2010

Design Review Criteria

University Estates

This Document establishes criteria that will be used by the University Estates Property Owners Association, Inc. ("Association") through the Design Review Committee ("DRC") to promote and maintain the character, beauty, quality, and economic value of the community and to ensure compatibility of design throughout the community. This Document also establishes design submission requirements and the design review process.

Design Review Committee
University Estates
6/18/2010

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SECTION I. INTRODUCTION

A. Purpose of the Design Review Criteria

This Document establishes criteria that will be used by the University Estates Property Owners Association, Inc. ("Association") through the Design Review Committee ("DRC") to promote and maintain the character, beauty, quality, and economic value of the community and to ensure compatibility of design throughout the community. This Document also establishes design submission requirements and the design review process.

These criteria provide minimum requirements for property owners, builders, architects, and realtors having an interest in University Estates.

The Association, through the DRC, has the absolute right of approval or rejection of plans submitted hereunder as well as the right to amend these criteria.

Several documents ("Association Documents") should be reviewed by property owners, builders, architects, and realtors to determine the specific building requirements and use restrictions for University Estates. These Association Documents include the following.

1. Declaration of Covenants and Restrictions for University Estates.
2. Articles of Incorporation for University Estates Property Owners Association, Inc.
3. Bylaws for University Estates Property Owners Association, Inc.
4. Design Review Criteria governing construction in University Estates.

Whenever discrepancies exist between these minimum design requirements and/or setback requirements and those directed by Orange County, in all cases, the more restrictive requirements shall take precedence.

B. How to Use These Criteria

These criteria should be read by property owners, builders, and architects so that they may be able to comprehend the material and design requirements prior to starting preliminary drawings. No actual construction/work shall commence before and until all required approvals are obtained.

SECTION II. DESIGN REVIEW AND APPROVAL PROCEDURES

A. The Design Review Committee (DRC)

The DRC monitors adherence to and compliance with the architectural provisions of the Declaration of Covenants and Restrictions for University Estates on behalf of the Association.

Any building expansion, any exterior addition or modification, or any change to the initial landscaping plan involving twenty (20) percent or more of the open space excluding paved areas that the property owners may undertake on their lots after initial construction of buildings and landscape has been completed and a certificate of occupancy received shall be subject to the requirements in this document and the review and written approval of the DRC.

Any exterior remodeling and additions to the lots, architecture, landscape, and any other elements that the DRC determines as an alteration on the lot shall be in compliance with all criteria referenced in this document and in the Association documents described in Section I, Subsection A, hereof.

Modifications made to the interior of homes are not subject to DRC review.

B. Purpose of the Design Review Committee

The DRC reviews the applications, plans, specifications, materials, and samples submitted to determine if the proposed structure, lot layout, and landscape design conform in appearance and construction to the minimum requirements contained in these Design Review Criteria. The Association and the DRC do not assume responsibility for any of the following:

1. The structural adequacy, capacity, or safety features of the proposed improvement or structure.
2. Soil erosion, un-compactable, or unstable soil conditions.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work of any contractor.

C. Variances

The DRC may authorize variances from compliance with any of the architectural provisions of the Declaration of Covenants and Restrictions for University Estates or the Design Review Criteria when circumstances such as topography, natural obstructions, hardships, aesthetic, or environmental considerations require same. Such variance must be evidenced by a document signed by at least a majority of the members of the DRC. If such a variance is granted, no violation of the covenants, conditions, and restrictions contained in the Declaration shall be deemed to have occurred with respect to the matters for which the variance was granted. The granting of such a variance shall not, however, operate to waive any of the terms and provisions of the Declaration for any purpose except as to the particular lot or property and particular provisions of the Declaration or the Design Review Criteria covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations, including but not limited to, zoning ordinances and set-back lines or requirements imposed by any governmental or municipal authority.

D. Project Submittal and Review Process

Homeowners are responsible for obtaining all necessary permits from Orange County and any other governmental or municipal authority requiring same.

The individual property owner must submit an application for DRC approval together with copies of all necessary permits and any processing fee established by the DRC through the Community Association Manager. The application must include two (2) blueline print sets of the final construction plans along with material samples and color chips as follows:

1. Site plan: Showing footprint of building, walks, drives, patios, pools, fences, etc.
2. Landscape plan: Including plant list and specifications and irrigation plan.
3. Exterior elevations of all four sides with listing: Specifications, materials, and color chips.
4. Roofs: Structure and materials.
5. Fascia and trim: Section details, materials, and color chips.
6. Foundation detail: Existing and proposed grade relationships and materials.
7. Exterior house and garage doors: Specifications, materials, and color chips.
8. Balconies, decks, patios, and porches: Specifications, materials, and color chips.
9. Fences/walls: Design details, materials, and color chips.
10. Screen walls: Design details, materials, and color chips.
11. Swimming pool and spa: Design, layout, deck, and enclosure details.
12. Mechanical equipment: Location, wall screening details, and landscaping.
13. Exterior lighting: Location, materials, and colors.
14. Driveway: Materials, finish, and color chips.
15. Entry features: Materials, finish and color chips.
16. Drainage plan: Elevations and drainage patterns.

E. DRC Review

The DRC will review all design documents and samples of building materials and return them to the Community Association Manager. The DRC will not review incomplete submissions. The Community Property Manager will return one (1) set of plans to the property owner within thirty (30) business days from the date of submission together with written approval or disapproval of the application and any appropriate comments written by the DRC.

F. Instruction List for Plans and Samples

In order to provide systematic and uniform review of the proposed construction, the following specific design documents may be required.

1) Plans - General Information

a) Recommended sheet size: 24 inches by 36 inches
b) Scale
c) North arrow (plans only)
d) Title blocks: University Estates _____ Village
Lot: _____ Date: _____ Sheet No.: _____
Name of Owner/Builder: _____

2) Site Plans

a) Scale: 1 inch equal 10 feet
b) Easements and right-of-ways
c) Lake high water line
d) Required setback dimensions
e) Driveways and walkways
f) Foundation outline(s)
g) Decks, patios, pool, and spa
h) Drainage plan
i) Service area, screen walls, and fences
j) Existing grade/finish floor elevations

3) <u>Architectural Drawings and Samples</u>

a) Floor plans
   i) Scale: 1/4 inch equal 1 foot
   ii) Required dimensions and materials
b) Building sections
   i) Scale: 1/2 inch equal 1 foot
   ii) Wall section detail
   iii) Roof section details, pitch and type
   iv) Foundation detail, grade, and material
   v) Required dimensions and materials
c) Exterior elevations
   i) Scale: 1/4 inch equal 1 foot
   ii) Existing grade-fill, finished elevation
   iii) Doors, windows, and chimneys
   iv) Service area, mechanical equipment, and screen walls
   v) Privacy screen walls
   vi) Required dimensions and materials
d) Exterior materials/colors/finishes
   i) Specifications
   ii) Manufacturer's samples (if applicable)
   iii) Product samples/photographs
   iv) Color chips

4) <u>Landscape Drawings</u>

a) Planting plan
   i) Scale: 1 inch equal 10 feet, or 1 inch equal 16 feet
   ii) Property lines
   iii) Lake high water line
   iv) Easements and right-of-ways
   v) Existing trees four (4) inches in diameter and greater to remain indicated by size and type
   vi) Existing shrubs to remain
   vii) Proposed grades
   viii) Drainage patterns
   ix) Driveways and walkways
   x) Foundation outline(s)
   xi) Decks, patios, pools, and spas
   xii) Roof and balcony outlines (overhanging foundation)
   xiii) Planters
   xiv) Service area, screen walls, and fences

xv) Exterior lighting
xvi) Surface material, beds outline, etc.
xvii) Plant material list separated into trees, shrubs, ground cover, and sod with quantity, botanical/common names, size, and remarks

b) Irrigation plan
   i) Scale: 1 inch equal 10 feet, or 1 inch equal 16 feet
   ii) Same base plan information as landscape plan, excluding location of proposed plants, plant material list, proposed grades, and drainage patterns
   iii) Irrigation heads, lines, controls, valves, zones, etc.
   iv) Irrigation schedule

H. Commencement of Building Construction

Upon receipt of DRC approved plans and any governmental required building permits, the property owner/builder can commence construction, which shall be completed within 180 calendar days. Should there be plan modifications required as the result of local building department review, these variations must be presented to the DRC for approval prior to construction.

I. Completion of Landscape Installation

The landscape installation must be completed within fifteen (15) days after building construction has ended.

SECTION III. SITE DEVELOPMENT REQUIREMENTS

A. Intent

These requirements will ensure that all exterior remodeling and future additions are developed consistently. This section covers general construction procedures, building coverage, building height, setbacks, yards, screening, driveways, walkways, grading, and drainage.

B. Construction Phase

1. All property owners and builders shall keep their lots in a neat and orderly condition during construction and shall provide for trash and rubbish receptacles and disposal. All construction activity shall be confined within the boundaries of the lot lines.
2. Temporary swales and other sediment control methods shall be installed to reduce runoff during construction, especially in areas adjacent to lake edges.
3. The individual property owner and builder are responsible for determining the locations and types of all utilities and must protect existing utilities during construction.
4. Periodic inspections may be made by the DRC while construction is in progress to determine compliance with the approved design documents.

The DRC is empowered to enforce its policy, as set forth in these criteria, by any action,

including an action in a court of law, to ensure compliance.

5. One set of current construction plans must be kept on the job site during working hours.
6. Limitations on flags, pennants, banners, letters, signs, and similar devices are contained in Section V, Subsections F and M.

C. Building Limitations

1. Building coverage is a maximum of forty percent (40%) of the entire lot.
2. Building height limit is thirty-five (35) feet.
3. Number of stories shall not exceed two (2).
4. Minimum square footage of livable area with air conditioning shall be as follows:
    a. Avon, Cambridge, and Devon Villages: 1,650 sq. ft. (900 sq. ft. minimum on the first floor of a two-story house).
    b. Canterbury, Georgetown, and Yorkshire Villages: 2,200 sq. ft.
    c. Oxford Village: 2,750 sq. ft.
5. Finish floor elevation is a minimum as set on the Project Engineer's paving, grading, and drainage plans for the appropriate lot.
6. All other limitations and/or requirements for buildings are contained in Section IV.

D. Setbacks

Setback requirements shall be the same as those imposed by Orange County for RlA zoning unless more restrictively modified elsewhere by this document.

E. Yards

1. Yard shall mean an open space at grade between the building and the adjoining property lines.
2. Front yard shall mean a yard extending across the front of a lot between the side lot lines and between the front property line and the building. On lots abutting two (2) or more streets at their intersection, the front yard shall be considered as abutting the street from which the building derives its street address.
3. Rear year shall mean a yard extending across the rear of a lot between the side lot lines and between the rear property line and the building. On all lots abutting two (2) or more streets at their intersection, the rear yard shall beat the opposite end of the lot from the front yard.
4. Side yard shall mean a yard extending from the front yard to the rear yard and between the building and the side lot line. On all lots abutting two (2) or more streets at their intersection, the side yard abutting the street shall mean a yard between the building and the side lot line and extending from the front yard to the rear property line.

F. Screening

1. Screening requirements are contained in Section IV, Subsection K.
2. Fence and wall materials and heights are described in Section IV, Subsection I and K.

G. Driveways and Walkways

1. Edges of driveways should be set back a minimum of three (3) feet from the side property line and, in the case of side-facing garages or circular driveways, a minimum of twenty (20) feet from the front right-of-way line.
2. Standard driveways should be a minimum width of sixteen (16) feet, but not less than a door-to-door width at the entrance of the garage.
3. Circular drives, if desired, should be a minimum of sixteen (16) feet wide. The drives shall be used only as a drop-off, or for limited parking during a party or special event. In no case shall they be used for regular parking of vehicles during extended time periods. The street side of the drive and the side facing adjacent lots shall be appropriately landscaped with opaque shrub mass and tree plantings. The layout of the circular drives, together with the proposed landscape screening, shall be approved by the DRC.
4. Driveways shall be constructed with uniform slopes having smooth transitions between areas of varying pitch and shall provide positive drainage.
5. The materials for driveways shall be concrete or solid-concrete brick pavers. Asphalt, pine bark needles, crushed shell, or loose stone-type surfacing materials shall not be allowed.

H. Site Grading

1. Drainage
    a. Runoff should be directed away from building pads and shall be consistent with the developer's approved drainage plan.
    b. Walkways and patios shall have a cross-slope that facilitates drainage.
    c. Landscape swales shall be consistent with the developer's approved drainage plan. Swales shall not retain standing water for extended periods of time.
2. Berms, mounds, and swales
    a. Berms and mounds shall blend with existing topography and have broad, smooth transitions between changes in slope. Slopes shall not be lumpy and abrupt.
    b. Swales shall be an integrated design of berms and other landscape grading. There shall be broad, smooth transitions between changes in slope.
3. Retaining walls
    a. If space limitations result due to existing conditions of grade or plant materials, retaining walls can be employed to facilitate grade changes or to protect existing trees, etc.
    b. Retaining walls should be constructed of materials compatible with those of the building.
    c. Any retaining wall that results in a grade change of more than thirty-six (36) inches will require special approval of the DRC.
    d. Retaining walls are not permitted along the lake edge nor within the lake drainage/maintenance easement unless otherwise approved by the DRC.

SECTION IV. ARCHITECTURAL DESIGN REQUIREMENTS

A. Intent

These requirements direct property owners, architects, and builders in the planning and designing of exterior modifications, alterations, and additions to single-family homes within University Estates. The DRC also uses these requirements to evaluate the appropriateness of the architectural design.

B. Exterior Materials and Finishes

1. Wood
    a. Timber, horizontal, diagonal and vertical boards, board and batten, tongue and groove, rough-sawn lumber, wood shingles, and shakes are permitted.
    b. Composition wood products, such as hard board used as siding in any exposed exterior application shall not be permitted.
    c. Wood trim shall be high quality, finish-grade stock, stained or painted.
2. Stucco/tabby
    a. When stucco or tabby is used as an exterior finish, its finish coat detailing shall be consistent with the style of the architecture.
    b. Blank or near blank stucco or tabby walls for the majority of the building exterior are unacceptable. Banding or raised surfaces painted in a different color or tone, or other building materials, shall be used to accent stucco/tabby walls.
3. Brick and stone
   New and/or used brick may be used. All mortar joints shall be tooled; "slump" joints are unacceptable. The mortar color shall be selected to complement the brick color.
4. Metals
    a. Any bare metallic surfaces (vents, pipes, gutters, flashing, roof stacks, etc.) shall be painted to match the adjacent surface or covered from view and shall be located to the rear roof line whenever possible.
    b. Door and window metals that are exposed to public view shall be factory finished in durable anodized or baked-on enamel or copper.
5. Prohibited materials
   Use of any simulated products on the exterior of homes is prohibited.

C. Roofs

1. A minimum roof pitch shall be 5 in 12.
2. Flat roofs on residences shall not be permitted. The DRC may approve deviations from the minimum roof pitch requirement on a case by case basis only on additions such as screened porches or patios.
3. All roof stacks, metal chimneys, and plumbing vents shall be painted the same color as roof material. Other mechanical equipment exposed to view shall not be placed on roofs. Prefab or metal chimneys shall be attached to the house.
4. Roofing will be of either asphalt/fiberglass shingles, clay tile, or pre-colored concrete tile.

D. Exterior Colors

1. The application fee for DRC approval of paint and stain colors is waived.

2. The DRC shall approve all exterior paint and stain colors. The colors for each residence shall be selected from color samples provided by the DRC. The DRC may authorize variances from these color samples only to accommodate differences in the same shade among different paint and stain manufacturers.
3. Any existing paint or stain color used on any residence prior to October 3, 2002 will be allowed to remain and be considered a nonconforming use. Any paint or stain color used after October 3, 2002 must be in accordance with the current design requirements.
4. Sufficient coats of paint or stain must be applied to ensure that material characteristics have been covered and the paint or stain color appears uniform over the entire surface.

E. Nameplates, Decorations, and Applied Ornamentation

1. The application fee for DRC approval of nameplates, decorations, and applied ornamentation is waived.
2. Nameplates with letters large enough to be legible from the street are prohibited.
3. Any nameplates, decorations, and applied ornamentation which contain words or representations which the DRC determines could be a source of annoyance, embarrassment, or discomfort to property owners, their guests, tenants, or invitees, are prohibited.

F. Garages

1. All dwellings must have a minimum two (2) car garage. A maximum three (3) car garage is allowed.
2. For a three (3) car garage, the doors must be either a combination of three (3) individual doors, or one (1) individual door and one (1) double door. Separation between doors is a minimum of two (2) feet. All garage doors must be continuously maintained in a usable condition and be operated by electric door openers.

G. Window Treatments

1. Divided multi-mullion wood windows and metal windows shall be permitted.
2. Clerestory windows are encouraged in high-volume spaces.
3. The use of many different styles of windows on one building shall not be permitted, e.g., a home front elevation with two (2) different aluminum frame sliding glass windows next to wooden sash windows with exterior shutters.

H. Skylights

Skylights on the front slopes of roofs, or any other areas where they might be viewed from the street, shall not be permitted.

I. Screen Walls/Privacy Walls

1. When integrated with the residence architecture to create an outdoor patio, atrium, or privacy buffer, the material, color, and texture of all walls shall match the residence, and samples must be submitted with the design plan to the DRC for approval.

2. The maximum allowable wall height shall be eight (8) feet.

J. Foundations

1. Grading to the building should emphasize smooth transitions and natural forms. Slopes steeper than 4 to 1 are discouraged.
2. When stem wall foundations are exposed, the height from the exterior finish grade to the first floor finished elevation shall not exceed thirty-six (36) inches in height in the front or side corner lot condition without special approval of the DRC.
3. Exposed stem walls shall be finished with the same material as the exterior of the house.
4. Exposed concrete block is not permitted.

K. Screen Enclosures

1. Enclosures shall be dark anodized aluminum or white construction with charcoal gray or black screen.
2. Enclosures must be attached to the residence.
3. Screen enclosures are not permitted in front or side yards.
4. All screen enclosure designs submitted for DRC approval after completion of the original residence must be accompanied by a landscaping plan that satisfies a minimum screening requirement of twenty-five (25) percent of each side of the perimeter area unless the screen enclosure is screened from view using walls or fences.
5. On all lots abutting two (2) or more streets at their intersection, the side of the screen enclosure facing the street must have landscaping materials along its entire length.
6. Landscaping must be installed within fifteen (15) days after completing the screen enclosure installation.

L. Remodeling/Additions

Remodeling and additions to existing structure(s) and site area are required to meet the same criteria as defined in this Design Review Criteria and the Association documents. Building plans, as well as landscape plans, shall be required in all cases.

SECTION V. ACCESSORY FURNISHING REQUIREMENTS

A. Intent

This section establishes minimum design and construction requirements for site furnishings not directly attached to the house. These include, but are not limited to, mailboxes, mechanical equipment, accessory structures, decorative objects, athletic/play structures, decks, docks, pools, patios, spas, planter structures, fences, trellises, privacy walls, retaining walls, trash container areas, and exterior lighting.

B. Mailboxes

1. There is a uniform mailbox design that shall be used. The design will be furnished by the Community Association Manager.
2. Any approved mailbox and post installed at any residence prior to October 3, 2002 will be allowed to remain and be considered a nonconforming use. Should the mailbox and/or post be removed for any reason, the mailbox and/or post shall be replaced only with the uniform mailbox and post design approved for use throughout University Estates.

C. Mechanical Equipment

1. Mechanical equipment, including but not limited to, pool pumps, pool filters, HVAC units, propane tanks, and water conditioners and trash container storage areas shall be screened from view using walls, fences, or opaque landscaping materials only. The material, color, and texture of all walls shall match the residence, and samples must be submitted with the design plan to the DRC for approval. Fences must be constructed in accordance with the requirements of Subsection H below.
2. Satellite dishes larger than one (1) meter in size and all aerials and antennas are prohibited.

D. Accessory Structures, Decorative Objects, and Athletic/Play Structures

1. The application fee for DRC approval of these elements is waived.
2. All elements such as playhouses, swing sets, slides, athletic/play structures, athletic netting, doghouses, barbecue units, decorative and ornamental yard figures, and any similar accessory structure or decorative object shall be located within the rear yard and the side yards only.
3. Storage sheds, tool sheds, greenhouses, roofed shade structures, and any similar structures shall be located only within the rear yard and side yards and only when screened from view by walls or fences.
4. On all lots abutting two (2) or more streets at their intersection, each of the above elements shall only be located within the rear yard and the side yard which does not abut the street.
5. None of these elements may be located within seven and one-half (7-1/2) feet of a rear or a side property line.

E. Basketball Backboards

No permanent basketball backboards are permitted. No basketball backboards may be attached to any structure on the property.

F. Flags, Pennants, Banners, Letters, Signs, and Similar Devices

1. Any homeowner may display one portable, removable United States flag in a respectful manner consistent with Title 36 U.S.C. chapter 10.
2. The application fee for DRC approval of flagpoles is waived.
3. Permanent flagpoles are not permitted.

4. Flags, pennants, and banners must be flown from flagpoles. No flags, pennants, banners, signs, letters, or similar devices shall be attached directly to the exterior of any residence or located in or about windows visible from the street or adjoining properties. adjoining properties.
5. Any flags, pennants, banners, signs, or similar devices which contain words or representations which the DRC determines could be a source of annoyance, embarrassment, or discomfort to property owners, their guests, tenants, or invitees, are prohibited.
6. Flags, pennants, banners, signs, or similar devices must be continuously kept in a neat and orderly condition.

G. Decks, Docks, Patios, Pools, and Spas

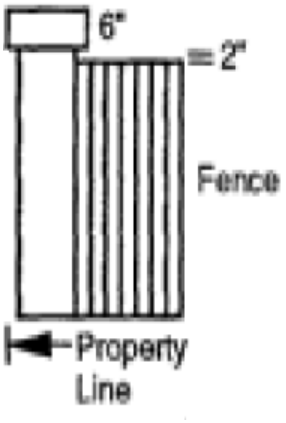
1. Finished surfaces of decks, patios, pools, and spas shall not exceed by more than two (2) feet the building's finished floor elevation. No above-ground pools are permitted.
2. All pool designs submitted for DRC approval after completion of the original residence must be accompanied by a landscaping plan that satisfies a minimum screening requirement of twenty-five (25) percent of each side of the perimeter area unless the pool is totally screened from view using walls or fences.
3. On all lots abutting two (2) or more streets at their intersection, the side of the pool facing the street must have landscaping materials along its entire length.
4. Landscaping must be installed within fifteen (15) days after completing the pool installation.
5. No docks in lakes/ponds are permitted.

H. Planter Structures

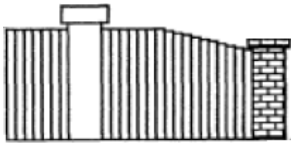
The material, color, and texture of all planter structures shall match the residence, and samples must be submitted with the design plan to the DRC for approval

I. Fences

1. No fences shall be constructed without written approval from the DRC.
2. Chain link fences are not permitted on any lot.
3. All fences shall conform to the requirements shown in Figures 1, 2, 3, and 4 in Appendix A.
4. Fences shall be located within the rear yard and the side yards only. On all lots abutting two (2) or more streets at their intersection, fences within the side yard which abuts the street are prohibited. No fence may be located with five (5) feet of the front yard.
5. The maximum height limit for fences shall be seventy-two (72) inches, but in no case shall it exceed the height of the adjacent property owner's fence. In the case where a proposed fence would abut two (2) or more existing fences of differing heights, the height of the proposed fence may not exceed the height of the taller fence and shall be uniformly tapered along the final sixteen (16) feet approaching the lower fence so as not to exceed the height of the lower fence at their intersection.
6. All fences are required to have pilasters at each point where the fence line changes direction, and at each terminating point except where the fence connects to the house. Pilasters must be 12” x 12” or 16” x 16” stucco covered concrete block and must exceed the height of the fence by 8” with 6” banded cap (see diagram below). Pilaster, fence, footing and cap cannot encroach on the property line. Refer to Figure 1 in Appendix A for detailed drawing of pilaster location and fence restrictions.



7. Materials for fences shall be compatible with the architectural style of the residence. All fences, as well as stucco masonry pilasters, must be painted to match either the color of the body or trim of the residence within ninety (90) days after completion.
8. On all fences the board (good) side shall always face outward and the brace (bad) side shall always face inward to the owner's residence.
9. All lots where the rear property joins a pond or water filled conservation area must follow Figure 2 in Appendix A. Fences must have a five foot setback from the font of the residence. Fences may not extend past the rear of the residence, excluding decks, pools, cages, etc…
10. All fences that abut a brick wall or wooden fence located within the five foot (5') or ten foot (10') landscape/wall buffer easement granted to the Association must be two (2) inches below the brick wall cap or top edge of the wooden fence where they intersect, and the fence must be uniformly tapered along the final sixteen (16) feet. Refer to Figure 3 in Appendix A.



11. All fences where the side yard is adjacent to the street may not extend past the side of the house. Refer to Figure 4 in Appendix A.
12. All fences shall require landscaping of twenty-five (25) percent of each span facing the front yard. On all lots abutting two (2) or more streets at their intersection, the fence facing the side yard abutting the street shall require landscaping along its entire length. Landscaping must be installed within fifteen (15) days after painting of the fence.
13. Any existing fence that was approved prior to March 23, 1992 will be allowed to remain and be considered a nonconforming use.
14. Should any fence(s) be removed or damaged by man or an act of God exceeding a value of fifty (50) percent or more of the original cost, the remainder of the fence shall be removed. The owner may reinstall a fence, but only in accordance with the current design requirements.
15. Fences may not be replaced piecemeal in order to circumvent these restrictions. Should fifty (50) percent or more of the total length of the fence be replaced within any twelve-month period for any reason, the entire fence must be reinstalled in accordance with the current design requirements.

J. Trellises

1. A trellis is a structure or frame of latticework used as a screen or as a support for climbing plants. A trellis shall not be used as a barrier or to prevent ingress or egress to any lot or for any other purpose which circumvents the restrictions placed on fences elsewhere in these criteria.
2. Trellises shall be located within the rear yard and the side yards only. On all lots abutting two (2) or more streets at their intersection, trellises shall not be located within the side yard which abuts the street. No trellis may be located within seven and one-half (7-1/2) feet of a rear or a side property line. No trellis may be located with five (5) feet of the front yard.
3. No individual trellis shall be higher than six (6) feet or wider than four (4) feet.
4. Trellises must be constructed of materials designed for outdoor use in the climate of Central Florida.
5. The trellis must be painted or stained to match the color of the body or trim of the residence.
6. Plant materials supported by the trellis(s) must be fertilized, sprayed for pests and fungus, and watered as often as necessary to maintain a healthy, pest-free condition.

K. Screen Wall, Privacy Wall, and Retaining Wall

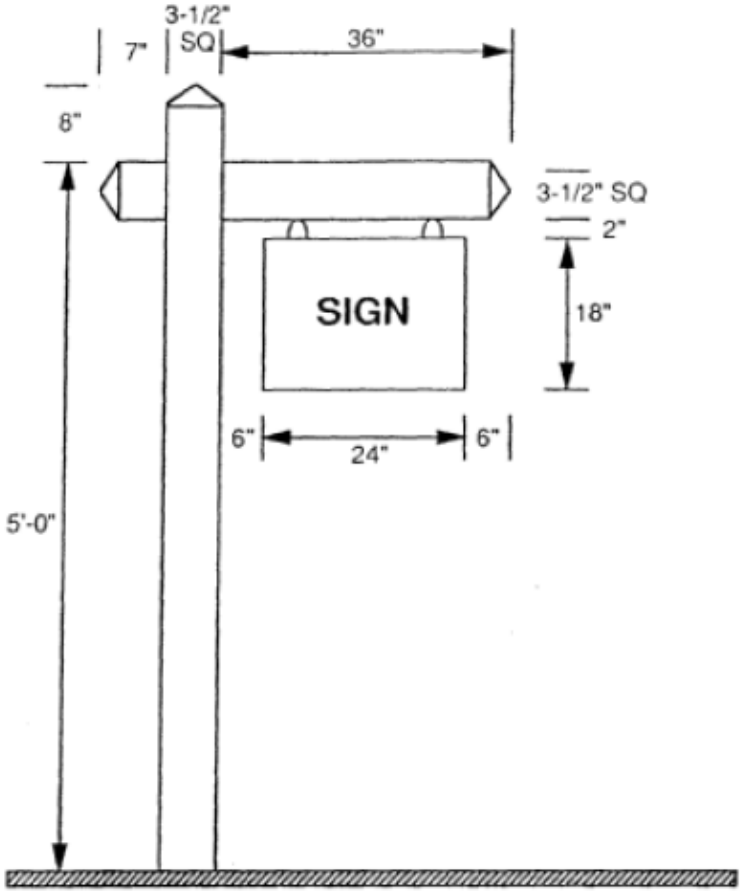
1. The material, color, and texture of all walls shall match the residence, and samples must be submitted with the design plan to the DRC for approval.
2. Privacy walls shall be a maximum height of eight (8) feet. All retaining walls shall be a maximum height of three (3) feet.

L. Exterior Lighting

1. The use of colored lights in all landscape lighting is prohibited.
2. Individual pole-mounted or bollard-type yard lights may be used adjacent to driveways, patios, pools, and spas. The maximum height allowed for this lighting is eight (8) feet.
3. Rear yard lights shall be set back a minimum of five (5) feet from property, utility drainage, or maintenance easement lines.
4. In all cases the illumination from exterior lighting fixtures shall be screened from adjacent lots. All lights which cause annoyance to adjacent property owners are prohibited.

M. “For Sale” and “For Rent” Signs

1. All “For Sale” and “For Rent” signs must conform to Figure 4. Homeowners may borrow approved sign posts from the Community Association Manager.
2. All “For Sale” and “For Rent” signs must be removed within forty-eight (48) hours after the sale or rental closing.
3. All signs must be professionally prepared and moderate in the use of colors. All signs must be kept continuously in a neat and orderly condition.



SECTION VI. LANDSCAPE DESIGN REQUIREMENTS

A. Intent

This section establishes minimum requirements for the development of landscape designs and specifications for plant materials, landscape grading, and irrigation within each lot.

B. Plant Material Use

1. Plant massing
    a. Simple plantings with a limited variety of plant materials should be used.
    b. Trees should be planted in masses of one (1) type per mass and with a minimum of three (3) trees per mass whenever possible.
    c. Shrubs and ground covers should be planted in masses of one (1) type per mass and in sufficient numbers to create beds or "drifts" of plants.
    d. Screen or buffer hedges should be composed of one (1) type of plant. Hedges that are intended to be clipped should be selected and consistently maintained in order to sustain an opaque, to-the-ground character.

   e. Shrubs and ground covers, rather than sod, should be planted under existing tree masses.
2. Plant material layering
   The plant material should be chosen based on its relationship to ultimate height and width in regards to the space in which it is being planted. Layering of plant materials is encouraged. Taller plants should be placed behind lower plants.
3. Building edges
   a. All front building edges must have planting beds of shrubs and/or ground cover. Side and rear building edges may exclude planting beds unless any portion of these areas is visible from a street or from across a lake/pond.
   b. Groups of plant materials are required on large blank walls.
4. Driveways
   Circular driveways shall have a low massing of shrubs between drive and right-of-way line, with a minimum one (1) gallon size and a maximum spacing of thirty-six (36) inches on center, depending on the type of shrub.
5. Shrubs and ground cover
   a. Shrubs must cover twenty (20) percent of the open space on the lot excluding paved areas. In lieu of some shrub material, ground cover may be planted.
   b. Shrubs shall be a minimum one (1) gallon size. Plant spacing shall be a maximum of thirty-six (36) inches on center, depending on the type of shrub.
   c. The minimum installation size and spacing of ground covers will depend on the type of ground cover. In any event, the ground covers should provide eighty (80) percent coverage within one (1) year of installation.
6. Sod
   a. All non-shrub and ground cover planting areas shall be sodded. Sod shall extend from the back of the street curb to all property lines.
   b. Only St. Augustine sod is acceptable, and it shall be free of weeds and pests. No seeding and/or sprigging shall be permitted.
7. Mulch
   a. All shrub and ground cover areas, with the exception of ivy beds, shall be mulched with a two-inch (2") to three-inch (3") layer of shredded cypress bark, pine straw, or pine bark nuggets. The use of pebbles and small stones as an alternative to these materials is strongly discouraged
   b. Consistency of mulch beds is required, and mixtures of mulch types are prohibited.
   c. Sand, large wood chips, plastic sheeting, and similar materials as an acceptable alternative to grass, ground cover, or mulch are prohibited.

C. Irrigation

1. All landscape areas shall be one-hundred (100) percent irrigated.
2. Systems shall be designed such that there is no overspray onto adjacent lots and paved surfaces.
3. Any exterior irrigation equipment, such as backflow preventers, shall be screened from view with plant material.
4. Irrigation heads in turf areas shall be either impact drive, ball drive, gear drive, or spray type popups. Popup spray heads are to have a minimum four-inch (4") popup height. Risers may be used in shrub areas not adjacent to pavement.

D. Landscape Maintenance

1. All sodded areas shall be mowed, and all trees, shrubs, ground cover, and vines shall be pruned as often as necessary to maintain a neat, attractive, and orderly appearance.
2. Trees, shrubs, ground cover, vines, and sod shall be fertilized, sprayed for pests and fungus, and watered as often as necessary to maintain a healthy, pest-free condition.
3. All edges between sodded areas, shrub beds, and walkways shall be maintained by use of sharp edging tool at least once a month, or more often if rain or other conditions require it.
4. All planting areas and sodded areas shall be weeded as often as necessary to maintain a clean, weed-free condition.
5. Mulch shall be maintained in a clean, neat, and weed-free condition and restored as necessary with mulch that is clean and free from foreign material.
6. Topsoil, mulches, etc., that may be lost from washouts or slumped and damaged areas on lake/pond edges or sloped berms shall be repaired in a timely fashion after the disturbance.
7. Irrigation systems shall be maintained in proper working order at all times, and any necessary repairs must be made immediately.
8. Stumps in yards are not permitted unless totally screened from view by walls or fences. Stumps shall be removed below grade and the area restored using trees, shrubs, ground covers, or sod.

Appendix A

Figure 1

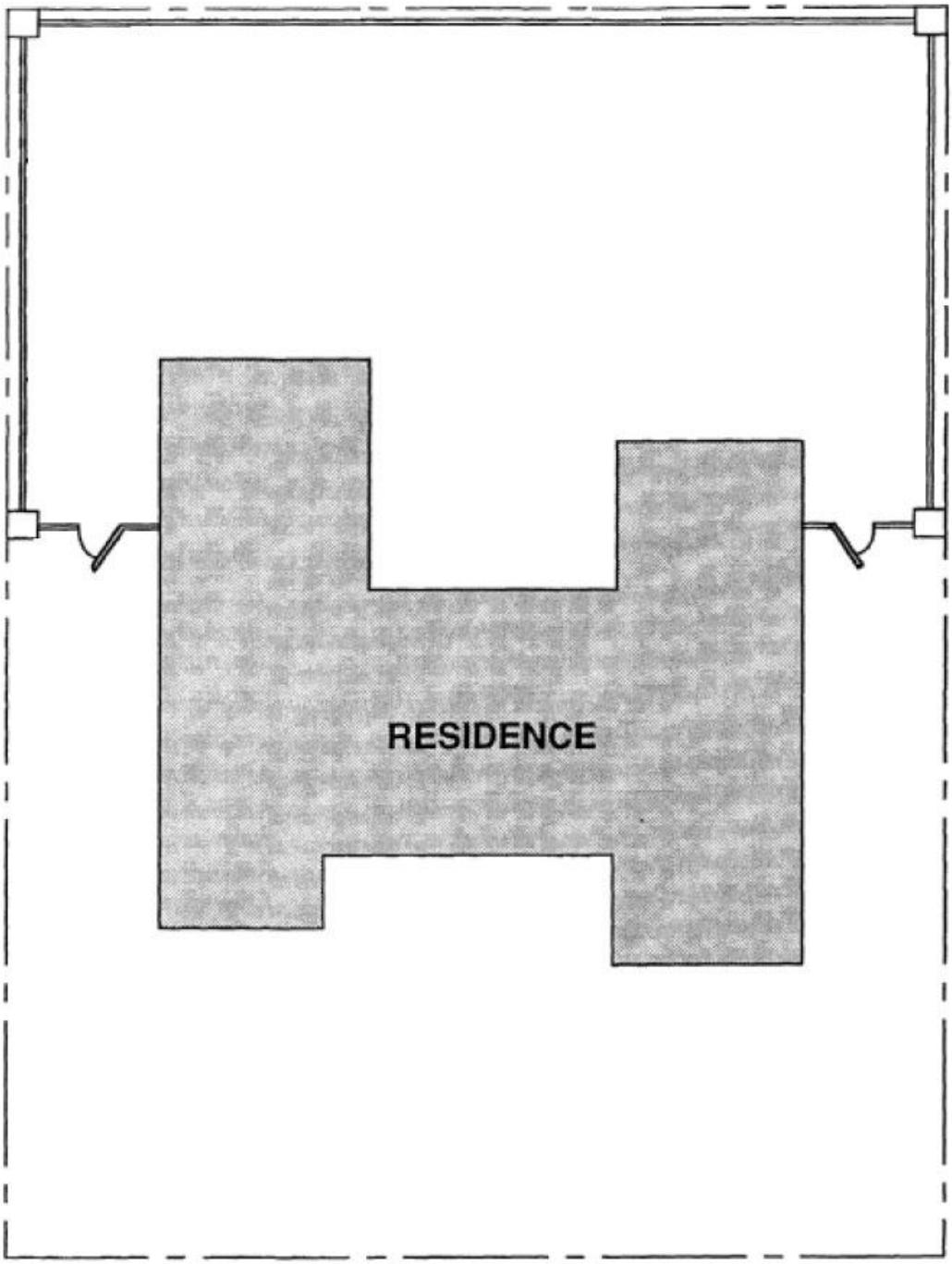


FIGURE 1. SUGGESTED FENCE SITE PLAN
(OCCURS WHERE REAR PROPERTY LINE JOINS NEIGHBOR)

Figure 2

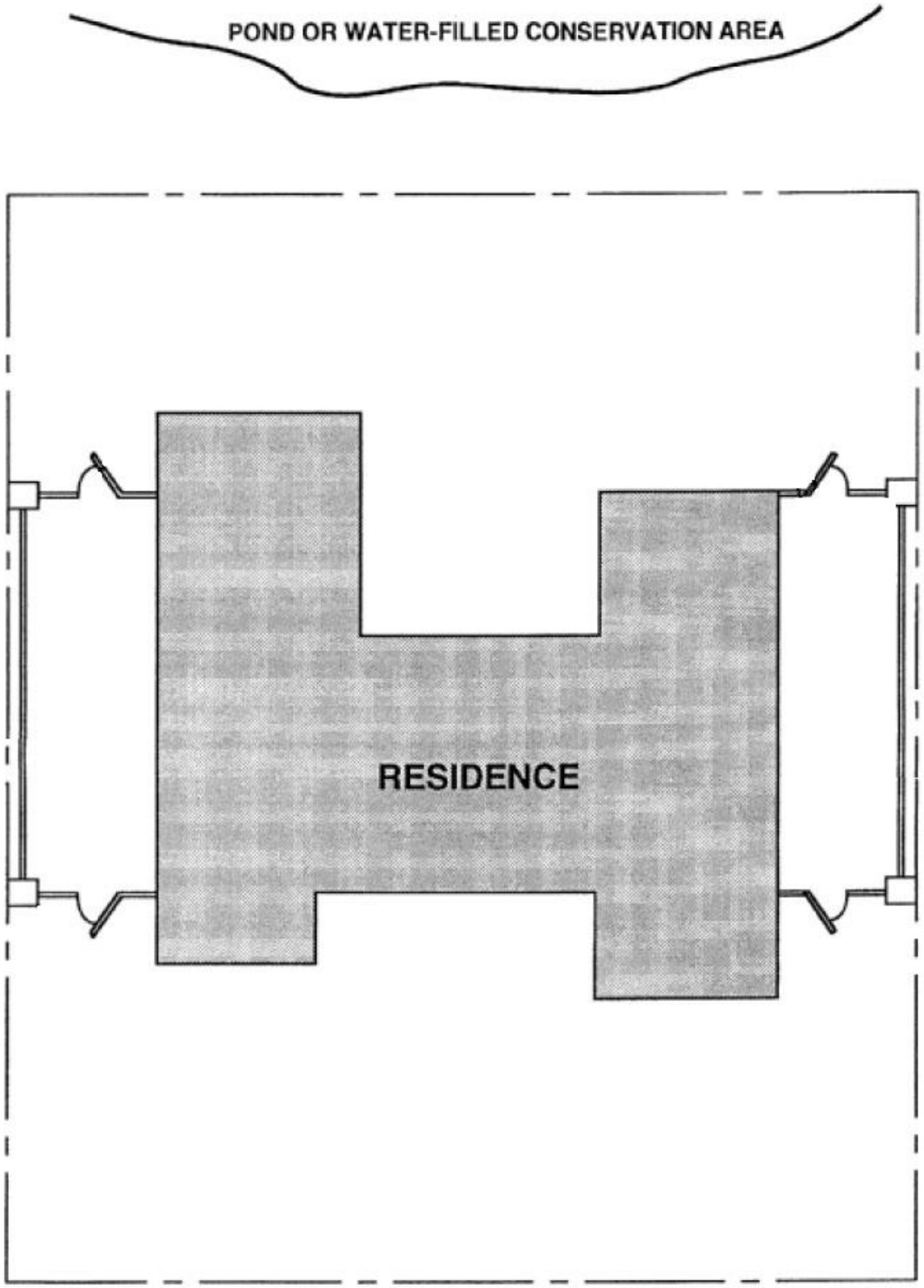


FIGURE 2. SUGGESTED FENCE SITE PLAN
(OCCURS WHERE REAR PROPERTY JOINS POND OR
WATER-FILLED CONSERVATION AREA)

Figure 3

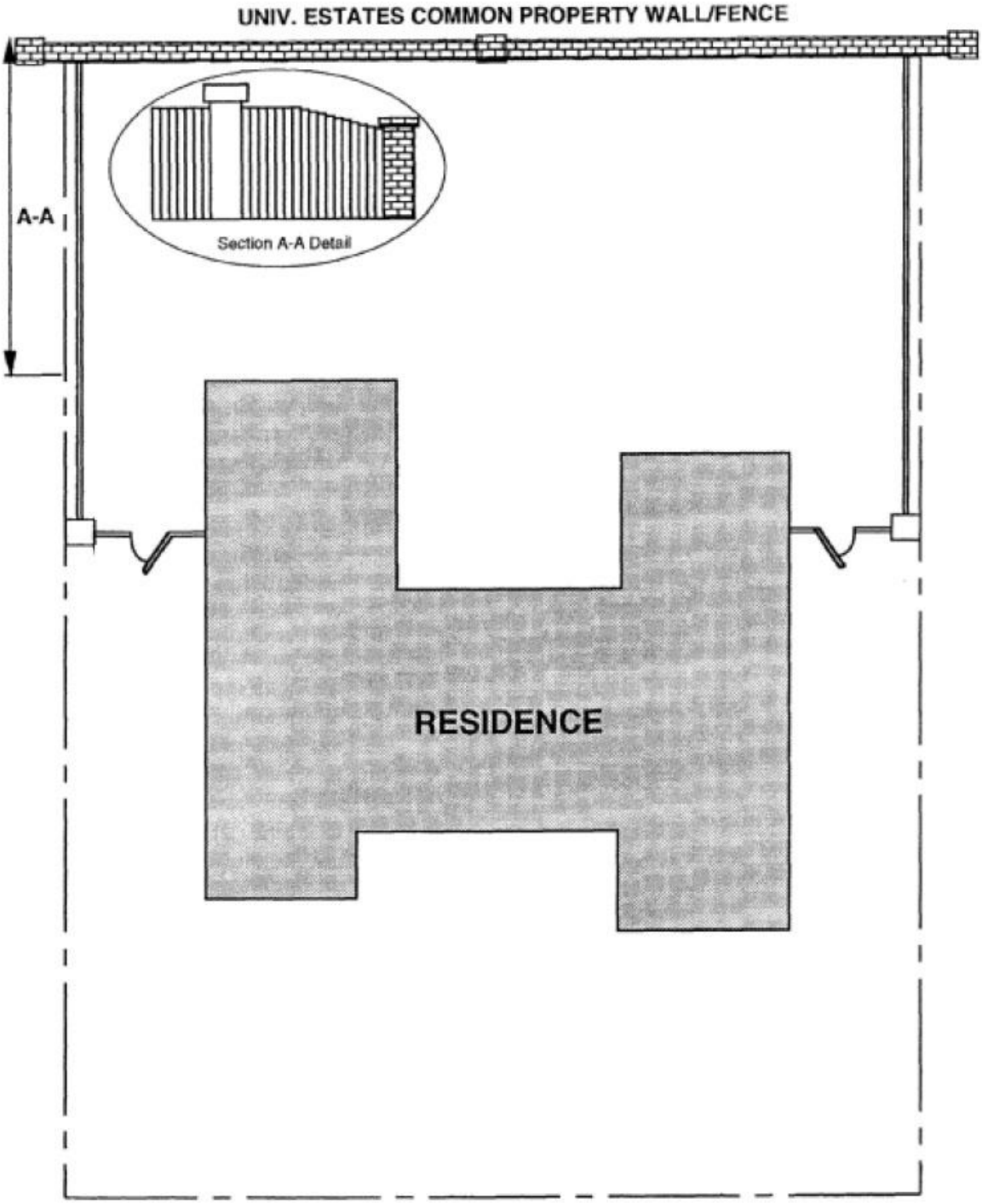


FIGURE 3. SUGGESTED FENCE SITE PLAN
(OCCURS WHERE REAR PROPERTY LINE ABUTS UNIV. ESTATES
COMMON PROPERTY – BRICK WALL OR FENCE)

Figure 4

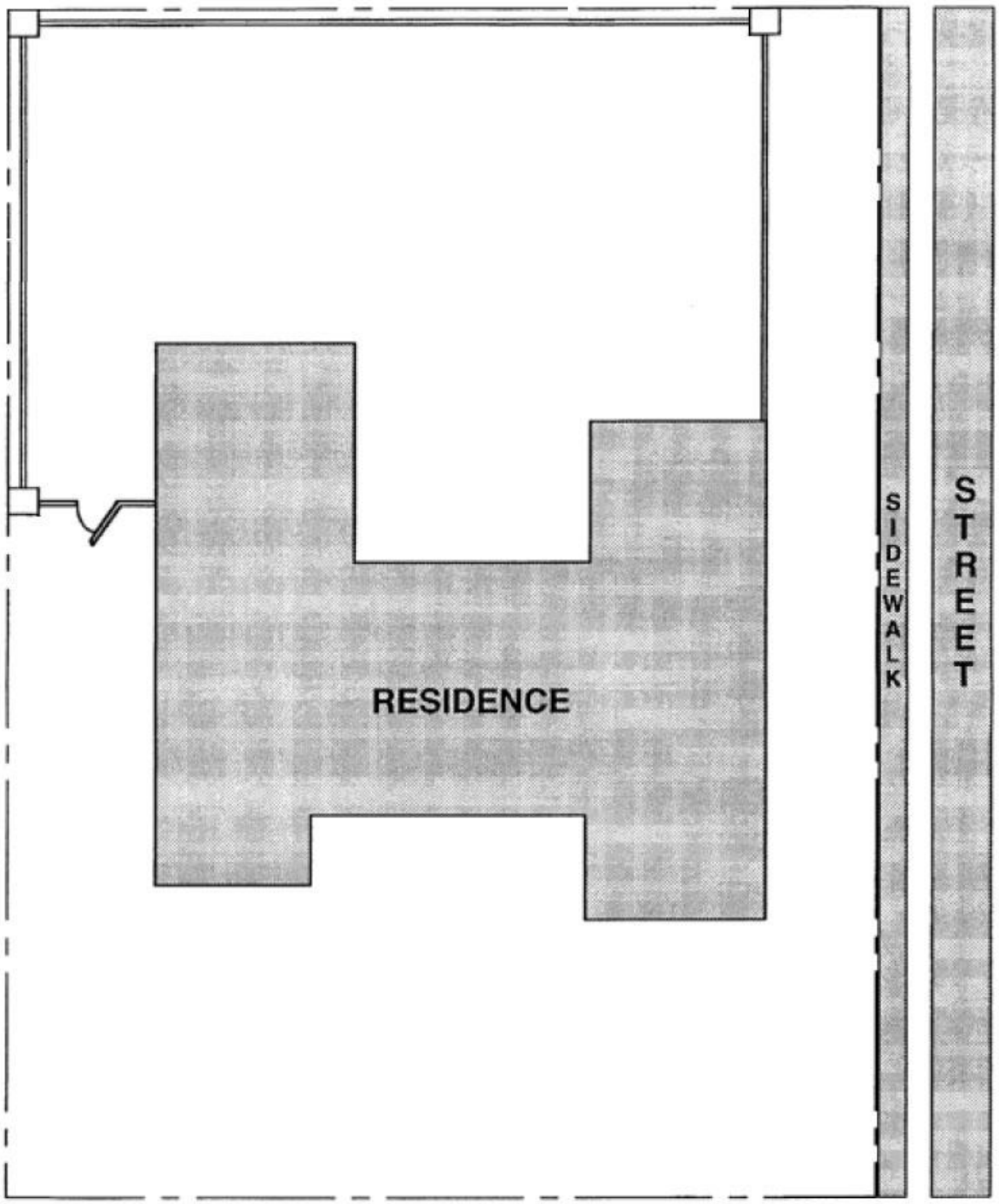


FIGURE 3a. SUGGESTED FENCE SITE PLAN
(OCCURS WHERE SIDE PROPERTY LINE JOINS STREET)