: Protective tree fences, tree wells, and aerators shall be installed as required by the DRC to protect existing trees to be saved.

F. **Mulch:** All shrubs shall be top-dressed with 3" of Grade "A" cypress or pine bark mulch after watering in. Stone, rock, gravel, crushed brick or similar materials are not allowed as a substitute for mulch for new construction or modifications.

Ground covers shall be planted in such a manner to present a finished appearance within one (1) year of planting. Shrubs shall be planted such that the gap will be closed within the first year of growth.

Shrubs and ground cover in Front Yard Zones shall be planted in clusters or within curvilinear planting beds. Shrubs of the same species shall be massed together, in general, and random mixing of different species is discouraged. Different shrub species should be tiered in height with the taller shrub species closest to the Structure and the lower species in front. Plant masses should be arranged to provide visual excitement by the use of color and texture and to soften stark building elements and corners as well as to enhance architectural features. Plantings may be required by the DRC to screen portions of driveways, service yard areas, blank walls, patio decks and swimming pools.

The use of linear buffer hedges along property lines in Front Yard Zones is not permitted. Berms, trees and clusters of shrubs may be used to create a sense of separation and definition when appropriate between front yards. Linear buffer hedges in side and rear yards must be routinely trimmed not to exceed 72" in height.

G. **Landscape Rocks:** The use of landscape rocks as a design element for new construction or modifications shall be limited to no more than three (3) accent boulder rocks areas in the landscape and no larger than a 3' X 3' area for each rock area. Any such materials must be used in moderation and must be shown on plans submitted for Design Review, Landscape Review, or Modifications Review (as applicable).

H. **Sod:** All portions of road right-of-ways and the Lot shall be sodded, except for conservation area required to remain natural. To insure a consistent turf color and texture throughout the community Zoysia must be used. After initial installation, turf areas may not be removed or replaced with mulch, stone, rock, gravel, crushed brick or similar materials without written approval of the DRC. As part of initial construction, Builder shall re-sod any lake banks abutting a Lot with Zoysia or Bahia from the Lot boundary to the mean normal water design elevation, if not weed free.

I. **Utility Equipment:** All utility company boxes and transformers are set within road right-of-ways or easements. Grading around these items must ensure positive drainage. Upon maturity, the shrubs used to screen utility equipment shall be the type and size necessary to screen the full height of any such equipment.

J. **Service Yard Access:** Air-conditioning compressors, pool pumps and related equipment in service yards areas must be screened by a service area wall or landscape material.

K. **Sight Distances at Intersections:** No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersections of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

L. **Artificial Vegetation and Decorative Embellishments:** No artificial grass, plants or vegetation are permitted on the exterior of a Lot or Structure. Decorative embellishments, readily visible from the street or adjoining Lots, are not permitted including, but not limited to the following: deer, swans, flamingos, ducks, birdbaths, sculptures, windmills, or similar items.

11. **Wells:** Lot Owners are not permitted to use lakes within the Property for irrigation or to install wells on Lots for potable or irrigation water. Such prohibition shall not limit the Developer, the Association or the CDD from drawing upon lakes or installing and maintain wells within the Property.

12. **Irrigation Systems:** The Developer, the Associations and/or the CDD may obtain permits for construction of a common irrigation distribution system to serve Lots and the Common Areas with reclaimed water. If constructed, such system will be stubbed out to the boundary of each Lot. The source of irrigation water for the Lots will be potable water until such time as reclaimed water may become available. If a Builder initially connects to the potable water system and reclaimed water becomes available at a later date, the Lot Owner is obligated, at Lot Owner's expense, to connect the Lot's irrigation system to the reclaimed water system.

13. **Irrigation System:** As part of initial construction, each Builder shall install and Lot Owner shall subsequently maintain an underground irrigation system on a Lot in accordance with the following requirements.

- Irrigation systems shall be of sufficient size and capacity to provide full coverage for the Lot or as may be reasonably achieved.
- Irrigation systems shall be designated to minimize over-spray to adjacent properties, sidewalks, streets and driveways.
- Coverage shall include right-of ways and pond/lake areas adjoining Lots. Sprinkler heads shall be located between the outside edges of the sidewalk and curb.
- Irrigation systems shall utilize an automatic control device and an automatic rain cut off switch.
- Pop-up spray shall be utilized in shrub beds; bubblers for each tree location; and pop-up rotors in sod areas. Drip irrigation may be used in areas immediately adjacent to building walls in tight planters. PVC pipe is to be a class no less than 160 PVC.
- Owners of Lots on any lake or other body of water shall maintain and irrigate, at such Owner's expense, all landscaping between the Lot boundary and such water's edge. As part of initial construction, Builders shall extend irrigation lines into the shoreline area with sufficient lines and heads to provide full coverage as may be reasonably achieved.

1. **Lot And Landscape Maintenance:**

A. **Maintenance of Lots:** Except for conservation areas where special preservation provisions may apply, Lot Owners will routinely mow lawns; edge beds; prune shrubs and groundcovers; control weeds, pests and diseases via spray application of appropriate products; remove and replace dead trees and plants; dispose of trash; apply water and repair irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization, to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass areas on Lots with a finished Structure may not exceed 6" in height between lawn cuts.

B. **Maintenance of Driveways:** Owners of Lots fronting on any roadway shall maintain their respective driveways, including portions of driveways and aprons within right-of-ways. Pressure wash on regular basis to keep free of weeds, mildew, etc.

C. **Maintenance of Right-of-Ways:** Lot Owners shall be responsible for maintaining and irrigating sod within the right-of-way between the pavement edges or back of curb and the Lot line and, pruning / trimming street trees. Lot Owner is responsible for maintenance of sidewalks including keeping level and replacing if cracked.

D. **Shorelines Areas:** Owners of Lots encompassing or bordering on any body of water or wetland shall keep the shoreline free of litter and debris and shall maintain and irrigate, at Lot Owner's expense, landscaping between the Lot boundary and such water's edge maybe covered elsewhere. Maintenance of landscaping shall be in accordance with requirements of the Association or CDD and requisite governmental authorities.

E. Maintenance of Street Trees: Street trees located in right-of-ways between the curb and sidewalk will be maintained by the adjoining Lot Owner, including trimming and fertilization. Lot Owners shall be responsible for the proper irrigation of street trees located in right-of-ways adjacent to their respective Lot and for the cost of replacement due to freezes, disease or other causes. Replacement trees must meet specific specifications for quality, species, height, spread and trunk caliber. In the event a replacement street tree is required, the Lot Owner should contact the DRC Administration for ordering and installation information. **Unless approved by the LLCHOA, no landscape material -- other than street trees and sod – is permitted in right-of-way areas between the pavement edge and sidewalk adjoining a Lot.**

PP. BOAT DOCK CONSTRUCTION DESIGN AND CONSTRUCTION SPECIFICATIONS

These specifications include furnishing all wood, related materials, labor, tools, equipment and services necessary for the delivery to the site, unloading, handling, storing and erecting of all prefabricated items and structural timber for the boat docks shown on the exhibits, and/or specified herein. All dock drawings shall be reviewed and approved by the Lucaya Lake HOA Design Review Committee (hereafter referred to as DRC) prior to commencement of construction.

RELATED DOCUMENTS

Comply with the provisions of the latest editions of the following Codes, Specifications and Standards, except as otherwise shown or specified herein. Materials shall comply with requirements of designated specifications of American Society for Testing and Materials, 1916 Race Street, Philadelphia, Pennsylvania. Comply with the National Design Specification for Stress-Grade Lumber and its Fasteners, National Forest Products Association, 1619 Massachusetts Avenue N.W., Washington, D.C. 20036. Comply with applicable local regulatory codes of Hillsborough County, local and state building codes and environmental jurisdictional agencies.

SUBMITTALS

The Owner and/or his designated Authorized Representative (OAR) and Registered Professional Engineer shall be responsible for preparing and submitting to the DRC for review and approval shop drawings showing complete details for the entire dock including all materials, layout dimensions, connectors, fasteners and erection methods in compliance with all regulatory requirements.

PRODUCTS

Materials - General

All wood members shall be surfaced four sides with net size as listed in Appendix M of the National Design Specifications for Wood Construction.

Timber piles shall be CCA Marine treated Southern Yellow Pine and comply with ASTM D25 and be treated (AWPB Std_MLP P5_72). They shall be driven a minimum of at least ten (10) feet into the bearing strata and achieve a minimum safe bearing capacity as determined by the Owner's structural engineer. Pile driving operations shall be performed under the supervision of a Florida Registered professional engineer. If ten (10) feet cannot be obtained, provide additional bracing depending on depth obtained. Piles for boat dock boardwalks and steps shall be eight (8) inches square. Piles for fixed and floating docks shall be eight (8) inches square. If decorative railings are provided, the piles or support posts shall be square.

All timber shall be pressure treated with Chromated Copper Arsenate (CCA) with retention suitable for fresh water and ground contact applications at 0.80 pounds per cubic feet minimum. Allowable fiber stresses shall conform to 2005 NDS. Refer to AWPA standard for category system user specifications for treated wood for decking, framing members and pilings.

All yokes shall be 2x12 CCA and attached on each side of the piling with two (2) ¾" S.S. bolt-nutwashers. Stringers shall be 2x10 CCA spanning between the yokes. Maintain 16" maximum o.c. bolt double outside stringer to pile with (4) 5/8" S.S. bolt-nut-flat washers. Attach inside stringers to each yoke with Simpson H2.5A (or equivalent) with ten (10) 8d S.S. nails per Manufacturer's specifications. Decking shall be either 2x6 Trex or equivalent deck boards in **tan, grey or natural** color with (2) No. 10x3" S.S. screws per stringer connection. All composite decking by Trex (1-800-289-8739 or approved equal shall be permitted Composite decking shall be installed per the Manufacturer's recommendations. All wood decking screws are to be slightly recessed. Any excessive decking material around edge of screw to be removed to produce a smooth surface.

All cuts, notches or holes shall be field treated in accordance with AWWA Standard M4. All steel hardware and connectors shall be hot dipped galvanized. of not less than 1.25 oz. Of zinc per square foot of metal surface after galvanizing. Zinc coating shall be smooth, uniform thickness and free from dross and uncoated spots. Galvanizing shall conform to ASTM A-153.

Fasteners, connectors, anchors and accessories shall be fabricated from structural grade steel conforming to ASTM A-36. Sizes, gauges, types and locations of all fasteners, connectors, anchors and accessories shall be specified on the shop drawings and manufacturer's standards to suit the specific application. Use 20d spikes to attach timber piles by toe nailing.

Kiln-dry wood to a maximum moisture content of 15% for plywood, 19% for lumber. Inspect each piece of lumber; do not use twisted, warped, bowed or otherwise damaged or defective wood. Structural steel shall be ASTM A-36 and shall be galvanized after fabrication where noted on drawings.

Nails: Use common nails complying with Federal Specification FF-N-1 except as noted. Use galvanized at exterior locations. Machine Bolts: Comply with ASTM 307. Use galvanized at exterior locations. Lag Bolts: Comply with Federal Specifications FF-B-561. Use SS or galvanized at exterior locations.

All materials shall be stored off the ground in such a manner to prevent wetting, warping or other damage.

All exposed wood stained or painted brown to match deck board finish. Soil bearing pressure: Maximum soil bearing pressure = 3500 PSF.

Concrete Specifications and Standards:

Unless specifically shown otherwise within these guidelines, all concrete work, detailing, fabrication and placing of bars and concrete shall be governed by the latest revisions of:

- A. ACI 301, ACI 3415, and ACI 318.
- B. CRSI recommended practice for placing reinforcing bars.
- C. ACI 306 and ACI 305 for winter and hot weather concreting respectively.

Piling Specifications:

All piling must be drilled 6' into the Hardpan bottom substrate and then pile driven into drilled hole to seat 10' butt timber pile, butt end down. Tip of pile needs to be an 8" tip. Jetting pile will not allow pile to meet proper penetration. The hard bottom will be impassable in this kind of installation.

EXECUTION

It is the contractor's sole responsibility to follow all applicable safety codes and regulations during all phases of construction. The dock shall be designed and constructed in accordance with the Florida Building Code, current edition. The Owner's structural engineer shall determine the required live and dead loads required

for the dock to meet the code's minimum standards for facilities of this type. The dock shall also be designed to meet the ultimate and allowable wind speeds, exposure category, structure category and risk factor associated with the lot's location in the state of Florida. The dock is designed to be self-supporting and stable after fully completed. It is the contractor's responsibility to determine erection procedures and sequence to insure the safety of the dock and its components during erection. That includes the addition of necessary shoring, sheeting, temporary bracing, guys and/or tie downs.

The contractor is responsible for verifying all dimensions and conditions including existing lake bank grades relating to the dock construction and existing service on the lot(s). Any discrepancies shall be brought to the attention of the OAR before proceeding with the affected part of the work.

All shared boat docks shall be centered on the lot line of the two (2) shared lots. Individual docks shall be located in the center of the lot or in a location approved by the DRC if accommodations to adjust to existing conditions are necessary.

The contractor shall notify the Owner(s) Authorized representative (OAR) and the Lucaya Lake DRC in writing if any discrepancies appear in plans or if field conditions may affect construction. The contractor shall not commence with work until such has responded to discrepancies.

Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work.

Produce joints which are true, tight, and well nailed, with all members assembled in accordance with the drawings. Do not shim any framing component. Place composite decking perpendicular to support members. Continuous line of end joints permitted over points of support. Boardwalk widths less than 10'-0" shall be decked with full length boards. Extend plank over at least two support members, planks not extending over at least two supports are permitted, provided that they are flanked by planks that extend over both supports and are separated by a minimum of six planks in that span, each of which extends over at least one of the supports. Secure decking rigidly to support members with approved fasteners. Pre-drill holes for deck fasteners (i.e., nails and/or screws) when occurring 1-1/2" or less from ends. Maintain expansion spaces as shown, and as required by applicable AITC standards. Butt deck boards tight with no gaps. Repair damaged surfaces and finishes after completion of erection, or replaces damaged members as directed where damage is beyond satisfactory repair.

Select individual pieces so defects will not interfere with proper nailing and will allow the making of proper connections. Cut out and discard defects which will render a piece unable to serve its intended function. Material may be rejected by the OAR, whether or not it has been installed, for excessive knots, warp, twist, bow, crook, mildew, fungus, or mold, as well as for improper cutting and fitting.

Each work area on the lot(s) shall be kept in a neat, safe, and orderly condition at all times during execution of this portion of the work, free from accumulation of sawdust, cut-ends, and debris.

QQ. IRRIGATION WELLS

- The lot must be 20%+ larger than a typical lot (ie. 70' x 115')
- Only the rear yard (behind the rear corners of the house) may be irrigated with well water. Front and side yards must be irrigated with potable water.
- The well must be equipped with a filter that will limit rust/hard mineral staining.

If you would like to proceed with your well under these conditions, please submit an application to the architectural review committee showing the locations of the well, the areas of the property irrigated with the well and specifications on the well and filters.