GRAND HAVEN

A PRIVATE CLUB COMMUNITY

ARCHITECTURAL DESIGN STANDARDS

June 2024

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1. ARCHITECTURAL DESIGN PROCESS

Grand Haven strives to offer property owners various architecturally styled villages with modern amenities to create a people friendly oriented “small town America” ambiance. Great care has been taken in the planning, design and construction phases to ensure aesthetic harmony between Grand Haven’s natural beauty and its developed amenities. To this end, it is of the utmost importance that the homes in Grand Haven are creatively conceived, environmentally sensitive and demonstrate architectural integrity.

For this purpose, an Architectural Design Committee (the “ADC”) will review all designs, plans and construction for:

- Preservation of community values.
- Consideration of primary site design issues.
- Sensitivity to the special landscape potential of the home site.
- Excellence in architectural design.

The Architectural Design Standards (the “Design Standards”) have been created to provide property owners, architects, homebuilders and contractors with a set of parameters for the preparation of their drawings and specifications. Adherence to these Standards will assure the property owners that Grand Haven will be known for its uncompromising standards of architectural quality and integrity. The ADC may deviate from these Standards only where there is a **compelling reason** to do so. The ADC will annotate the Committee’s reasoning for such a deviation on the approval form as well as the approval letter to the resident.

Prior to the commencement of any exterior aesthetic modification to the home or changes to the landscaping, the property owner or their respective agent shall submit an Architectural Review Application to the ADC. Refer to **Exhibit #4 – Architectural Review Application (Major or Minor Alteration)** and **Exhibit #5 – Architectural Review Application (New Home Construction).**

The CC&R’s supersede all Standards and these Standards supersede all previous ADC Guidelines or Standards. The conditions written herein must be met for all changes to existing homes requiring ADC approval (i.e. add a pool/lanai, paint in a different color/finish, add or remove landscape, etc.).

A. ARCHITECTURAL DESIGN COMMITTEES

By agreement between the Grand Haven Master Association (GHMA) and the Declarant, two separate Architectural Design Committees exist to serve the residents and prospective residents of Grand Haven. The Modification ADC (MADC) is composed of seven (7) members who are actively involved in the preservation of the Grand Haven community values by evaluating proposed modifications to existing homes. The New Construction ADC (NCADC) is composed of five (5) members who consider applications to construct new homes within Grand Haven. Both Committees use these unified Standards to approve submittals and a single set of ADC inspectors appointed by the Grand Haven Master Association, to ensure every resident request to build or improve their home is done in a fair and equitable manner.

Grand Haven is designed to be a unique community of integrated villages. The community’s Covenants, Conditions and Restrictions do not list specific design items necessary for plan approval. Rather, the authority to approve or disapprove individual building and landscaping plans is given to the Architectural Design Committee. The ADC does not seek to restrict individual creativity or preferences, but rather maintain the overall aesthetic relationship between homes, natural amenities, golf course and surrounding neighbors. As the community matures, these prime relationships will become increasingly important, requiring coordination through the design process.

The ADC will use the Design Standards for the purpose of review but may individually consider the merits of any design due to special conditions that, in the opinion of the Architectural Design Committee, provide benefits to the adjacent areas, the specific site or to the community as a whole.

B. DESIGN REVIEW PROCEDURE

It will be helpful to acquaint yourself with the Design Standards prior to the initiation of the design process. The Design Standards outline the basic requirements and characteristics of design employed by the Architectural Design Committee in reviewing and approving plans, including architectural, site, and landscape plans. By following these Design Standards, the ADC tries to ensure that each home in Grand Haven will be specially designed for its owner, utilizing the unique features of the home site.

Owners are encouraged to utilize professional designers and builders who have acquainted themselves with the Architectural Design Standards and have demonstrated an understanding of the quality and standards that will be required at Grand Haven. Grand Haven has a participating builder program for all Villages except Lake Haven, Front Street, Fairways Edge, and North Park Estates. In the aforementioned villages, the NCADC and MADC must jointly approve any builder not currently in the participating program. Approval of a builder by the Declarant is not a guarantee that designs, and plans will be approved or that the quality of construction will be acceptable.

Before selecting a builder for new home construction, property owners should check with the Declarant to determine if the professional they are considering has been approved for work at Grand Haven. If not, the property owner should have their builder fill out **Exhibit #7 – Contractor Review Form** and submit it to the Declarant for review and approval.

Property owners must submit the completed Application Package described in **Exhibit #4** (modification) or **#5 (**new construction), to the Architectural Design Committee. New Construction applications received by Friday at 12:00 p.m. (noon) will be placed on the next scheduled Wednesday meeting of the New Construction Architectural Design Committee. Modification applications received by Wednesday 4:00 p.m. will be placed on the next scheduled Wednesday meeting of the Modification Construction Architectural Design Committee. Both Architectural Design Committees currently meet on the 1st and 3rd Wednesday of every month, accommodating Holidays. In no case will property owners submit plans that are incomplete or come to the Committee on the day of the meeting and request that their submittal be heard. However, if a previous proposal is under appeal, the property owner may attend the meeting and is encouraged to bring any additional documents required to support their appeal.

C. FINAL DESIGN REVIEW AND APPROVAL

For new construction, the owner or his agent shall submit an Architectural Review Application (see **Exhibit #5** – **Architectural Review Application (New Home Construction)**) to include a final set of construction plans, a detailed site plan of the home, including grading and drainage plans, for approval. At least 45 days prior to the installation of any landscaping or irrigation system, the owner or his agent shall submit for NCADC approval a landscape plan showing type, size and quantity of plant material. At the same time, a full irrigation plan must be submitted.

For modifications of an existing home site, the owner or his agent shall submit an Architectural Review Application (see **Exhibit #4** – **Architectural Review Application (Major or Minor Alterations)**) to include a final set of plans appropriate for the changes requested for the MADC approval.

The ADC will review the application and supporting submittal information at a regular scheduled meeting and indicate its approval, denial or recommendations. For construction of a new home, applicants should submit three (3) sets of final construction plans as further defined below:

1) Construction Plans

Final Plans should be submitted on 24" x 36" sheet size and consist of the following information.

Site Plan/Survey (minimum scale 1/8"= 1’ 0” or 1" = 10') to include the following information:

- Show existing grades and the proposed finish grades. Show all drainage information including drainage arrows, retention areas, berms and erosion control measures if required. Clearly depict any side easement for storm water pipes or other utilities. All elevations shown shall be NAVD (North American Vertical Datum of 1988) Show existing and proposed elevations for all four corners of the subject property.

- Show all existing utility structures on the property such as streetlights, stop signs, and telephone/cable/electrical boxes.

- First floor elevations shall be shown and shall be true elevation.

- Indicate driveway widths, drainage culverts, pipe and headwalls, sidewalk widths and locations, patios, fences and walls, stem walls, retaining walls and garbage enclosure locations. All concrete pads for door entry/exits, air conditioning equipment, pool equipment, emergency generators and any other device requiring a pad by construction codes must be shown.

- Side entry garages shall have a minimum setback of twenty-five (25) feet (30' recommended) from the side lot line. This will allow a minimum of twenty-two (22) feet of drive for the proper vehicle access and a three (3) feet landscape buffer between the driveway and the lot line.

- Garage doors will conform to the requirements in **GARAGES** (section 2.J).

- Show any extreme site conditions including terrain, trees to be retained and trees to be removed on the plan. All existing trees four (4) inch DBH **(**diameter at breast height**)** or greater shall be shown on plan.

- Show all proposed structures.

- Show the length, design, height, finish and location of all walls (retaining and freestanding) and fences.

- Front, rear and side setbacks and all easements shall be shown.

- Total area and living area square footages shall be shown clearly on the plan.

First Floor Plan (1/4" = 1'-0") to include the following information:

- Indicate decks, patios, pool enclosure stoops, retaining walls, garbage enclosures, air conditioning screening, front entry step sizes, materials and finishes, driveway areas and all interior spaces of the first floor.

- Indicate limit of second story above, if any.

Second Floor Plan (1/4" = 1'-0") to include the following information:

- Indicate lower roof projections, roof overhangs, chimney locations and all interior spaces.

Roof Plan (1/4" = 1'-0") to include the following information:

- Indicate all roof areas and corresponding slopes.

- Colors and samples.

Building Elevations (1/4" = 1'-0") to include the following information:

- Building elevations should be drawn along with floor plans to match the site plan orientation.

- Articulate "all" elevations, including hidden elevations, with finishes, window types, trims, dimensions, and exterior architectural details. Show the proposed finish grades against elevations, attached garbage enclosures, air conditioning location, screens, decks, stairs, and the maximum height. Also show exterior post and rail system details. Show location of all exterior lighting fixtures.

- Plans shall include customization specific to the submitted home including any changes to a standard plan such as window shape, banding, balcony rails, rain gutters and downspouts, propane tanks, solar or renewable energy devices, etc.

Specifications and Schedules - to include the following information:

- Final construction specifications may be included on drawings or in book form on 8 1/2" x 11" sheets.

- Submit the exterior color scheme and material selections. Include any garage door, utility door colors, brick, stone, siding, shutters and paver samples.

Landscape Plan

Full site Landscape Plans should be submitted on at least an 11" x 17" sheet size (minimum scale 1/8"= 1'-0" or 1" = 10'). Modification to partial portions of developed home sites may be submitted on smaller sized paper so that all symbols may be clearly read. Plans shall consist of the following information.

- Landscape plans should show all trees, shrubs, ground covers and lawn locations, and be drawn to scale. Plans should include a plant schedule which lists all plants and specifies common and botanical name, height and width minimums, container size, spread, caliper, quantity, Florida #1 or better and typical spacing if applicable. The landscape plan must show the tree count schedule defined in **Minimum Street Tree Requirements** (section 2.Y.6) and **Minimum Yard Tree Requirements** (section 2.Y.7). All-natural vegetative buffers shall be shown.

- Landscape plans shall show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of the building with lamp posts, utility boxes, courtyard/privacy walls, stoops, decks, AC, generator, pool equipment pads, and other features accurately drawn. The details of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc. shall also be specified. If spas, retaining walls or head walls are to be installed, architectural drawings shall be provided including information on materials to be used.

- Irrigation plan showing one hundred (100) percent irrigation coverage by an automatic system with a rain sensor switch and supplied by city water or a well.

2) Revisions and Re-submittal

When revisions of the items required to be modified are minor, all parties shall affix signatures on the comments sheet attesting to such and additional sets of all documents shall be returned to the property owner, builder, or contractor stamped "Approved as Submitted" or "Approved as Noted." Plans needing to be extensively modified shall be denied and shall be resubmitted. The first resubmission, following the original submittal, will not require a fee. Each additional resubmission shall require a fifty-dollar ($50.00) fee.

3) Appeal

If an application has been denied, or if an approval is subject to conditions, which a builder or property owner feels, are unwarranted, or if there are disputes to any other matter related to actions of the ADC, the builder or property owner may request a hearing before the ADC. At the hearing, the builder or property owner shall be allowed to present their position on the matter and make requests or recommendations as to an alternative action. After the hearing, the ADC shall review the information presented and notify the builder or property owner of their final decision on the hearing. The decision of the ADC regarding the matter shall be final.

The Architectural Design Committee approval will automatically expire after one hundred eighty (180) days from date of approval if work has not started or a continuance has not been granted to the owner or owner's agent within the above time period. Additionally, any approval requiring landscaping as part of the approval will be done concurrently. The one hundred eighty (180) day window is not intended to allow exterior changes and required landscaping to be done in stages.

4) Construction Requirements

The Architectural Design Committee shall promptly offer its comments on the Final Design Review submittal within a reasonable amount of time following the review, not to exceed forty-five (45) days.

Along with the final design approval from the ADC, other requirements include:

a. All construction shall be complete within the specified time frame set forth in the Declaration of Covenants, Conditions and Restrictions for each corresponding Village. If the documents are silent, the exterior of any improvement shall be completed within twelve (12) months of construction commencement.

b. The acquisition of a building permit from the City of Palm Coast.

c. The construction contractor shall submit a refundable deposit with each application. The ADC has determined the construction deposit amount to be five thousand dollars ($5,000). The deposit shall be utilized to assure the completion of all improvements, including landscaping in accordance with approved plans and specifications and within the time periods provided in Section 8.4 and in Section 8.6 of the Grand Haven Master Covenants, Conditions and Restrictions and to pay or defray the cost of any unrepaired damage done to Common Areas, including roadways, as a result of said work. Checks should be made payable to "**Grand Haven Master Association".**

d. Approved Builder Signs will be the only signage allowed on the construction sites.

e. Contractors are reminded of the requirement to keep sites clean. No stockpiling of dirt or debris is allowed. Weekly cleanup is required. Each site is required to install and maintain at ALL times a dumpster, silt fence and port-e-let. The street is also to be maintained. If sites are not maintained or any damage to adjoining property or Grand Haven property occurs through the construction process, the ADC will notify the property owner and /or builder. Property owners or builders will be given three (3) business days to respond before the work is performed by the ADC, the cost of which will be deducted from the construction deposit. If the deposit is not sufficient to cover the cost of cleanup, the additional balance shall be collected from the property owner or builder.

f. Upon completion of all development and construction improvements, if requested by the ADC, the property owner and/or builder shall submit an as-built (design features implemented prior to ADC approval) survey to the Architectural Design Committee. This survey shall be at a scale of 1" = 10' or larger and show all existing site improvements.

g. Contractors are responsible for providing adequate parking for their work crews' vehicles. Parked vehicles shall not obstruct street right of ways. Parking on vacant lots is prohibited within the Grand Haven Private Club Community.

5) Remodeling and Additions

Additions are defined as a structure that is attached to the primary residence by expanding a current room size or has direct access to the main home via a door. Remodeling and additions to existing improvements are required to meet the same criteria as new construction except only two (2) sets of plans are required. All criteria concerning aesthetics, color, site location, architecture, landscaping, grading and excavation, roof (section.2.G.1), height limit, solar collectors, satellite television, setbacks, landscape lighting, street lighting, decks, porches, etc., shall be of significant concern to the Architectural Design Committee. An approval from the ADC is required for this work just as it is for new construction. In addition, Palm Coast City permits are necessary for structural changes.

Prior to starting any work on any changes to the existing home or home site, the property owner and/or builder should contact the Architectural Design Committee to determine which plans will be required for the review process. All plans that require a City permit need to be detailed.

To expedite the review process, the property owner should consider the following items.

a. If requesting any addition or alteration to the existing structure, two (2) sets of construction plans with sufficient detail must be provided for the Committee's consideration. If an addition to the existing structure goes beyond the current footprint, a survey to insure the planned addition does not infringe on setbacks and easements is required.

b. If painting any part of the structure, photos of the existing area, paint chips/cards/samples from the paint retailer, and a clear indication of the finish of the paint (flat, semi-gloss, satin, etc.) Paint samples provided to the Committee must be of the same finish as the proposed painting. Paint schemes are restricted to the provisions in the section **Colors** (section 2.E.2).

c. For landscaping changes, the property owner(s) must include enough information to make their plan clear to the MADC. Such information must include either the existing landscape plan for the property, a drawing of the areas to be modified, or photos of the areas to be modified. Also, the property owner must indicate the number of plants to be changed, removed or added; the species and size of new plant material; the type of ground cover; and if anticipated, the type of edging for landscape beds. As a general rule, ground cover must conform to the section **Mulch / Mulch Alternative** (section 2.Y.20) and edging must conform to the section **Landscape Curbing** (section 2.Y.17).

d. For lighting, brochures and/or pictures of the proposed fixtures.

e. See submittal requirements for Exhibit 4 and Exhibit 6

6) Review Fees

Review fees have been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, inspectors or attorneys retained by the ADC. The ADC shall have the right to modify the fees at any time as stated in the Grand Haven Covenants, Conditions, and Restrictions. Review fees are as follows:

a. New Home Construction - **$500.00** (See **Exhibit #5 – Architectural Review Application (New Home Construction)**).

b. New Home Construction – If the Contractor, Homeowner or Subcontractor(s) deviates from the approved, submitted plan without re-submitting to the NCADC for re-approval of changes, there will be a **$100.00 submittal fee for each change**.

c. Major Alteration or Addition – A structural or site modification taking place after the original construction (i.e., pool, screen enclosure, addition, dock/boat house, coquina/seal/retaining wall, ancillary structures), which requires a building permit from a government agency. – **Not Required** (See **Exhibit #4 – Architectural Review Application (Major or Minor Alteration)**).

d. Minor Alteration or Addition – Fences, play equipment, fountains, pavers, landscape improvements, tree removal/replacement, hurricane shutters, well installation, exterior color, etc... – **Not Required** (See **Exhibit #4 – Architectural Review Application (Major or Minor Alteration)**).

e. Major or Minor Alteration or Addition as a result of enforcement action by the Grand Haven Master Association - **$100.00**. (See **Exhibit #4 – Architectural Review Application (Major or Minor Alteration)**).

f. A denied submittal or conditionally approved submittal shall be entitled to one free re-submittal. Any additional submittals shall require a **$50.00** dollar re-submittal fee until all ADC conditions are met.

7) Construction Deposit

All new home construction contractors shall deposit five thousand dollars ($5,000) made payable to the **"Grand Haven Master Association"**. If a customer/client wishes to make improvements not performed by the above new home construction contractor during the construction phase, those improvements must also be submitted to the NCADC for approval.

A final inspection by the ADC inspectors will not be performed until all improvements requested in the submittal by any contractor or homeowner are complete. The construction deposit shall be held by the Grand Haven Master Association (GHMA) until all improvements are approved, completed and the ADC performs its final inspection with no deviations noted.

Pool/screen enclosure contractors, marine contractors and general contractors constructing major structural additions to existing homes shall deposit one thousand dollars ($1,000) made payable to the **"Grand Haven Master Association"**. The construction deposit shall be held by the Grand Haven Master Association (GHMA) until all improvements are complete and the ADC inspectors perform a final inspection with no deviations noted.

If the GHMA needs to utilize these funds for any of the purposes enumerated below, the GHMA shall, except in an emergency, give the contractor or owner two (2) business days to respond or correct the issue. If the owner or contractor has not started correcting the problem within that time, the GHMA is authorized to remedy the situation and withdraw funds from the construction deposit to cover the expenses.

Charges shall be levied only after the builder or owner has been officially notified and given three (3) business days to rectify the situation.

The contractor or owner shall replace any funds withdrawn from the construction deposit within seven (7) calendar days of notification of the withdrawal by the GHMA.

The construction deposit shall be used to offset any costs incurred by the Grand Haven Master Association to:

- Repair damage to any common property caused by the builder or his subcontractors, suppliers and representatives during construction.
- Pay for the cost of any cleanup of the site and common property not performed by the contractor.
- Bring the home site and any structures into compliance with the requirements of the Master Declaration, the Neighborhood Declaration and the Design Standards.
- Recover legal fees and other costs incurred by the Grand Haven Master Association to correct any construction or alteration not performed in substantial compliance with the plans receiving Final Approval.

8) Final Inspection

The NCADC may monitor the activities and progress of the applicant, the contractor, and his employees throughout the construction phase of a new home. This monitoring includes both the construction activity and conformance with the Design Standards. In accordance with the Master Declaration of Covenants, Conditions and Restrictions, the exterior of any improvement shall be completed within one (1) year after the construction of same shall have been commenced. For both new construction and modification of an existing property, the appropriate ADC shall have the right to enter and inspect any property at any reasonable time before, during or after the completion of work for which approval is required.

Upon completion of construction for a new home or major modification where a deposit is required, the applicant shall give written notice to the appropriate ADC using the transmittal form provided by the ADC (see **Exhibit #8 – New Construction and Major Alteration Completion Transmittal**). In addition, for new home construction, the applicant shall attach to the transmittal form a final survey, the NCADC approved landscape plan and a copy of the Certificate of Occupancy. Upon final inspection of the work by the ADC inspector and provided that such inspection determines that the work was constructed in compliance with the provided approved plans, the ADC shall return the construction deposit.

The Architectural Review Application, review fee, construction deposit and all other materials necessary for the ADC to approve a submittal shall be sent to the address in Exhibit 4 or Exhibit 5.

D. GENERAL RULES FOR ALL CONTRACTORS & SERVICE PERSONNEL

The ADC, through the management company, will monitor the activities and progress of the applicant and his employees throughout the construction phase of any project. This monitoring includes both the construction activity and conformance with the Standards. In accordance with the Master Declaration of Covenants, Conditions and Restrictions, the exterior of any improvement shall be completed within one (1) year after the construction of it shall have been commenced.

It is the responsibility of the property owner to present their builder, contractor or subcontractor(s) with a copy of these standards and to ensure they are understood and adhered to. The Grand Haven Master Association has formally adopted a Fine Matrix to ensure that full and complete remediation of any and all violations to the Covenants, Conditions and Restrictions is timely.

1) All contractor personnel are required to register with the Grand Haven main gate security guard.

2) Construction and commercial landscape activity performed by contractors and service personnel activity are permissible from 7:00 a.m. to 6:00 p.m. only. No construction or landscaping by a commercial company is allowed on Sunday or Federal designated holidays.

3) Contractors are required to keep their job sites neat and clean. Trash, debris and discarded materials shall be placed in a dumpster daily. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Grand Haven Master Association and billed to the responsible contractor, subcontractor or homeowner.

If sites are not maintained or any damage to adjoining property or Grand Haven property occurs through the construction process, the ADC will notify the property owner and /or builder. Property owners or builders will be given three (3) business days to respond or correct the issue, at which time the property owner will be notified, and the violation process will commence, and repeat violators will be reported to the City of Palm Coast Code Enforcement. Items which fall under this category include:

a. No stockpiling of dirt or debris is allowed. Weekly cleanup is required.
b. Each site is required to install and always maintain a dumpster, silt fence and port-e-let.
c. Streets are to be kept free of nails, excessive dirt and other debris.
d. No adjoining properties or roadways are to be used for staging of construction materials.

4) Contractors shall use only the utilities provided on the immediate site on which they are working.

5) Any damage to adjoining property, utility fixtures, streets, curbs, drainage inlets, streetlights, street markers, mailboxes, walls, common property, etc. shall be the responsibility of the offending party.

6) Washing of construction equipment and vehicles on any street is prohibited. Concrete trucks shall only wash out on the location that they are delivering the concrete.

7) Operators of vehicles are not permitted to spill or leak any damaging materials while within Grand Haven. If spillage of a load occurs, operators are responsible for clean-up. Please report any spills immediately to the CDD office or appropriate governmental agency.

8) If any utility lines (telephone, electrical, cable, fiber optics, sewer, water, etc.) are cut, it is the contractor's responsibility to report the accident to the appropriate utility company immediately.

9) All personnel working in Grand Haven are to keep all areas in which they work free of discarded materials such as trash and odd materials. Objects shall not be thrown out of cars and trucks. Stockpiling of any materials on adjacent lots is not allowed.

10) Loud radios or noise shall not be allowed within the subdivision. Normal radio levels are acceptable. Mounting of speakers on vehicles or outside of homes under construction is not permissible.

11) Driving across the golf course is not permissible. Any contractor doing work on or adjacent to the golf course shall have a full-time golf employee show them paths of ingress and egress.

12) Driving on the Esplanade requires approval from the Grand Haven CDD.

13) No vehicles (trucks, vans, cars, trailers, etc.) may be left in the subdivision overnight. The erecting of storage sheds or construction offices is not permissible. Construction equipment may be left on the site while needed but shall not be kept on the street.

14) Only legitimate workers are allowed on the property. Spouses or friends may drive workers to the site and pick them up but shall not remain on the property unless they are actual employees of the contractor. No children or pets shall be permitted on the property.

15) No drugs or alcohol are allowed on to the site. Violations of this rule will be referred to local law enforcement.

2. DEVELOPMENT

The Architectural Design Committee shall consider each project independently and shall give extensive consideration to the individual impact of each plan upon adjacent home sites, common areas and the appearance from the golf course, including future maintenance of any structure or landscaping.

Special consideration shall be given to the topographical and vegetative features of the property. It is important to the community that homes are located on the property in a manner that does not adversely affect views from the adjacent homes, golf course or open areas. Proper treatment shall be given to the site's natural features including existing vegetation, environmentally sensitive areas and natural drainage ways. The Architectural Design Committee shall consider driveway access and the height of structures.

A. SITE PLANNING

A critical and important step in the design process is determining the residential site layout on the property. The site plan concept developed for each property owner shall reflect functional needs and also be sensitive to the property's unique characteristics and inherent design opportunities.

For new construction, site surveys and topographical information is the responsibility of the property owner. The owner is required to use a surveyor to obtain this information and also to plot significant trees and site conditions.

For modification of an existing home site and where the improvement is near an adjacent property, the ADC may require a site plan and/or survey to ensure improvements to building architecture or landscape are on the subject property and that the ADC inspector has sufficient reference to determine the correct position of such improvements.

The home sites and open vistas of the community and golf course mean that most residences will be seen from many different angles and views. Therefore, it is important that the three-dimensional character of each home be carefully studied.

B. CLEARING & GRADING

The design and development concepts of Grand Haven call for the preservation of the existing vegetation and grades as much as possible. Of particular importance are the home sites, which have been developed to reflect the natural features of the surrounding property. Many of these home sites surround the golf course and require creative architectural and landscape design considerations.

The ADC is particularly conscious of site utilization and desires not to disrupt the natural vegetation and terrain in most cases. The Architectural Design Committee is keenly aware that, whenever possible, structures shall be designed around the site features of the specific home site. It is important to remember that the beauty of the development are the natural features of the land and that the architecture shall complement and enhance rather than compete with or detract from this beauty. No large mature oak trees shall be removed from the property except where necessary to reasonably construct the home.

In order to help ensure compliance with this philosophy, a site plan shall be required as part of the final design submittal. **Upon receiving ADC approval, all owners and/or their builders shall meet onsite with the designated ADC representative to perform a site inspection prior to commencing clearing or construction activity of any kind. Absolutely no clearing whatsoever shall be permitted without a site inspection.**

Clearing and grading that is required for pools, patios, etc. should incorporate the same design philosophy as that used in developing a site plan for a residence.

All clearing and grading reviews shall be subject to the jurisdiction of the ADC and shall be considered individually for each lot. Recommendations or demands shall be based upon individual home site locations, vegetation, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the committee feels impact upon the site design. The ADC reviews grading/drainage plans for aesthetics only. All technical review of grading/drainage plans is the responsibility of the local government.

Trees and natural vegetation must always remain barricaded during construction. Dumpster, port-e-let, silt fence and approved signage shall be present. Permit boxes must be always present during construction and have current permits. There will be no staging of materials or dumping of waste materials on adjacent lots or on streets.

Lot Inspection is to be performed prior to any clearing. The house corners and driveway shall be staked to layout the structure in the proposed location on the property. Trees and natural vegetation to be saved must be tagged and/or barricaded. The conditions of adjacent private and common properties will be documented prior to construction commencement. Electrical and water access will be specified.

C. DRAINAGE

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water runoff for each individual home site shall be handled by adequately sloping of all areas so that runoff can be directed to the storm drainage facilities. Drainage consideration must be made for neighboring yards as well, so water runoff does not impact the adjacent property.

Site drainage must be detailed on a site plan prepared by an engineer.

All sheet flow shall be directed into drainage swales, area drains, or street curb and gutter. Although the Architectural Design Committee shall review drainage plans, the property owner is fully responsible for water runoff and drainage control of his home site. The engineering firm's recommendations must be followed concerning the use of swales and underground drainage.

Approval of site plans does not relieve the owner, engineer or contractor of liability for any damage to their property or adjacent properties.

D. EASEMENTS

Landscaping and the building of driveways or fencing within various easements may be permissible. However, the easements between two properties associated with the Grand Haven Storm Water system shall be landscaped as follows:

- No permanent structures such as concrete walkways, concrete pads, fences, light poles, flagpoles and ancillary structures may be placed in these easements.

- No trees may be planted or once removed for maintenance, re-planted within the easement.

- Landscaping such as shrubs, stepping-stones, flower beds, decorative stones may be placed in these easements with the approval of both the ADC and CDD.

- In the case where shrubbery has been removed for maintenance within these easements, the MADC has the authority to modify the requirements to screen equipment adjacent to the easement after maintenance has been completed.

Any cost associated with the removal and replacement of such features to access underground pipes and improvements, is the responsibility of the property owner.

Property owners are encouraged to research easement restrictions. ADC approval is not authorization to violate easement restrictions that may exist.

E. INTEGRATION WITH NEIGHBORING PROPERTIES

1) Building Elevations

No elevation shall be repeated on a given street within five (5) lots (including the subject lot) of an existing design on either side of the street without significant architectural modifications to the front & rear elevations. For example, if the house is on lot 5 then lots 1, 2, 3, 4 and 6, 7, 8, 9 on the same side of the street and lots 10-18 across the street shall not be a repeat elevation.

2) Colors

Except for the main front door, any exit door from the home with banding and all garage doors should be painted the wall body color or trim color. Those doors without banding may be either body or trim color but must be indicated on the plan. Neon or garish colors are not permitted. A third color is permitted for any of one up to three accent items that match including corbels, shutters, or other accent items. For a garage door to be painted an accent color it must match three (3) accent items and be a new construction home. Plans should clearly state the finish (flat or satin) of all wall, column and trim paint.

The front door at the main entrance may be natural stained or painted a different color than the body, columns and walls, but the plan must indicate the color and finish. Exit doors and garage doors are customarily painted with semi-gloss or gloss paint. **All exterior walls** and trim shall be painted with either flat or satin paint.

Light Reflectance Value Index (LRV) should be used as a guide when selecting colors for walls and garage doors. LRV is found on the back of color swatches or samples. Light pastel colors and white shall have an LRV of eighty (80) or greater. Earth tones shall have an LRV of twenty-five (25) or greater.

When selecting exterior wall and trim colors, the ADC will use the system referred to as the "Box Formation" to determine if color choices are acceptable. Using lot 5 as an example, the Box Formation is defined as the homes on the immediate left and right (lots 4 and 6) of the house in question plus the three homes (lots 13 – 15) directly across the street. The use of an identical body color is prohibited. There must be a discernible difference in color shades whenever the requested body color is similar to one of the homes in the "Box Formation." At the meeting, the Management Company will provide the Committee with a representation of the colors for each of the five Box Formation houses surrounding the submitting property.

1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18

Two adjacent properties cannot have roofing of the same material (tile, shingle or metal) color and style. This also applies if the roof is a multicolor color pattern. Roofs across the street are NOT part of this comparison.

To accurately represent colors that exist at neighboring properties, the ADC shall use native digital images provided by the Management Company. Color swatches available at commercial paint providers may be used for the subject home site under consideration and for properties in the box formation which have yet to be painted. Homeowners are encouraged to paint a small sample area on the house to see if the color requested is what they want. Color selection should follow Palm Coast color guidelines. If a determination on acceptable colors cannot be made by the committee members at a meeting, the ADC should consider a site visit by at least two members and/or requesting the property owner paint a small area of the home with the requested color in lieu of a color swatch. Additions, repairs or modifications to the structure or roof of a home shall match the existing style and color of the original materials as closely as possible.

F. DESIGN CONSIDERATIONS

Good architectural design shall incorporate architectural elements that have withstood the test of time, and each architect shall strive to design a home that has integrity, simplicity, and a sense of proportion.

It is desirable for the homes in Grand Haven to exhibit the individuality of their owners as well as the characteristics of the selected architectural style. It is also important that they observe basic design principles inherent in good architecture:

- Is the residence located on the site with a minimum disruption to the natural topography and landscape?
- Will the various building materials allow a pleasing and harmonious exterior appearance for the residence?

- Are the colors appropriate and used with restraint?
- Do exterior house colors complement roof color?
- Do the colors match the aesthetics and theme of the homes in the area?
- Is there a consistent scale used throughout the design of the residence?
- Is each element designed in proportion to the others?
- Are the specific features of the architectural style well developed and carefully detailed?
- Have these features been researched to achieve a degree of authenticity?
- If the elevation is similar to an existing nearby home, are the architectural modifications to the exterior significantly different enough to change the similar appearance?

The following elements are to be encouraged:

- Intelligent selection of details related to a well-designed floor plan.
- Sensitive interpretation of styles within constraints of budget and site.
- Consistency of site planning, landscaping and architecture.
- Logical use of materials.
- Openings shall be properly placed and spaced and have well executed details that are consistent with the architectural style.

The design of each residence shall be compatible with the architecture of the surrounding homes whether they exist, are under construction or have approved plans by the ADC. This applies to all elements of the design process including architecture, grading, fencing, and landscaping.

The following elements are to be avoided:

- Harsh contrasts of color and/or materials.
- Illogical or inappropriate combinations of scale.
- Poorly executed details and extreme interpretations of the components of each style.

G. DESIGN FEATURES

1) Roofs

The main roof pitches shall be consistent with the architectural style of the home. As an example, more traditional architectural styles shall have a minimum of five (5) vertical to twelve (12) horizontal pitched roof, either gabled, hipped or a combination of the two**. Flat roofs shall not be allowed regardless of the architectural style.** Roof forms shall be well organized and demonstrate the same character on all sides of the residence. Eave lines shall align for traditional styles whenever possible. Eaves and rakes shall be articulated by multiple fascia boards, (fascia shall be a minimum of six inches), cove and crown molds or gutters.

Roofing material shall be architectural asphalt shingle, slate, flat clay/concrete tile, barrel clay/concrete tile, fiberglass, solar or metal and are subject to ADC approval. Roofing material needs to conform to the neighborhood design and color should complement house body color. Two (2) roofing materials and colors are allowed as an accent on front elevation extension. The Architectural Design Committee must approve any substitute roofing material.

Dormers shall be designed in keeping with the architectural style. Dormers shall be correctly located on the roof and not be too large or out of proportion.

All roof structures such as attic vents and plumbing vents shall be painted to match the roof colors and be positioned behind the roof crown. Roof vents, turbine vents, non-solar attic fans, and skylights shall be on the rear side of the roof ridge. Skylights shall be flat or slightly convex so as not to protrude from the roof surface more than six inches.

Chimneys shall be properly located and in correct proportion to the mass of the home. Chimneys shall be designed with appropriate breaks for character. The ADC has the right to limit the height of the chimney above the roof/chimney interface.

2) Windows and Doors

Windows and doors shall be made of wood, vinyl, painted aluminum, vinyl-clad wood or vinyl-clad aluminum. Alternate window material shall be considered on a case-by-case basis. Glazing shall be clear, bronze or gray tint only. Mirrored-looking glass shall not be accepted. Stained or multi-colored glass is not allowed.

Windows and doors shall reflect restraint in the number of types, styles and sizes. Consistency of detailing on all elevations shall be maintained. As a minimum requirement, all window and door openings including garage doors and shall have a minimum four (4) inch wide raised trim band.

Replacement windows and doors need to conform to the existing style of the home and subject to ADC approval. Security doors and windows are not allowed.

All openings shall be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Windows shall be located on all elevations and be properly spaced and proportioned. Shutters, if incorporated, shall be sized to the opening and are encouraged on all windows. Shutters shall be traditional in design and in keeping with the architectural style. Canvas window awnings are not allowed.

In most instances, bay windows shall be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a two-story condition, the blank panel between all faces shall be articulated.

Permanent window air conditioners that protrude from the window are NOT allowed.

3) Main Entrance

The main entrance shall have a sense of prominence that is reflected in the design. It shall include either a pair of doors with or without sidelights or a single door with sidelights. Single doors with sidelights must keep the sidelights when replacing the door. Single doors with NO sidelights may replace the door without adding sidelights. The main entrance shall contain more detail than other openings but be consistent in styling. No sliding glass doors are permitted on the front elevation of the home.

4) House Numbers

All structures must have Arabic house numbers attached to the front of the home and be clearly visible from the street. House number color must stand out from the body color.

5) Height Restrictions

The height of any home shall be measured vertically from the average elevation of the finished grade on the ground covered by the structure to the mean height between the eaves and the ridges for hip or gable roofs. The maximum height of any home including an attached garage shall be thirty-five (35) feet. The maximum height of any detached guest house or garage shall be twenty-five (25) feet.

6) Decks

If decks are utilized, the deck and its supports shall incorporate materials that relate to the residence such as brick, stucco or stone. If wood posts are used, they shall be a minimum of six (6) inches by eight (8) inches with base and capital detailing.

7) Masonry or Stone

Masonry, or stone facing, used as a veneer material on the front of a residence shall return around front corners a minimum of twenty-four (24) inches except bump outs and columns.

More stringent restrictions may be imposed on given lots where it is deemed necessary by the ADC, to protect the aesthetic integrity of the community.

All corner lots are required to have handicapped ramps.

H. MATERIALS

Exterior walls shall incorporate any of the following: brick, stucco, stone, wood or approved siding. Bricks shall be earth-tone in color. Brick textures shall not have contrived surfaces. Siding shall be constructed from natural woods such as redwood and cedar**. Aluminum, Masonite or vinyl siding shall not be allowed** except upon specific approval for an individual application.

All color and material selections shall be reviewed during final design review. Visible elements such as gutters, trellises, pergolas and downspouts shall match the color of the architectural element they are attached to or be of a complimentary or contrasting color. Stark white, bright pastels or bright intense colors in large expanses shall be discouraged. Color selections shall be denied if they contrast with adjacent homes or match too closely other homes as outlined in the section **Colors** (section 2.E.2)**.**

I. BUILDING AND EQUIPMENT SETBACKS

The City of Palm Coast has established minimum standards for building setbacks for various types of residential structures. The setbacks required by the city, however, are not to be construed as setbacks that would be approved by the Committee.

The Architectural Design Committee has provided setback requirements for home sites, based on their size, to ensure that the community will be pleasing in appearance from views not only from the street but also from the golf course. In some instances, the minimum setbacks may not be allowed due to aesthetics. Setback requirements may be modified due to unique site characteristics that dictate such change to preserve the aesthetic integrity of the particular site or the community as a whole with the permission of the Architectural Design Committee.

Outdoor elements of the house which are attached to the home, (such as decks, porches, and wing walls) are considered to be part of the house and shall not be allowed to encroach into setback areas, except as variances in the case of unique site characteristics, which the ADC may consider on an individual basis. Walkways may encroach into setback areas but shall be kept a minimum distance off the property line.

Outdoor equipment that supports the operation of the house such as AC units, Irrigation Pumps, Pool Equipment and Generators must be located far enough from the property line to allow for maintenance and cannot go over the property line. Damage to a neighbor's property from the installation or maintenance of this equipment will be the responsibility of the property owner that owns the equipment. Equipment must be installed on either the side or back of the house and cannot be located directly opposite to a neighbor's exterior equipment. There needs to be enough room between new and existing equipment to allow for maintenance and landscaping equipment. Buried equipment (e.g. propane tank) can be buried anywhere on the property but NOT in an easement. See Standard 2.Y.12 (Minimum Shrub Requirements) for shrub coverage.

Many lots within Grand Haven have mandated rear yard vegetative buffers that must be preserved. These buffers shall regulate the design and specifications of fencing, landscaping and ancillary structures on homes where these buffers are required.

Refer to the appendices for specific setback requirements for each individual village within Grand Haven.

Neighborhoods not listed in the appendices will be required to adhere to City of Palm Coast minimum setback standards. Each home will be reviewed individually taking into consideration existing homes within that neighborhood.

J. GARAGES

The ADC requires adequate architectural treatment of garages using landscaping, walls or a combination of both. The Design Standards require architectural enhancement of the front elevation around the garage such as banding, quoins, keyways, or combinations thereof. Garage doors shall be completely banded and recessed a minimum of eight (8) inches.

At a minimum, a two-car garage is required for all single family detached homes. Those residences which have four or more bedrooms or over two thousand eight hundred (2,800) sq. ft. should have a three-car

garage. A minimum of two (2) guest or visitor parking spaces should be provided in the driveway. Garages cannot exceed fifty (50) percent of the total principle living area square footage of the dwelling. Areas not included in the principle living areas are lanais, porches and garages. When calculating the fifty (50) percent limit, all garage space is included, including both attached and detached garages. Example: principle living area is 2,400 sq. ft. so entire garage area (attached and detached) cannot exceed 1,200 sq. ft. A detached garage that has multiple uses will be considered one unit for the purpose of calculating the fifty (50) percent limit on garage size.

No garage shall be permanently enclosed or converted to another use.

Garage doors over ten (10) feet in height are not permitted. Screen doors, permanent or temporary, in garage door openings are prohibited.

New garage doors must be painted either the body color or trim color. If a replacement garage door is an accent color the door must match the original color.

Detached garages need to be connected to the house with a wall or arch. Garage doors need to match existing garage doors. The detached garage must match the current house architecture, height and color.

K. VEHICULAR DRIVEWAYS SURFACE AND PARKING AREAS

Decorative driveways are encouraged. Concrete or full thickness pavers shall be used in the construction of all driveways and parking areas. Driveway flares are required and must conform to local and state codes. Asphalt, loose stone or gravel shall not be used on driveways.

All surface coatings or concrete stampings for new or existing installations require ADC approval. The coatings most likely to be approved are those in earth tone colors, especially gray, browns and tans. The color shall relate to the colors on the residence. Bright colors or extremely dark colors will not be approved. Driveway surfaces shall be low luster non-slip paint or paint treated for non-slippage. Driveway pavers or stamping need to extend from the garage door to the street.

No driveway extensions may be constructed on the lot greater than 8 (eight) feet from the current driveway.

When making a submittal, include the property owners name, property location, a photo of existing home and a picture or sample of the proposed installation.

L. SIDEWALKS

Refer to the corresponding Village Appendix for requirements.

Property owners shall be required to construct a sidewalk along the entire length of their front property within the road right-of-way. Corner lots require a sidewalk on both the front and corner sides of the property and will require a handicap ramp. The sidewalks are typically six (6) feet-six (6) inches from the back of curb. The sidewalk shall be four (4) feet wide, minimum three (3) inches thick, broom finish concrete, with natural concrete coloring. The sidewalk shall be scored at five (5) feet intervals with expansion joints at twenty (20) feet intervals. Reference the corresponding Village Appendix.

Lots shall be graded to minimize the grade of the sidewalk. If the driveway is steeply sloped, consideration shall be given to benching the driveway to match the slope of the sidewalk.

When a site plan is submitted, it is required to show alignment with the neighboring sidewalks, as it relates to the required six (6) feet-six (6) inch set back from the rear of the curb per the Design Standards. If the adjacent sidewalk does not measure six (6) feet-six (6) inches from the rear of the curb a graduated alignment shall be indicated.

Sidewalks are not to be painted.

M. WALKWAYS

Walkways used on the private portion of a home site typically connect the driveway or sidewalk to the front entrance of a home, connect two entrances to a home/lanai to each other, or connect an entrance to the driveway or a constructed patio. On the Intracoastal, walkways may also connect an entrance from the home to the Esplanade.

Walkways may be constructed of concrete, where permitted by code. Materials may also include pavers, stepping-stones, gravel, or mulch. Any walkway not constructed of concrete must use a stabilizing edge such as concrete for pavers or continuous curbing or blackjack for gravel or mulch. Thin set pavers over a concrete base are permitted. The ADC shall consider the overall aesthetic relationship between the proposed walkway(s) and the adjoining surfaces to which they connect.

Walkways shall not be constructed to begin or end in any portion of an open yard, natural buffer, or landscape bed.

N. STRUCTURAL RETAINING WALLS (POOLS, HOT TUBS, DECKS, PORCHES AND PATIOS)

An effort shall be made in the grading design to minimize the use of retaining walls. If retaining walls are required, they shall be constructed of materials that compliment or match those used on the residence and be screened or softened by the use of landscaping. Patios must be located in the back of the home and no larger than two hundred (200) square feet.

Exposed retaining walls shall not be higher than thirty (30) inches above finished grade. Retaining walls greater than thirty (30) inches in height shall have elevated planters located adjacent to retaining walls so that no more than thirty (30) inches of any retaining wall is exposed to view. Planters shall be minimum of sixteen (16) inches wide and be vegetated with species suited to the wall's orientation and exposure. Shrubbery shall grow high enough to cover the retaining wall. Plant material must be a minimum of seven (7) gallons.

O. POOLS, THERAPY POOL, SPAS AND LANAI ENCLOSURES

The location of swimming pools, therapy pools and spas (including hot tubs) shall address the relationships between indoor and outdoor features, setbacks, wind, sun and the site's terrain.

The size, shape and location of swimming pools shall be carefully considered to achieve a feeling of compatibility with the surrounding natural and manmade elements. Pools and enclosures shall be architecturally related to the house and other structures in their placement, mass and detail.

The view of the pools and pool decks shall be partially blocked with landscaping from adjacent home sites, streets, and the golf course. Landscaping is required along the entire perimeter of a pool enclosure. On properties that abut golf course buffers or preserve areas, the ADC has the authority to reduce the amount of landscaping around the lanai.

Pool equipment shall be screened with shrubbery or walls. If landscaping is utilized to screen equipment it shall meet the criteria of the section **Minimum Shrub Requirements** (section 2.Y.12). When setbacks restrict access for equipment, landscaping on property line side may not be required.

Kick plates are not allowed on screen enclosures.

Screen enclosures shall be mansard, gable or dome style. Shed styles are not allowed. Door pads are required for all doorways.

Screen enclosure frames shall be either bronze or white depending on the color of the house body and trim. White is only acceptable when the house has white window frames. Bronze frames can be used on any enclosure. No solid roofing is allowed on screen enclosures.

Construction of a lanai enclosure with or without a pool, therapy pool or spa will not include a modification of the existing roof or roof extension, home walls, or wall openings without approval by the ADC. Construction drawings are required showing all changes and dimensions. A site plan is required showing all setbacks and changes to landscaping.

Location of the pool equipment pad will include detailed drawings of the pad location and size. The pool equipment pad and landscaping shall be a sufficient distance from the property line to permit passage or consideration shall be given to moving the pad to the other side or back of the home.

P. WALLS AND FENCES

Walls and fences shall be considered as an extension of the architecture of the residence. They shall serve to make a transition between the mass of the architecture and the natural forms of the site. All walls and fences shall be designed to be compatible with the surrounding environment and **shall not block natural views** (ref. Para.2 - Development). Fences and walls shall be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Hedges or trees that form a wall in a continuous manner that will block any sightline or view of community features (e.g. ponds, reserve areas, golf courses, Esplanade, Intercoastal Waterway) are considered to be a "living" fence and are not allowed. Temporary fences are NOT allowed. PLM communities are not allowed a fence.

The ADC, prior to their installation, shall approve all walls and fences. Walls and fences that face the street that are integral to the house architecture and/or the village architecture are permitted. Lake Haven Village is the only village that currently meets these criteria. Acceptable materials include stucco, stone, brick, some synthetics, aluminum, wrought iron, or wrought iron with masonry columns.

Walls may be used to enclose A/C units and pool utilities. Walls used for these purposes shall match the main house color. Banding shall be the same as the house trim color. Walls and fences may be used to enclose patios and courtyards that are contiguous to the residence. The ADC shall consider upgraded rear yard fencing on an individual basis. The following restrictions apply to all such fences and walls:

1) No fences or walls are allowed on properties less than twenty thousand (20,000) sq. ft. except those which are used to enclose swimming pools in accordance with building code requirements. In the case where a pool cage is removed and replaced with a fence, the fence may not extend beyond the original pool cage footprint.

2) Chain link fences shall not be permitted.

3) Maximum height for walls and fences is four (4) feet.

4) No boundary or perimeter fences or walls are allowed. Fences or walls that follow a significant portion of the property line in a contiguous manner, regardless of property line offset are considered boundary or perimeter fences.

5) Dog run fences are not allowed.

6) No fences are allowed on properties that abut:
   a. The golf course.
   b. A lake/pond.
   c. A side road.
   d. The Esplanade

7) Fences or walls can extend no closer to the street than the rear wall line of the house.

8) Acceptable materials include stucco, stone, brick, PVC, selected synthetics, aluminum, wrought iron, or wrought iron with masonry columns and must be compatible with the overall architecture of the property.

9) Landscaping must be sufficient to obscure eighty-five percent (85%) of the wall or fence within two (2) growing seasons.

10) Fences/walls shall have a property line offset to allow landscape maintenance by the resident without having to encroach on neighboring property.

The ADC has the authority to grant variances for fence height if, in its sole opinion, the circumstances warrant an increase.

Q. ANCILLARY STRUCTURES

The Design Standards apply to all structures constructed on the home sites and not attached to the home. This includes ancillary structures such as gazebos and pool houses. No storage sheds, storage bins, dog houses or tents are allowed. Gazebos and pool houses shall not be constructed of canvas, cloth, or

thatched materials. Property owners shall not be allowed to construct any ancillary structures until an application package has been submitted to the ADC and final approval has been granted. All detailed construction plans applicable to the construction of a home shall be needed for any ancillary structure including a site plan, elevations, material selections, colors, etc. The wall height of such structures shall not exceed the wall height of the first story wall height of the home and not exceed 200 square feet.

Outside fire pits are allowed and must be in the back yard. Fire pits cannot exceed five (5) feet in diameter.

Outside fireplaces are allowed and should not exceed the height of the first floor house wall. Fireplaces should conform to the architectural style and color of the home and should include landscaping.

Outside showers are allowed if walled. The wall must match the architecture of the house and be properly landscaped.

Outside sinks are allowed at the rear of the home and must be covered from neighbor's view with shrubs that are a minimum of seven (7) gal. size and twenty-eight (28) inches in height. Shrubs should be large enough to obscure seventy-five (75) percent time of planting and one hundred (100) percent screening after one growing season.

Non-permanent ancillary structures, such as decks and gazebos proposed within the Intracoastal Right of Way and outside of the required building setbacks, are subject to the review and approval of the ADC. The maximum size of these elements shall not exceed two hundred (200) square feet. Independent seating areas are allowed in the back yard only.

The design of all ancillary structures shall be compatible with the architecture of the home. Materials and color selections shall utilize the same elements used on the home. Building setbacks shall apply to ancillary structures with the exception of non-permanent structures.

R. TANKLESS WATER HEATER

Tankless gas water heaters are to be mounted on the side or back of the house. Shrubbery should cover the tank from the street within two (2) growing seasons. Landscaping shall meet the criteria of the section **Minimum Shrub Requirements** (Section 2.Y.12).

S. PROPANE TANKS

Propane tanks shall be permitted only if they are completely buried or totally enclosed with opaque vegetative materials. Buried tanks must have a cover that blends with the surrounding property landscaping. Above ground tanks are limited to no more than two (2) tanks with a maximum joint capacity of one hundred twenty (120) gallons. Any tank exceeding one hundred twenty (120) gallons shall be buried. Shrubbery matching existing landscape material, of no less than seven (7) gallon plants, shall be considered acceptable if it completely screens the tank from view of the street and neighboring lots.

T. SOLAR ENERGY DEVICES

Solar energy collectors, although allowed by Florida Statutes, shall be submitted to the ADC for review. It is the desire of the community to encourage property owners to make every effort possible to aesthetically integrate the panels into the design forms and architectural mass of the home especially when exposed to view. Solar energy panels shall meet national, state and local codes.

Car charging systems must be inside the garage.

U. ANTENNA / SATELLITE DISH

No antennas, masts, towers, poles, aerials, or similar appurtenances shall be erected, constructed or maintained on the exterior of any dwelling or lot except for one (1) satellite dish one (1) meter or less in diameter and telephone antennas.

Prior to the installation of satellite dish antennas, ADC approval regarding the location of the antenna must be obtained.

Satellite dishes attached to the home's roof, roof fascia or attached to the vertical house wall are virtually impossible to shield completely from view. For the purposes of this section, "shielded from view" for attached dishes shall mean that all satellite dishes must be installed on the rear quadrant of the roof, roof fascia or vertical house wall, shall not exceed 1 meter (39.37 inches) in diameter and shall not extend more than two feet above the roofline.

In-ground installations may be located on the side of the home, more than halfway back on the adjacent lengthwise footprint of the home, or in the rear yard and shall also not exceed 1 meter (39.37 inches) in diameter. A vegetative screening barrier and a small bed are required to sufficiently screen it from view; see Standard 2.Y.12. Standard ADC approval must be obtained if the request would result in more than one antenna at the residence, an attached installation on other than the rear quadrant of the home or for an in-ground installation.

A request for placement of the antenna at a location other than the areas cited above must be accompanied by a written statement from the installation company specifying that an alternative placement is necessary in order to avoid unreasonable expense, delay or to ensure reception of an acceptable quality signal.

It is the responsibility of the property owner to promptly remove any antenna and all related components that are no longer in service, regardless of its location.

V. EXTERIOR LIGHTING

All homes shall have the following minimum exterior lighting: One fixture, on the wall or in the soffit, at the front entrance; one fixture, on the wall or in the soffit, for each garage door bay (vehicle slot) and one fixture at the garage service door. Prior to installation or replacement of exterior lighting fixtures, the ADC must be provided a picture or brochure of the proposed fixture. No electrical box covers (blank plates) are permitted on vertical walls.

W. SECURITY CAMERAS / SECURITY LIGHTING

Only security cameras are allowed to be installed on the lots and the improvements thereon. To meet the definition of a 'security camera' the camera must only be pointed toward or focused upon the property of the owner that is requesting permission to install the security camera. Property owners may not move the location or significantly change the viewing angle of cameras after installation without further ADC approval.

Security lights must be mounted on the house or garage and shall not extend upon a neighbor's property. Glare shields are required to eliminate bright spots and glare sources on immediate neighbor's property house, lanai, patio or pool.

X. HURRICANE SHUTTERS

Hurricane shutters are acceptable upon review and approval of the ADC with the following operational criteria:

Hurricane shutters are to be closed no earlier than the official hurricane watch as defined by Florida Statute 627.4025 and are to be taken down or opened seventy-two (72) hours after that official watch has been lifted.

Hurricane shutters and hardware that remain attached to the house must be approved by the ADC and conform to standard color requirements outlined in section 2.E.2 (Colors).

Y. LANDSCAPING

1) General

A strong emphasis is placed on landscaping in the architectural review process. Quality landscaping is important to both the appearance of each individual home and the overall continuity of the community. The landscape design for Grand Haven attempts to blend the picturesque natural features of the site with the rolling turf of the golf course in such a way that the aesthetic qualities of both are emphasized. The site offers a woodland environment with many scrub oaks and native hardwoods, which are the theme trees for the development. Landscape plans shall be submitted as a detail drawing or sketch along with a list of names, quantities and size of plants to be utilized in the plan and must accompany Exhibit #4 or Exhibit #5.

Grand Haven has been designed utilizing the natural elements of the property. Various hardwoods are present within the community and adjacent open space, which set the theme for Grand Haven. It is the intent of the ADC to maintain this landscape integrity.

Fundamental to the design criteria is the need for landscaping to harmonize with the native vegetation and natural beauty of the community and also appropriately blend with any adjacent landscapes whether common area or private home site. Owners shall be encouraged by the ADC to use landscape material indigenous to the existing area.

The determining factor of good landscape design shall always be the architecture and location of the residence. The ADC shall take into account the various relationships between the home, the site, adjacent homes, views, golf course and other amenities in making decisions regarding specific landscape plans.

In planning the landscape design, consideration shall be given to water conservation. The design shall incorporate techniques that limit the landscape's water demands such as use of drought tolerant plants and limited turf areas.

To ensure that the overall beauty of the community is preserved and enhanced, the ADC has the authority to approve or disapprove landscape plans based upon the individual residence and/or the Village theme. Furthermore, for lots that border the golf course, Grand Haven Golf Club also has the authority to approve landscape plans. The landscape design submitted should be compatible with the Grand Haven concept of creating a natural landscape that appears mature and well established. Refer to corresponding Village Appendices for additional requirements and/or restrictions.

Refer to the **Suggested Landscape Plant List** (**Exhibit #1**) for recommendations on various plant types to be used. These plant materials have been selected because of their traditional influence in Florida and their desirable characteristics for the entire community. Upon selection of plant materials, the property owner must provide a complete list of plant names for identification of these proposed materials. The sizes, in standard nursery "range of size" description, shall be given as well as the plant quantities.

An excellent resource for planning is the UF/IFAS Florida Friendly Landscape TM Guide to Plant Selection and Landscape Design.

2) Theme Plants

Oaks and palms that tie into the native character of the region shall dominate the landscape palette. Compatible natives and other varieties of trees, shrubs and ground covers have been selected to complement the character of the oak and palm woodland and of riparian settings where wetland species tend to dominate.

The plants in the **Suggested Landscape Plant List** (**Exhibit #1**) have been selected to complement and best represent the Grand Haven style of design. There are other plants not listed that may be used upon approval of the ADC but are not necessarily considered theme plants. Artificial plants are not on the approved plant list for yard landscaping.

3) Landscape Requirements

The ADC, to achieve the overall theme, has established minimum landscape requirements. These requirements are intended to ensure that a consistent thread is sewn through the community that ties the individual home sites, golf course, common area landscape and surrounding open space together. Trees, shrubs and hedges cannot block drivers view at a road intersection.

4) Landscape Maintenance

It is the property owners' responsibility to keep their landscape and irrigation system well maintained and to promptly replace any dead or dying plant material.

5) Lawn and Turf

Turf shall consist of either St. Augustine or Zoysia grass. These two grasses have different mowing, fertilization, and pest control requirements; therefore, only one species per residence is permitted. Florida friendly landscaping will be considered as an alternative to natural grass; see Florida law 373.185.

6) Minimum Street Tree Requirements (Street Tree Zone)

- Street trees shall be planted at an average ratio of one (1) tree per thirty (30) lineal feet of total street frontage subject to infringement from adjoining properties. The number of trees required will be calculated by dividing the total linear street frontage by 30 and rounding down to the next lower whole number. For example, a lot between 60 and 89 feet of frontage will require two (2) trees. Corner lots are required to apply this formula to both front and side yard street total frontage. For home sites constructed between or adjacent to existing developed properties, the street tree formula may be modified so as not to place a tree too close to an adjoining street tree, light pole, stop sign or other vertical object that the ADC feels would detract from the aesthetic appeal or create a maintenance or operational issue. **In no case will any property where street trees are required have less than one (1) street tree.**

- The street trees shall be located within the first fifteen (15) feet (Street Tree Zone) of the front or side (corner lots) yards and are typically placed between the curb and sidewalk unless there are other restrictions.

- The Live Oak has been selected as the street tree for Grand Haven, unless otherwise indicated in the accompanying appendices. It is recommended that these trees be blended with accent trees in and out of the Street Tree Zone and transitioned into the individual landscape of each home site.

- Street trees are NOT to be topped.

- See appendixes for special Village conditions.

Street trees shall be Florida #1 quality or better, a minimum sixty-five (65) gallon, three and a half (3 ½) inch caliper, ten (10) to twelve (12) feet in height, five (5) to six (6) feet spread with six (6) feet of clearance from the bottom branches to the surrounding sidewalk/curb at the time of planting. Once street trees mature, the clearance from the bottom branches to the surrounding ground is outlined in the **Grand Haven Master Association Policy on Tree Trimming.**

7) Minimum Yard Tree Requirements

- One (1) tree from the Exhibit #1 – **Suggested Landscape Plant List** shall be planted and maintained on the home site per one thousand (1,000) square feet of lot, rounded down to the next lower whole number, excluding any CDD storm water easement area, unless specified differently in the accompanying appendices (example: 8,700 sf. lot requires 8 trees).

- Trees should be a minimum of two (2) inch caliper and six (6) feet in height.

- Trees required in the Street Tree Zone, Golf Course Zone and Lake Front Zone are credited toward total tree requirements.

8) Minimum Golf and Lake Frontage Tree Requirements

- To ensure that individual home site landscaping ties into the golf course landscaping and lakes, the ADC requires trees be planted at an average ratio of one (1) tree per thirty (30) lineal feet of golf course or lake frontage. The number of trees required will be calculated by dividing the total linear street frontage by 30 and rounding down to the next lower whole number. For example, a lot between 60 and 89 feet of frontage will require two (2) trees and a lot with 90 feet of frontage will require three (3) trees. On those properties where the opposite side lake bank is natural preserve with no home sites, the ADC has the authority to reduce the number of trees in the above formula.

- These trees shall be located within ten (10) feet of the property boundary of the golf course or lake. The trees shall consist mainly of native indigenous hardwoods; however, other trees from the approved Exhibit #1 – **Suggested Landscape Plant List**, shall be acceptable as long as they appropriately tie into the existing golf course and lake front landscape.

- Additionally, on golf course lots a natural vegetative buffer shall be required as specified in the accompanying appendices. In neighborhoods where a natural vegetative buffer is not specifically required, a buffer may be required on a case-by-case basis as determined by the ADC.

9) Additional Tree Requirements

- Yard, golf and lake trees, except for palms, should be a minimum of two (2) inch caliper and six (6) feet in height.

- **Property modification ONLY (MADC)** - No more than fifty (50) percent of the required tree count (ref para. 2.Y.7) can be palm trees. **Additional palm trees can remain**. Sabal Palms & Queen Palms shall be a minimum of ten (10) feet in total height. Robolini Palms (Pygmy Date Palm) must be 4 feet and other palm trees must be at least 6 feet tall.

- All trees shall be Florida #1 quality or better. Any dead or diseased tree shall be promptly replaced.

10) Existing Tree Credit – New Construction Only

- Property owners are encouraged to incorporate existing vegetation as a key element of the landscape design. A maximum existing tree credit of fifty (50) percent is allowed towards the total tree requirement. Tree credits are calculated based on what is required for the property. Example – eight thousand seven hundred (8,700) square feet lot has ten (10) existing trees. The lot requires eight (8) trees to meet minimum requirements. Landscape Plan indicates that four (4) trees shall be credited; and four (4) new trees will be added to satisfy the minimum requirement. The lot will end with fourteen (14) trees; ten (10) current trees plus four (4) new trees.

11) Tree Removal and Replacement

a. Trees on unimproved Lots

- In the development of Grand Haven, much effort has been put into designing the land plan and site grading so that the healthy existing trees that occur on site can be preserved. Some home sites contain these existing trees, and every effort shall be taken to preserve them. No clearing of existing trees is allowed without final ADC approval. The City of Palm Coast also requires a permit prior to tree removal. The ADC strives to preserve and protect any live, large oak trees that exist on the property.

b. Tree removal from a developed property

- **Live Non-street Tree Removal** Non-street trees are defined as located outside of the area between the curb and sidewalk. For properties with no sidewalk and not in Wild Oaks, non-street trees are defined as the area more than fifteen (15) feet from the curb. In Wild Oaks, non-street trees are located more than fifty (50) percent of the distance from the curb to the closest point of the house. Example, house is fifty (50) feet from the curb so non-street tree area is more than twenty-five (25) feet from the curb. When removing and replacing a tree the location of the new tree should be balanced with the existing landscape and be a minimum of thirty (30) gallons and six (6) feet tall. All stumps need to be ground to below ground level.

  To obtain permission to remove a non-street tree one or more of the following criteria must be met:

  1. **Tree is dead or dying**. This needs to be confirmed by either an ADC member viewing the tree, or the homeowner supplied photos clearly showing the dead or dying tree.
  2. **Tree has clearly damaged homeowner's property**. This may include but not limited to the foundation, roof, lanai, screens, pool, gutters, driveway, front door, sidewalk, walkway or lake retaining pond.
  3. **Tree's health is questionable and/or its inability to stay upright may cause damage to the property or personal injury**. A certified arborist must document the trees condition and justification for removal.
  4. **Tree is no longer on the Suggested ADC Landscape Plant List (ADC Standards Exhibit 1) or is on the prohibited plant list (ADC Standards Exhibit 3)**. Examples include Red Bay and Washingtonian Palm trees.
  5. **Tree is in the CDD utility easement.**
  6. **Tree has grown exceptionally tall or large.** Location is exceptionally close to the house or is between two (2) houses less than twenty (20) feet apart. The use of a power lift to reach trimming area is not possible without damaging property or other landscape.

7. **Tree is part of a revised landscape plan and removal of the tree is required.** Justification to remove a tree must be consistent with the ADC Standards. An arborist's recommendation may be included but is not required.
8. **Tree is part of a cluster, and the dominant tree is overpowering the smaller tree.** The smaller tree will eventually die because of encroachment and lack of adequate sunlight.
9. **Tree removal requested by property owner for a particular reason (health of the tree is not in question).** Submittal will be reviewed and the ADC Standards for tree removal will apply. An arborist's recommendation may be included but not required.

Prior to the removal of a tree, the homeowner must do the following:

1. Obtain a permit for the removal of the tree from the City of Palm Coast
2. Obtain approval to remove the tree from the Grand Haven Modification Architectural Design Committee.
3. If the tree(s) being removed bring the total tree count below the minimum property count requirement, a new tree needs to be planted to meet the property minimum requirement. The new tree should be selected from the ADC Suggested Landscape Plant list (ADC Standards Exhibit 1). The minimum property tree count requirement is one tree for every thousand (1,000) square feet of the property. For example, if a property is twenty-five thousand (25,000) square feet, a minimum of twenty-five (25) trees must be on that property. A tree must have a trunk and branches.

- At the ADC's discretion, an arborist letter is not required in the case of live tree removal for the non-street trees that may have been planted within the community in prior years and are currently not on Exhibit #1 **Suggested Landscape Plant List**. Examples of such tree species are the Red Bay (Persea borbonia) and Washington Palm (Washingtonia robusta).
- Number of trees on property: A combination of property "tree count" and the location of the subject tree(s) will be weighed by the MADC in making its decision.
- **Live Tree Removal (street tree)**: As stated in section 3.8 of the City Development Order for Grand Haven, "In its landscaping program, applicant shall include native trees, which will mature into canopy trees." The section above regarding Minimum Street Tree Requirements specifies that the Live Oak has been selected as the street tree for Grand Haven, unless otherwise indicated in the accompanying appendices. Accordingly, the removal of any healthy Live Oak or any other street tree that does not meet the provisions below is prohibited. In the event that the tree in question is determined to be a danger to persons or property by potentially falling or being uprooted, as submitted in writing by a certified arborist, or is causing clearly observable and significant damage to residential property such as driveways or sidewalks the MADC will evaluate all available information to verify the damage and that such damage was the direct result of tree root invasion. Following such a determination, the MADC shall render a decision regarding removal of the tree and establish the criteria for the replacement tree. The criteria for replacing a Street Tree will be a combination of property frontage size and position of the current Street Trees on the property.

1. **For properties with less than sixty (60) feet frontage**:

   a) If the tree to be removed is in the small Street Tree Zone (Ref. 2.Y.6) area between the driveway and the property line, then the tree does not have to be replaced as long as the property still maintains their minimum tree count; ref. ADC Standard 2.Y.7 – Minimum Yard Tree Requirements. If the street tree removed takes the property below the minimum tree count, then another tree must be planted somewhere on the property. If removal of the tree results in no street trees, ref: ADC Standards 2.Y.6 – Minimum Street Tree Requirements (Street Tree Zone), then a replacement is required in the larger Street Tree Zone area across the front of the house
   b) If the tree to be removed is the only tree in the larger Street Tree Zone area across the front of the house, then the tree must be replaced somewhere in the larger Street Tree Zone and as close as feasible to the center of the property. If there is more than one (1) tree in the larger Street Tree Zone, then the one (1) tree that was removed does not have to be replaced as long as the property still maintains their minimum tree count; ref. ADC Standard 2.Y.7 – Minimum Yard Tree Requirements.
   c) In no case will any property have less than one (1) street tree.

2. **On a property of sixty (60) feet or more frontage**:

   a) Any street tree removed must be replaced if the street tree count falls below the amount specified ADC Standards 2.Y.6 – Minimum Street Tree Requirements (Street Tree Zone), i.e. one tree per thirty (30) linear feet rounded down to the next whole number.
   b) Any replacement tree must be visually balanced between the current property trees in the Street Tree Zone, taking into account utilities (e.g. fire hydrant, streetlight, traffic signs), CDD easements, and any Street Trees on adjacent properties.
   c) Again, the property must retain the Standard 2.Y.7 – Minimum Yard Tree Requirements. If the Street Tree removed does not need to be replaced with another street tree, but takes the property below the minimum tree count, then another tree must be planted somewhere on the property

If a Live Oak or any other species of street tree is approved for removal by both the City and the MADC, it shall be replaced with the same variety - FL #1, tree. The replacement tree shall be of the largest size compatible with the existing planting space but shall be no less than six (6) feet in height, with a minimal Caliper of two (2) inches and not less than thirty (30) gallon in size. In accordance with these requirements, the MADC shall have sole discretion regarding the size and location of the replacement tree. See Appendix Z for Wild Oaks.

The damage justifying the removal of the tree must be corrected concurrently with the tree replacement or removal process.

See village appendix for different street tree requirements.

12) Minimum Shrub Requirements

- Shrubs shall be a minimum of three (3) gallon size and should be thirty (30) inches on center minimum. All specified sizes shall comply with recognized standards for plant materials established by the American Nursery Association.

- Shrubs used to screen equipment (i.e. pool filters, A/C units, propane tanks, generators, wells, ground satellite dishes, etc.) must be a minimum of fifteen (15) gallon size. Shrubs must be large enough to obscure at least seventy-five (75) percent of the equipment at the time of planting and provide one hundred (100) percent screening after one growing season. A servicing entry/exit point shall be located facing towards the rear of the property where possible. Shrubs must cover the unit when viewed from the street or neighbors. An opening is allowed for servicing or if there is not enough space from the unit to the property line.

- Layering of ground cover and shrubs shall be required along the front elevation.

13) Seasonal Flowerbeds

A seasonal flowerbed is permitted so that the homeowner may plant different plant material for different seasons. The plants used in the rotation scheme are at the discretion of the property owner, but shall adhere to the following standards:

- No more than two seasonal flowerbeds are permitted at a property under any circumstances. Artificial plants are not permitted. Plants must complement the existing landscape beds and not undo the layering effect desired in the section above.
- Seasonal beds shall not constitute more than approximately 10% total landscaping beds on any side of a home.
- If two flowerbeds are requested, they should be on different sides of a home, for example one in the front and one in the rear.
- If a walkway, exit pad or some other walking feature is present, the flower bed may flank either side and would be counted as one bed. The total size of a split bed may not exceed the 20% restriction above.

- Plants shall not exceed one (1) gallon size. Shrubs of three (3) gallon size or greater are not considered appropriate for seasonal rotation in a flowerbed.

- Seasonal beds shall not adjoin sidewalks.

- Plants in seasonal flowerbeds must be alive and healthy for the entire year. Plant material shall not be removed, and dirt left until the next planting season. Seasonal plants that die or cannot exist in a healthy state for the climate of the season shall be replaced immediately.

- The property owner shall present the ADC with a detailed drawing or sketch of the proposed flowerbed shape and size and once approved, shall not modify the dimensions or shape of the bed without further ADC approval.

14) Herb and Vegetable Gardens

- Herb and vegetable gardens are restricted to the rear yard and immediately adjacent to the rear wall of the home or lanai. Such gardens shall not face properties to either side of the home.

- Gardens shall not exceed six (6) feet in width and two (2) feet in depth.

- When herbs or vegetables are dormant or seasonal, the garden shall not consist of bare dirt. Seasonal flowers should be used to maintain the natural look of Grand Haven.

- No fencing of any sort is permitted either for decoration or to restrain animals.

15) Front Yard Landscaping

- If approved by the ADC, small shrubs and ground cover are permitted for driveway aprons and for islands created by circular driveways. Circular driveways must allow a minimum of 30% landscaping for the entire front yard.

- The front of the house needs to include shrubbery and low-level landscaping; see Standard 2.Y.12 for size requirements. Shrubs need to be spaced evenly based on mature plant size. If plants die, they need to be replaced.

- Edging needs to be added to prevent mulch from spilling onto the sidewalk or driveway.

- Landscape beds shall not be planted in the area between the sidewalk and street except for tree wells around street trees. Ground cover should not be mixed with turf. Ground cover can be considered as an alternative to grass for street tree zone between the curb and sidewalk and must be planted six (6) inches apart. Tree wells shall not be larger than the distance between the sidewalk and street in any direction around a street tree and must include organic mulch only.

16) Side / Rear Yard Landscaping

- Grass, ground covers, shrubs and trees used for erosion control shall be installed to enhance and stabilize the slope areas.

- Blank stucco walls shall be softened with shrubs and vertical plantings. Walls that conceal equipment must have shrubs to soften it, if possible.

- The Architectural Design Committee encourages shrubs/mulch beds along at least 75% of any side or back of the home. Plants should be thirty (30) inches on center and perennial flowers need to be replaced if they die or become unsightly.

17) Landscape Curbing

- Landscape curbing around beds and trees on the property can be either Interlocking Stone Edging, Blackjack Edging or Bender Board. Patterned Extruded Continuous Concrete Edging, Custom Paver, or Custom Stone need to be set in concrete. Alternative edging will be considered and must be submitted to the ADC for approval. The color of the Extruded Continuous Concrete Edging, Custom Paver or Custom Stone must complement the house colors. Height of curbing shall be restricted to two (2) inches for Blackjack and four (4) inches above ground level for extruded concrete, stone or pavers, which should also be no more than four inches wide.

- If Landscape curbing is used around street trees it will be restricted to Blackjack Edging or Bender Board only, with the responsibility to maintain it at a maximum of two inches above ground level.

18) Landscaping Terraces

- Structural retaining walls are covered in the section **STRUCTURAL RETAINING WALLS (POOLS, HOT TUBS, DECKS, PORCHES AND PATIOS)** – section N. Terracing using stone, concrete, or pavers for aesthetic purposes may be used only in the front or rear yard of the home meeting the following criteria.

- Only a one level terrace is permitted and shall not extend more than 10 inches above grade.

- The terracing may not alter or result in drainage from the home towards a neighboring property. No terraces are permitted on lake banks.

- Terraces must be at least ten (10) feet from the property line.

- Materials must compliment or match those used on the residence.

- The stone, concrete or other materials used to construct a terrace must be screened or softened by the use of landscaping.

19) Landscape Lighting

As with all exterior design work, lighting shall be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Front yard landscape lighting must be in a landscape bed or used to light a walkway. Exterior pool and landscape lighting shall not infringe upon neighbors. Exterior lighting shall utilize low-voltage or similar non-glare direct task type fixtures and they shall be as close to grade as possible not to exceed twenty-four (24) inches unless in a vegetative flower bed where the fixture needs to be slightly above nearby plants. Light fixtures shall be near grade level around walkways and pathways without a landscape bed. No bare light bulbs are permitted. All lighting conduit and fixtures shall be as inconspicuous as possible, especially if lights are above grade level. Exterior lighting shall meet national and local codes and shall be approved by the ADC prior to installation.

20) Mulch / Mulch Alternative

a) Organic bark and natural cypress mulch are the only organic approved mulching material due to benefits to the landscape. Organic mulch helps retain moisture for the soil, decomposes slowly, adding nutrients to the soil, reduces weed growth, and shades the soil from the sun, reducing the need for water. Organic mulch must be naturally colored. Red, black or green mulch is not permitted.

b) Spread two (2) – four (4) inches of mulch on plants beds, keeping mulch several inches away from the plant stems to protect the stems from rotting.

c) Inorganic mulch may be used; however, a physical sample must be provided to the ADC as part of the application. The only inorganic mulch permitted in planting areas are Tan River Rock, Crimson Rock, Colorado River Rock, Eastern Sunrise, tan, crimson or gray Lava Rock and one (1) inch Salt and Pepper Gray Granite and each must be designated as such by the supplier. No other inorganic mulch is permitted.

d) Plant beds are to be mulched as follows:
   1. Contiguous plant beds can only contain one type of mulch, either organic or inorganic.
   2. Plant beds in the front of the home and adjacent to the structure must contain a single type of mulch or stone/gravel. Those plant beds in the front of the residence, even if separated by an entrance walkway or driveway, are considered as one plant bed including the contiguous portions that wrap around to the side of the home.
   3. Plant beds at a residence may use organic mulch, inorganic mulch or both with the following restrictions:
      a. Only one type of organic mulch, i.e. pine bark chips or natural cypress mulch is permitted at a property.
      b. Only one type of inorganic mulch, i.e. Tan River Rock, Crimson Rock, Colorado River Rock, Eastern Sunrise, tan, crimson or gray Lava Rock, one (1) inch Salt and Pepper Gray Granite is permitted at a property.
      c. Using both types of mulch require plant beds to be physically separated with organic mulch in one bed and inorganic mulch in the other bed
      d. Ground cover around street trees is limited to the use of organic mulch only.
      e. The banks of detention ponds shall be covered either in Pine Straw or left bare of ground cover. See exhibit #2, Ground Cover.

f. Natural areas on properties that contain trees and natural plants may be mulched with Pine Straw or one of other approved forms of organic mulch. They may also be maintained without ground cover. Natural areas are defined as portions of the original property that has not been altered.in any manner.

21) Completion of Landscaping

- Landscaping for all homes shall be completed, in accordance with the approved landscape plan, prior to occupancy of the home. If the landscape plan has been changed from the original submitted to the ADC, then a readable plan must be submitted to the ADC for approval.

Z. IRRIGATION

1) Irrigation System

Irrigation is required to establish and maintain landscape plantings on each lot at Grand Haven. Every property owner shall install a functional full coverage, automatic irrigation system with a rain sensor switch installed and maintained by the home builder/property owner. The automatic irrigation system shall be designed in accordance with all local and state laws, rules and regulations governing or relating to irrigation systems. The irrigation system shall also be designed to meet all water conservation practices required by local, state and federal government agencies.

2) Irrigation Wells

Private wells are allowed in Grand Haven after the appropriate approvals have been obtained, the proper forms have been completed and the submission has been approved by the ADC. Henceforth, the following forms must be submitted.

1. Exhibit #4- Architectural Review Application (Major or Minor Alteration).
2. Exhibit #9 – Irrigation Well Agreement
3. Irrigation Well Permit from the Flagler County Health Department.
4. Due to CC&R requirements, the following Villages must also submit a completed Well Approval Form from the Grand Haven Golf Club – Bluffs, Creekside, East Lake, Heritage Oaks, Hidden Lake, Lakeside, North Park, North Park Estates, Osprey Lakes, Pine Harbor, Rivers Edge, Riverwalk, South Park, Southridge and Village Oaks. Contact the Golf Club Manager at 386-445-2327, option 9 to obtain further information regarding this document.
5. Wild Oaks Estates – With permitting from the Flagler County Health Department and approval from the Grand Haven Golf Club, the construction of an irrigation well may be approved. However, this approval does not extend to the use of the well as long as reclaimed water is available.
6. The following Villages do not require a Well Approval Form from the Grand Haven Golf Club. – Crossings, Front Street, Lake Haven, Marsh Crossing and the Reserve. This requirement is not part of these Villages CC&R's.

The holding tank or the well motor may be located outside, however they must be sufficiently screened with plant material or a stucco wall. A holding tank or well equipment requires a minimum of fifteen (15) gallon plants; see Standard 2.Y.12. Homeowners are responsible for removing any rust stains in the yard, on the sidewalk, street, driveway or the structural home itself.

Irrigation wells may not be approved in Fairways Edge or Linkside due to CC&R prohibitions. The same shall be true in regard to River Club Town Homes and Riverview Condominiums where reclaimed water is available and thereby required for irrigation use as per directives from the City of Palm Coast and the St. Johns River Water Management District.

AA. ORNAMENTS / STATUES / DECORATIONS / DECORATIVE POTS

Decorative ornaments are not allowed without ADC approval. Plans for ornaments shall be submitted to the ADC for approval prior to installation. This shall be done when the landscape plan is submitted, although subsequent submittals are acceptable.

Ornaments such as trellis's, birdfeeders, birdbaths, sundials, small flags, decorative pots, decorative benches & chairs in most cases shall be approved if the material is in keeping with the style and materials of the house, and appears to be a natural extension of the house architecture.

Window boxes are allowed and must conform to the style of the home and should be limited in quantity and size. Window boxes are not allowed on more than 2 (two) sides of the home. Window boxes need to be maintained year-round with natural vegetation. Window boxes need to match the approved exterior color.

The ADC retains the right to prohibit birdfeeders or other large ornaments in the front of the home or in close proximity to the golf course if the feeder could become a nuisance to the maintenance of the golf turf. Small flags should not be "message oriented" so as to be in conflict with the **Grand Haven Master Association Sign Policy**.

Plastic or brightly colored ornaments or ornaments with moving parts that are visible from the street, adjacent homes, walkways, sidewalks, across lakes or the golf course are not allowed. Statues, glass balls, or other similar reflective ornaments shall not be allowed unless they are screened from view from adjacent properties.

Flag poles and flags must conform to Florida Statute 720.304 (current flag pole height is no more than 20 feet). No other flags are allowed. Only one flag pole is allowed per property.

Fountains are allowed in the front or back yard and should be appropriate for the design and scale of the house. Side yard location is only allowed on corner lots.

Ornaments shall not be allowed on the street side of the sidewalk.

Ornaments shall not be permitted within ten (10) feet of the rear property line for home sites that are on the golf course, lakes or where the rear yard is visible from road.

The ADC has the right to limit the number of ornaments. Decorative pots are only allowed in the front and back of the home.

All ornaments shall blend with the house and be in keeping with the style and materials of the house, with suitable landscape shrubs involved in the setting.

Consideration shall be given to the number and size of lawn ornaments. Consideration will be given to whether the decoration is complementary and in keeping with the goal of ensuring aesthetic harmony in Grand Haven. Banners are not allowed.

BB. PLAYGROUND EQUIPMENT / LAWN SWINGS / HAMMOCKS

Portable basketball goals shall be acceptable providing they are kept out of sight when play has concluded. The ADC shall first approve any other kind of playground equipment such as swing sets, etc. If approved, playground equipment shall not exceed twelve (12) feet in height and the ADC shall require significant vegetative/landscape screening of the equipment. Screening vegetation must be installed concurrently with the approved playground equipment. Every attempt should be made to significantly screen the equipment from the view of the adjoining properties. Equipment must be kept in acceptable condition. Rusting metal portions, rotted or stained wood and broken parts must be repaired in a reasonable period of time.

Playground equipment, hammocks and lawn swings must be in the back of the house.

CC. SIGNAGE

No signs shall be allowed on private residences or home sites without the approval of the Architectural Design Committee. Approved signs are still subject to the **Grand Haven Master Association Sign Policy**. This includes any signage during construction. Covenants, Conditions and Restrictions in some villages may prohibit any type of signage. **"Open House" signs are not permissible.** If a sign is approved, it must be the Grand Haven 'Available' sign – 1 per property, in the central portion of the front yard and more than fifteen (15) feet from the street.

DD. SEASONAL DECORATIONS

Seasonal decorations are allowed provided they are displayed no earlier than thirty (30) days before the holiday and are removed within fourteen (14) days after the holiday they represent.

APPENDIX A - Specific Development Requirements for The Bluffs at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for and The Bluffs shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

G. **Lots 14 – 15** (**34/38 N Village Parkway)** shall have a setback of two (2) feet six (6) inches from the signage easement.

2. VEGETATIVE BUFFERS

A. **Lots 65 – 68 (57/59/63/65 N Waterview Dr)** shall have a ten (10) feet natural vegetative buffer along the rear property line. Buildings, screened enclosures, etc. shall not encroach into the natural vegetative buffer.

B. **Lots 49 - 64 (32/34/36/38/42/44/46/48/50/52/54/56/58/60/62/64 N Waterview Dr)** shall have a minimum twenty (20) feet rear setback. Buildings, screened enclosures, etc. shall not encroach into the rear setback. Scrub Oak groupings must be saved within the rear setback.

C. **Lots 23 – 31 (7/9/11/13/15/17/18/19/21 S Waterview Dr)** shall have a ten (10) natural vegetative buffer along the golf course property line. Buildings, screened enclosures, etc. shall not encroach into the natural vegetative buffers.

D. **Lots 32 - 37 (1/3/5 S Waterview Dr and 2/4/6 N Waterview Dr)** shall have a fifteen (15) feet natural vegetative buffer along the golf course property line. Buildings, screened enclosures, etc. shall not encroach into the natural vegetative buffers.

E. **Lots 44 - 49 (20/24/26/28/30/32 N Waterview Dr)** have an Intracoastal Right of Way within the lot boundaries. Buildings, screened enclosures, etc. shall not be built within the Intracoastal Right of Way.

3. ANCILLARY STRUCTURES

A. Non-permanent ancillary structures, such as decks and gazebos, outside of the required building setbacks are subject to the review and approval of the ADC. The maximum size of these elements shall not exceed two hundred (200) square feet. The builder or property owner shall submit to the ADC documentation stating that “No Permit is required” by the Army Corps of Engineers (ACOE) and the City of Palm Coast or the necessary permits from the City and/or the ACOE prior to any construction.

4. GRAND HAVEN “THE BLUFFS” DOCKS - GENERAL INFORMATION

A. The Developer intends to permit and construct five (5) feet wide pressure treated wood docks at Intracoastal home site locations. The locations have been selected at common property line locations to facilitate permitting with State and Federal Agencies and increase usability by wider spacing between docks. If a property owner wishes to further enhance the dock, two important steps need to occur.

1. Prepare drawings to accurately illustrate the requested improvements. These drawings shall be scaled drawings indicating dimensions and materials of the improvements and shall be submitted to the Architectural Design Committee for review.

2. Once the ADC has approved the design, the developer will assign the existing dock permit to the property owner (if not already transferred). This letter will allow the property owner to submit a permit modification request to the appropriate agencies for permitting of the additional improvements.

NOTE: The best approach to achieve this process is to work with a local Marine Contractor for design, permitting and construction. If you have any questions, contact the Architectural Review Board.

5. INTRACOASTAL WATERWAY RIGHT-OF-WAY

A. The area within the Intracoastal (ICW) right-of-way (approximately 180 feet) is an area of limited construction and improvements. This area is a “rear yard” area and generally shall have nonpermanent type improvements. The improvements in this area are subject to Approval of the Army Corps of Engineers (ACOE) and the ADC.

B. **Bulkheads, Slips, Dock Additions, Boat Lifts and Boathouses**: Any additional improvements at the waterside area are subject to permitting by the Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP) and City of Palm Coast. Additionally, the designs shall be submitted to the Grand Haven Architectural Design Committee for review and approval.

C. Acceptable materials for bulkheads are wood concrete, and coquina.

D. Site improvements within the Intracoastal Waterway (ICW) Easement: Generally, the improvements within the ICW easements are limited to non-permanent types of improvements. These improvements “generally” are limited to landscape, irrigation, mulch or gravel walkways, benches, fences, gates, landscape lighting. etc. The ACOE discourages any improvements other than those landscape items. Any other improvements are subject to review and approval of the ACOE. Additionally, any improvements shall be submitted to the appropriate Architectural Design Committee (ADC) for review.

6. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

7. TITLE OWNERSHIP

A. **Lots 42 and 43 (16/18 N Waterview Dr)** share access to the ICW including the dock and walkway.

APPENDIX B - Specific Development Requirements for Creekside at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Creekside at Grand Haven shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

G. These setbacks are minimum setbacks only. The Architectural Design Committee ("ADC"), at its own discretion, may require additional setback requirements to maximize the spacing of the homes from each other and from the street or to save existing vegetation.

2. VEGETATION PRESERVATION

A. Creekside at Grand Haven has significant existing specimen trees. The neighborhood shall focus on natural preservation as an overall theme. The ADC may allow an additional existing tree credit of up to seventy-five (75) percent for additional tree preservation on large lots.

B. **Lots 1 - 7, 10 - 11**, and **22 - 27 (3/5/7/9/11/13/15 Creekside Dr and 5/8 Creekside Ct and 8/12/14/16/17/18 Sweetwater Ct)** have a varying required natural vegetative buffer as shown on the recorded plat.

C. **Lots 28** and **34 - 39 (6 Sweetwater Ct and 44/46/48/49/50 and 52 Creekside Dr)** shall have a minimum ten (10) feet vegetative buffer along the rear of the lots.

D. All of the lots listed above will have a future bike trail on the property adjacent to the rear of the lots. The buffer along the rear of the lots shall be sufficient to prohibit bike traffic from entering onto the lots and into the community. The addition of fencing or supplemental landscape material shall be utilized to enhance the buffer. All fence material and landscape material shall be submitted to the ADC for approval.

3. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX C - Specific Development Requirements for The Crossings at Grand Haven

1 BUILDING SETBACKS

The minimum setbacks for The Crossings at Grand Haven subdivision shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line (including abutting any street).

C. Ten (10) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches (including abutting any street).

D. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

E. Maximum Lot Coverage – Fifty (50) percent.

F. All setbacks will be measured from the adjacent property line to the wall of the dwelling unit.

G. If an easement exists adjacent to the side property line the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

H. Only screened enclosures with previous roofs will be allowed within the twenty (20) foot rear yard setback as defined above. For the purposes of this section, the interpretation of the plat language of “previous roofs” in the first sentence shall be interpreted as “pervious roofs”.

2 ARCHITECTURE

A. The New Construction Architectural Design Committee (NCADC), at its sole discretion, shall determine if the interior heated and air-conditioned living area, exclusive of garages, porches, and patios, is appropriate for this Village.

3 LANDSCAPING

Minimum property tree count

- Three (3) trees - **Lot 143 (22 Crosstie Ct)**
- Four (4) trees - **Lots 164 and 165 (5 and 7 Crosstie Ct)**
- Five (5) trees - **Lots 136, 137, 139, 140, 141, 142, 166 (3/8/10/14/16/18 and 20 Crosstie Ct)**
- Six (6) trees - **Lots 163 and 167 (1 and 9 Crosstie Ct)**

APPENDIX D - Specific Development Requirements for East Lake at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for East Lake shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. **Lots 2-13 only (5/7/9/11/15/17/19/21/23/25/27 and 29 Eastlake):**
Rear Yard – Twenty (20) feet from the rear property line. Fifteen (15) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. **All other lots:**
Rear Yard - Fifteen (15) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

D. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

E. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

F. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

G. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

2. NATURAL VEGETATION BUFFER

A. **Lots 2-13 (5/7/9/11/15/17/19/21/23/25/27 and 29 Eastlake)** have a fifteen (15) foot wide natural vegetation buffer along the rear lot line area. All other golf course lots have a ten (10) foot buffer. No clearing, filling or otherwise disturbing any vegetation within the buffer shall occur without prior written authorization of the ADC.

B. On **lots 43 – 51 (7/9/11/15/17 Oasis Dr and 46/48/50/52 Eastlake Dr)** a four-foot vegetated berm has been constructed by the Developer to buffer the lots from one another. On lots where this buffer has been cleared, the property owner shall be required to re-vegetate this area.

3. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX E - Specific Development Requirements for Fairways Edge at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Fairways Edge at Grand Haven shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures with pervious roofs, get-wet pools, hot tubs, patios and porches.

C. Side Yard – Seven (7) feet six (6) inches from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. A ten (10) foot restricted access easement has been provided on all lots adjacent to Waterside Parkway to prohibit vehicular access. This includes **lots 1 through 9 (37/39/41/43/45/47/49/51/53 St Andrews Ct) and 48 through 61 (9/11/13/15/17/19/21/23/25/27/29/31/33/35 St Andrews Ct)** and an area ten (10) feet wide contiguous to the southern side of boundary lines of **lots 41 and 42 (1/2 Augusta Tr)**. Additional detail is documented in Fairways Edge CC&R section 5.11 – Landscape Buffer Easement.

F. An Entry Sign Easement exists for l**ots 1 (37 St Andrews Ct), 61 (35 St Andrews Ct), 41 (2 Augusta Tr) and 42 (1 Augusta Tr)**. These lots are the entry lots into Fairways Edge and covers all areas needed for signs, lighting, monuments and irrigation. See the detail easement requirements in the Fairways Edge CC&R Section 5.12 – Entry Sign Easement.

G. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

2. ARCHITECTURE

A. The New Construction Architectural Design Committee (NCADC), at its sole discretion, shall determine if the interior heated and air-conditioned living area, exclusive of garages, porches, and patios, is appropriate for this Village.

3. LANDSCAPING

A. Decorative rocks cannot exceed ten (10) percent of the total area of the front and side of property.

APPENDIX F - Specific Development Requirements for Front Street at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for the Villages of Front Street shall be as follows:

A. Front Yard – Twenty (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line, except for Intracoastal Waterway (ICW) lots, which shall be five (5) feet from the westerly right of way line of the Intracoastal Waterway. Ten (10) feet for swimming pools, screened enclosures with pervious roofs, get-wet pools, hot tubs, patios and porches, except for Intracoastal Waterway lots which shall be five (5) feet from the westerly right of way line of the Intracoastal Waterway.

C. Side Yard – Seven (7) feet six (6) inches from the side property line. Twenty (20) feet abutting any street.

D. All setbacks shall be measured from the adjacent property line to the nearest point of the dwelling unit except the rear yard setbacks for lots located adjacent to the Intracoastal Waterway which shall be measured from the westerly right-of-way line of the Intracoastal Waterway.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

2. ARCHITECTURE

A. All garages within the Front Street subdivision should have two (2) or more single garage doors. Double width (i.e., 16 feet) garage doors will be permitted but must be recessed a minimum of eight (8) inches from adjacent wall to face of door.

B. Dwellings shall have a minimum of one thousand three hundred (1,300) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

3. ANCILLARY STRUCTURES

A. Non-permanent ancillary structures, such as decks and gazebos, outside of the required building setbacks, are subject to the review and approval of the ADC. The maximum size of these elements shall not exceed two hundred (200) square feet. At Front Street, the preferred location is west of the existing Esplanade. If the ancillary structure is located east of the promenade, the design shall incorporate it into the existing dock structure. The builder or property owner shall submit to the ADC documentation stating that “No Permit is Required” by the Army Corps of Engineers (ACOE) and the City of Palm Coast or the necessary permits from the City and/or the ACOE prior to any construction.

4. GRAND HAVEN FRONT STREET DOCKS - GENERAL INFORMATION

A. The Developer will permit and construct a five (5) foot wide pressure treated wood dock at locations indicated on the attached site plans. The locations have been selected at common property line locations to facilitate permitting with State and Federal Agencies and increase usability by wider spacing between docks. Submitted attached drawings illustrate the dock construction and details.

B. If a property owner wishes to further enhance the dock, they must prepare drawings to accurately illustrate the requested improvements. These drawings shall be scaled drawings indicating dimensions and materials of the improvements. These drawings shall be submitted to the Architectural Design Committee for review.

NOTE: The best approach to achieve this process is to work with a local Marine Contractor for design, permitting and construction.

5. INTRACOASTAL WATERWAY RIGHT-OF-WAY

A. The area within the Intercostal right-of-way (ICW) right-of-way (approximately 180 feet) is an area of limited construction and improvements. This area is a “rear yard” area and generally shall have nonpermanent type improvements. The improvements in this area are subject to approval of the Army Corps of Engineers and the ADC.

B. Bulkheads, Slips, Dock Additions, Boat Lifts, Boathouses: Any additional improvements at the waterside area are subject to permitting by the Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP) and City of Palm Coast. Additionally, the designs shall be submitted to the ADC for review and approval.

C. Acceptable materials for bulkheads are concrete, wood and coquina.

D. Site improvements within the ICW easement: Generally, the improvements within the ICW easement are limited to non-permanent types of improvements. These improvements “generally” are limited to landscape, irrigation, mulch or gravel walkways, benches, gates, landscape lighting, etc. The ACOE discourages any improvements other than these landscape items. Any other improvements are subject to review and approval of the ACOE. Clear cutting of natural vegetation and filling is prohibited within this area. Additionally, any improvements shall be submitted to the appropriate Architectural Design Committee (ADC) for review.

E. Area East of Esplanade: The landscape design of this area shall utilize the existing palmetto and scrub-oak vegetation to create a natural landscape design theme. The existing natural vegetation can be enhanced by adding native type plants to create an attractive appearance. The design shall be simple and free form, utilizing natural materials such as stone, gravel or mulch in lieu of a formal complex geometric design of brick, concrete and formal hedges. Note: The existing vegetation of palmettos and scrub oak shall be maintained as a natural area by the Grand Haven Community Development District. Any additional landscape, irrigation or hardscape elements installed require approval by the ADC and shall be maintained by the property owner. Any construction work in this area shall adhere to the following Standards:

- Access to perform work shall be through the approved owner’s property only. Access through vacant lots that are not owned by the approved property owner is prohibited.
- Construction materials shall be stored on the approved owner’s property only. Storing of materials on vacant lots that are not owned by the approved property owner is prohibited.
- Any damage done to the Esplanade shall be repaired by the contractor prior to completing his construction work. This includes re-grading any ruts and compacting the Esplanade so that is left in the original condition prior to construction.
- Driving on the Esplanade requires approval from the Grand Haven CDD.

APPENDIX G - Specific Development Requirements for Heritage Oaks at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Heritage Oaks shall be as follows:

A. Front yard – Twenty-five (25) feet from the front property line.

B. Rear yard – Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, and patios.

C. Side yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. Only screened enclosures with pervious roofs will be allowed to meet the five (5) foot rear yard setback as defined above.

F. Lot coverage is defined as the percentage of area of anything having a solid roof over it.

2. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand eight hundred (1,800) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. All roofs need to be barrel tile and color match other homes in the village.

C. All house colors should be similar in color range to existing homes.

D. All driveways and front door walkways need to be pavers and colors should be similar in color to existing homes.

E. Copper awnings are not allowed to be painted.

APPENDIX H - Specific Development Requirements for Hidden Lake at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Hidden Lake shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Fifteen (15) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

2. NATURAL VEGETATION BUFFER

A. **Lots 19-30 (62/64/66/68/70/72/74/76/78/80/82/84 Southlake Dr)** and **14-23 (86/88/90/92/94/96/98/100/ 102/111 Southlake Dr)** abutting South Park Road have a twenty (20) foot natural vegetation buffer along the rear lot line. No clearing, filling or otherwise disturbing any vegetation within the buffer shall occur without prior written authorization of the ADC.

3. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand five hundred (1,500) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX I - Specific Development Requirements for Villages of Lake Haven at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for the Villages of Lake Haven shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures with pervious roofs, get-wet pools, hot tubs, patios and porches.

C. Side Yard – Seven (7) feet six (6) inches from the side property line. Twenty (20) feet abutting any street.

D. All setbacks shall be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but never less than the side yard setbacks previously defined.

2. ARCHITECTURE (Lake Haven 1 & 2: Sailfish, Marlin, Flamingo, Heron, Pelican)

A. Architectural style for Lake Haven 1 & 2 shall be the Neo-traditional, Cottage, and Victorian styles.

B. Where adjacent homes contain stem walls, finished slab elevations shall be raised a minimum of twenty-eight (28) inches above the road centerline elevation adjacent to the lot. Stem walls are recommended, but alternate foundation systems, that accomplish the same elevation differential, will be considered.

C. All houses shall have covered front porches. The Architectural Design Committee will consider entry courtyards as a substitute for front porches.

D. Each house shall have either a front hedge or fence along the house side of the sidewalk. All fences must be a white picket fence.

3. ARCHITECTURE (Lake Haven 3: Sandpiper)

A. Standard Design Standards (Section 2 – Development) apply for Lake Haven 3 (Sandpiper).

4. ARCHITECTURE (Lake Haven 4: N. Ibis)

A. Standard Design Standards (Section 2 – Development) apply for Lake Haven 4 (N Ibis). A front fence or hedge along the house side of the sidewalk is optional. All fences must be a white picket fence.

5. ARCHITECTURE (Lake Haven 5: S. Ibis)

A. Lake Haven 5 (S. Ibis) shall have either a front hedge or fence along the house side of the sidewalk. All fences must be a white picket fence.

6. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand (1,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX J - Specific Development Requirements for Lakeside at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Lakeside shall be as follows:

A. Front yard – Twenty-five (25) feet from the front property line.

B. Rear yard — Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, and patios.

C. Side yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. Only screened enclosures with pervious roofs will be allowed to meet the five (5) foot rear yard setback as defined above.

F. Lot coverage is defined as the percentage of area of anything having a solid roof over it.

2. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand eight hundred (1,800) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. All driveways and walkways need to be pavers and colors should be similar in color to existing homes.

C. All roofs need to be flat tile and color must match house and neighborhood.

D. All house colors should be similar in color range to existing homes.

E. All houses need to have a full or partial front facade of stone.

APPENDIX K - Specific Development Requirements for Villages of Linkside (Main, East, and West) at Grand Haven

1. BUILDING SETBACKS for Villages of Linkside

The minimum setbacks for Linkside shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line (including abutting any street). Ten (10) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches (including abutting any street).

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the wall of the dwelling unit.

E. A restricted access easement has been provided on all lots adjacent to Waterside Parkway to prohibit vehicular access.

2. BUILDING SETBACKS LINKSIDE EAST

The minimum setbacks for Linkside East shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line (including abutting any street). Ten (10) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches (including abutting any street).

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the wall of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

3. BUILDING SETBACKS LINKSIDE WEST

The minimum setbacks for Linkside West shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures, get-wet pools, hot tubs. patios and porches.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

F. Only screened enclosures with pervious roofs will be allowed within the twenty (20) foot rear yard setback as defined above.

4. ARCHITECTURE

A. The New Construction Architectural Design Committee (NCADC), at its sole discretion, shall determine if the interior heated and air-conditioned living area, exclusive of garages, porches, and patios, is appropriate for this Village.

5. LANDSCAPING

A. Decorative rocks cannot exceed ten (10) percent of the total area of the front and side of property.

B. Linkside was constructed with minimum landscaping required on the sides and rear of the home. Modification to the rear or side of the home due to either adding equipment or the owners desire to shield existing equipment, (i.e. pool filters, AC units, propane tanks, generators, ground satellite dishes, etc.) only requires landscaping to obscure the equipment (see Standards 2.Y.12). No additional landscaping is required. Any requests for additional landscaping along the side or back of the home must provide for at least 75% coverage of the specified wall and must conform to the requirements in Standards 2.Y.16 - Side/Rear Yard Landscaping.

APPENDIX L - Specific Development Requirements for Marsh Crossing at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for the Villages of Marsh Crossing shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Twenty (20) feet from the rear property line, fifteen (15) feet for swimming pools, screened enclosures with pervious roof enclosures, get-wet pools, hot tubs, and patios.

C. Side Yard – Seven (7) feet six (6) inches from the side property line. Twenty (20) feet abutting any street.

D. Sidewalk - The sidewalk shall be four (4) feet from the back of the existing curb to the roadside edge of the walk.

E. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

F. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

2. NATURAL VEGETATION BUFFER

A. Each home site has a fifteen (15) foot wide natural vegetative buffer along the rear lot line area. No clearing, filling or otherwise disturbing any vegetation within the buffer shall occur without prior written authorization of the Grand Haven Golf Club (for golf course lots) and the ADC.

3. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand three hundred (1,300) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX M - Specific Development Requirements for North Park Village at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for North Park Village shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

G. **Lots 14 - 15 (34/38 N Village Pkwy)** shall have a setback of two (2) feet six (6) inches from the signage easement.

2. VEGETATIVE BUFFERS

A. **Lots 140 – 155 (2/4/8/10/12/14/16/18/20/22/24/26/30/32/34/36 N Park Cir), 179 – 191 (1/3/5/7/9/11/15/17/19/21/23/25/26 N Village Dr), 167 – 171 (19/23/25/27 N Village Pkwy and 6 N Village Dr) , 105 - 108 (3/5/7/9 Long Lake Way) and 109 – 114 (2/4/6/8/12/14 N Park Ln)** shall have a seven (7) feet six (6) inch natural vegetative buffer along the rear property line. Buildings, screened enclosures, etc. shall not encroach into this natural vegetative buffer.

B. **Lots 115 – 118 (17/18/19/20 N Park Ln), 172 – 173 (8/10 N Village Dr)** shall have a ten (10) feet natural vegetative buffer along the rear property line. Buildings, screened enclosures, etc. shall not encroach into the natural vegetative buffer.

C. **Lots 7 – 10 (18/20/24/26 N Village Pkwy)** shall have a twenty (20) feet natural vegetative buffer along the rear property line. Buildings, screened enclosures, etc. shall not encroach into the natural vegetative buffer.

D. **Lots 119 - 122 (9/11/13/15 N Park Ln)** shall have a ten (10) feet natural vegetative buffer along the rear property line and **lot 118 (17 N Park Ln), 64 (64 N Waterview Dr) and 65 (65 N Waterview Dr)** shall have a ten (10) feet vegetative buffer along the north side property line. This buffer shall screen the lot from the City of Palm Coast Waterfront Park. Buildings, screened enclosures, etc. shall not encroach into the natural vegetative buffer.

3. ANCILLARY STRUCTURES

A. Non-permanent ancillary structures, such as gazebos, and decks outside of the required building setbacks, are subject to the review and approval of the ADC. The maximum size of these elements shall not exceed two hundred (200) square feet.

4. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX N - Specific Development Requirements for North Park Estates at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for North Park Estates shall be as follows:

A. Front Yard - Thirty-five (35) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs and patios.

C. Side Yard - Ten (10) feet from the side property line. Twenty-five (25) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement fine but not less than the side yard setbacks previously defined.

F. Lot owners are not required to construct a sidewalk in this Village. The sidewalk within the Waterfront Park Road right-of-way in front of **lots 4-6 (50/54/56 Waterfront Park Rd)** is the property of the City of Palm Coast. It shall not be etched, stained, removed, replaced, or otherwise modified for any reason.

G. These setbacks are minimum setbacks only, The Architectural Design Committee (ADC), at its own discretion, may require additional setback requirements to maximize the spacing of the homes from each other and from the street or to save existing vegetation.

2. VEGETATION PRESERVATION

A. North Park Estates is an estate lot residential neighborhood that focuses on natural preservation as an overall theme. The ADC may allow additional tree credit up to seventy-five (75) percent for additional tree preservation submittals.

3. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. Roof pitch shall be greater than six (6) vertical to twelve (12) horizontal.

C. Driveways shall be, at a minimum, broom finished concrete with decorative pavement accents or bands to break up large expanses of concrete. Brick pavers or stamped decorative concrete over the entire driveway is preferred.

D. All garages shall be motor court or side entry design with garage doors not illustrated as part of the front elevation. Side entry garages shall have a minimum setback of twenty-eight (28) feet to the side lot line.

E. Mailboxes should be mounted in pairs on the north side of Waterfront Park Road, toward the southwest corner of lots 1, 2 and 3 and located between the street and lot property line. Each mailbox pair should be for the properties immediately across from each other (e.g. lots 1 and 4 pair, lots 2 and 5 pair and lots 3 and 6 pair).

The Declarations of Covenants and Restrictions for this Village address mailboxes in section 3.16(b). Section 3.16(b) gives the Declarant the right to approve the size, design, color and supporting structures of all mailboxes. In order to standardize mailboxes within these Villages and give the appropriate Architectural Design Committee guidance, the following mailbox standards shall be used henceforth.

1. All existing mailboxes on developed properties as of May 15, 2016 may remain in place until such time that the property owner elects to replace it. For these developed lots, such mailboxes are considered “as-builts” (design features implemented prior to ADC approval).

2. For new construction, developed lots that currently have no mailbox, or for developed lots whose owners wish to change mailboxes, the ADC standardized mailbox described below must be used.

3. Property owners with the old-style ADC approved mailbox, i.e. two boxes for adjacent properties that are mounted on a shared single pole and wish to change to the ADC standardized mailbox described below, must submit to the MADC for approval. However, the approval will be contingent on property owner removing the old-style mailbox on their side of the shared pole.

The ADC standardized mailbox design is already in place at many properties within this Village and is known as the Whitehall Premium Mailbox Package.

1. The mailbox shall only use a supporting structure that is center mounted on a square, plain post with no ornamentation, support bracket, or lettering on the post as shown in the accompanying photographs.

2. The only two acceptable colors are Black and French Bronze.

3. The side plates for the address may be either the one-line version using 5 - 4.5" numbers or the two-line version using 5-3" numbers and 16 - 1.25" characters for the street.

4. All mailboxes shall be installed in accordance with US Postal Service regulations.

Black

French Bronze

APPENDIX O - Specific Development Requirements for Osprey Lakes at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Osprey Lakes shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

2. NATURAL VEGETATION BUFFER

A. Each home site abutting the golf course has a ten (10) foot wide natural vegetative buffer along the rear lot line area. No clearing, filling or otherwise disturbing any vegetation within the buffer shall occur without prior written authorization of the Grand Haven Golf Course and the ADC.

3. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX P - Specific Development Requirements for the Pine Harbor at Grand Haven

1. BUILDING SETBACKS

The minimum setback for Pine Harbor shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Fifteen (15) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall abut the back of the existing curb to the roadside edge of the walk.

2. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand three hundred (1,300) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX Q - Specific Development Requirements for The Reserve at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for The Reserve at Grand Haven subdivision shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Twenty (20) feet from the rear property line.

C. Ten (10) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches.

D. Side Yard - Five (5) feet from the side property line. Twenty (20) feet abutting any street.

E. All setbacks will be measured from the adjacent property line to the wall of the dwelling unit and overhanging eaves not exceeding 2.5 feet shall be permitted within the front, side and rear setbacks but not within any easement setback.

F. A restricted access easement has been provided on all lots adjacent to Waterside Parkway to prohibit vehicular access.

G. If an easement exists adjacent to the side property line. the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

H. Only screened enclosures with pervious roofs will be allowed within the twenty (20) foot rear yard setback as defined above.

2. ARCHITECTURE

A. The New Construction Architectural Design Committee (NCADC), at its sole discretion, shall determine if the interior heated and air-conditioned living area, exclusive of garages, porches, and patios, is appropriate for this Village.

APPENDIX R - Specific Development Requirements for River Club at Grand Haven

Landscaping - Trees

1. Street trees are defined as any tree on the front of the property. Any street tree removed must be replaced if the street tree count falls below the amount specified in ADC Standard 2.Y.11.b – Live Tree Removal (Street Trees). River Club frontage is determined by adding all building unit's frontage together.

2. Minimum yard tree requirements are determined by adding all building unit's lot size together to determine total property size and then follow ADC Standard 2.Y.7 – Minimum Yard Tree Requirements. Calculation of minimum tree count will be one tree for every two thousand (2,000) square feet. If the tree removed is a specimen tree, as defined by the City of Palm Coast, then the tree must be replaced. Replacement trees can be added anywhere on the lot encompassing the entire building lot.

APPENDIX S - Specific Development Requirements for River's Edge at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Rivers Edge shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit except the rear yard setbacks for lots located adjacent to the Intracoastal Waterway which shall be measured from the westerly right-of-way line of the Intracoastal Waterway.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

2. ANCILLARY STRUCTURES

A. Non-permanent ancillary structures, such as decks and gazebos, outside of the required building setbacks, are subject to the review and approval of the ADC. The maximum size of these elements shall not exceed two hundred (200) square feet. The builder or property owner shall submit to the ADC documentation stating that "No Permit is Required" by the Army Corps of Engineers (ACOE) and the City of Palm Coast or the necessary permits from the City and/or the ACOE prior to any construction.

3. INTRACOASTAL WATERWAY RIGHT-OF-WAY (lots 20-29) (76/78/80/82/84/86/88/90/92 River Trail)

A. The area within the ICW right-of-way (approximately 180 feet) is an area of limited construction and improvements. This area is a "rear yard" area and generally shall have nonpermanent type improvements. The improvements in this area are subject to approval of the Army Corps of Engineers (ACOE) and the ADC.

B. Bulkheads, Slips, Dock Additions, Boat Lifts, Boathouses: Any additional improvements at the waterside area are subject to permitting by the ACOE, Florida Department of Environmental Protection (FDEP) and City of Palm Coast. Additionally, the designs shall be submitted to the ADC for review and approval.

C. Acceptable materials for bulkheads are concrete, wood and coquina.

D. Site improvements within the ICW easement: Generally, the improvements within the ICW easement are limited to non-permanent types of improvements. These improvements "generally" are limited to landscape, irrigation, mulch or gravel walkways, benches, fences, gates, landscape lighting, etc. The ACOE discourages any improvements other than these landscape items. Any other improvements are subject to review and approval of the ACOE. Clear cutting of natural vegetation and filling is prohibited within this area. Additionally, any improvements shall be submitted to the appropriate Architectural Design Committee (ADC) for review.

4. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX T - Specific Development Requirements for Riverwalk at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Riverwalk at Grand Haven subdivision shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard – Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

F. Only screened enclosures with pervious roots will be allowed within the rear yard setback as defined above.

2. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand five hundred (1,500) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. All roofs need to be flat tile and color must match house and neighborhood.

C. All house colors should be similar in color range to existing homes.

D. All houses need to have a full or partial front façade of stone.

E. All driveways and front walkways need to be pavers and color should be similar to color range in existing homes.

3. VEGETATION

A. Street trees should include an Oak and a Crepe Myrtle

APPENDIX U - Specific Development Requirements for South Park Village at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for South Park Village shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Ten (10) feet from the rear property line. Ten (10) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios**. Lots 1–20 (3/5/7/9/11/13/15/17/19/37/39/41/43/45/ 47/49/51/53/55/60 Riverbend Dr.)** shall have a ten (10) foot natural vegetative buffer at the rear of the lot.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street. **Lots 1, 19, 20, 36, 37 (3/26/28/55/60 Riverbend Dr)** shall have a side setback from any easement of two (2) feet six (6) inches.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall be six (6) feet six (6) inches from the back of the existing curb to the roadside edge of the walk.

G. Owner shall make every effort to retain as many existing trees within lot area as possible.

2. NATURAL VEGETATION BUFFER

A. Each home site abutting South Park Road shall have a ten (10) foot natural vegetation buffer along the rear lot line area. No clearing, filling or otherwise disturbing any vegetation within the buffer shall occur without prior written authorization of the ADC.

3. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX V - Specific Development Requirements for Southridge at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Southridge Village shall be as follows:

A. Front Yard - Twenty-five (25) feet from the front property line.

B. Rear Yard - Five (5) feet from the rear property line for **lots 2-3 (15/17 Waterside Pkwy)**. Ten (10) feet for all other lots. Five (5) feet for swimming pools, screened enclosures with pervious roof, get-wet pools, hot tubs, patios on all lots.

C. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

D. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

E. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

F. Sidewalk - The sidewalk shall abut the back of the existing curb to the roadside edge of the walk.

G. Owner shall make every effort to retain as many existing trees within lot area as possible.

2. NATURAL VEGETATION BUFFER

A. **Lots 11 – 15 (11/13/15/17/19 Sand Pine Dr)** shall have a fifteen (15) foot natural vegetative buffer along the rear lot line area. No clearing, filling or otherwise disturbing any vegetation within the buffer shall occur without prior written authorization of the ADC.

3. LANDSCAPING

A. The Sabal Palm has been selected as the street trees for this neighborhood. It is recommended that these trees be blended with accent trees in and out of the street tree zones and transitioned into the individual landscape of each home site. Street trees shall be planted at an average ratio of two (2) trees per thirty (30) lineal feet of street frontage (min. 3 street trees per lot). The street trees should be located within the first fifteen feet of the front yard behind curb. Street trees should be random heights of clear trunk 8ft. to 10ft. to 12ft. in height and planted in natural cluster arrangements per the quantity required for the home site.

4. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand (2,000) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

APPENDIX W - Specific Development Requirements for Village Oaks at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for the Village Oaks at Grand Haven subdivision shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line.

B. Rear Yard - **lots I-11 (1/3/5 Village View Dr and 1/3/5/7/9/11/15/20 Village View Way), 27-34 (14/16/18/20/22/24/25/26 Village View Dr), 36-38 (4/6/8 Village View Dr)**: Fifteen (15) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches.

C. Rear Yard - **lots 12-26 (2/4/6/8/10/12/14/16/18 Village View Way and 13/15/17/19/21/23 Village View Dr).** Five (5) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs, patios and porches.

D. Side Yard – Five (5) feet from the side property line. Twenty (20) feet abutting any street.

E. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

F. If an easement exists adjacent to the side property line, the setback shall be 2.5 feet from the easement line but not less than the side yard setbacks previously defined.

G. Only screened enclosures with pervious roofs will be allowed within the rear yard setback as defined above.

2. ARCHITECTURE

A. Dwellings shall have a minimum of one thousand five hundred (1,500) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. All roofs need to be barrel tile and color needs to match house and the neighborhood.

C. All house colors should be similar in color range to existing homes.

D. All driveways and front door walkways need to be pavers and color range to existing homes.

APPENDIX X - Specific Development Requirements for Wild Oak Estates (Phase 1) at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Wild Oak Estates Phase 1 shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line: **Lots 6, 7, 18-20, 26-34, 40-45 (11/13 Blue Jacket Ct and 12/14/16 Native Oak Ct and 122/124/132/134/136/138/140/142/144 Willow Oak Way and 154/156/158/160/162/164 Willow Oak Way)**

B. Thirty-five (35) feet from the front property line: **Lots 1-5, 8-17, 21-25, 35-39 (135/137 Willow Oak Way and 14/15/16 Blue Jacket Ct and 105/107/109/111/113/115/117/119/121/123 Willow Oak Way and 13/15/17/18/19 Native Oak Ct and 161/163/165/167/169 Willow Oak Way)**

C. Rear Yard – Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs and patios.

D. Side Yard -Ten (10) feet from the side property line. Twenty-five (25) feet abutting any street.

E. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

F. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

G. The lot owner is required to construct a six-foot six inch (6.5) wide concrete sidewalk within the road right of way area. The sidewalk shall meander respecting existing trees and vegetation. Sidewalks are required for the following lots: **6, 7, 18-20, 25, 26-34, 40-45 (11/13 Blue Jacket Ct and 12/13/14/16 Native Oak Ct and 122/124/132/134/136/138/140/142/144 Willow Oak Way and 154/156/158/160/162/164 Willow Oak Way)**

H. These setbacks are minimum setbacks only. The Architectural Design Committee ("ADC"), at its own discretion, may require additional setback requirements to maximize the spacing of the homes from each other and from the street or to save existing vegetation.

2. VEGETATION PRESERVATION

A. Wild Oaks Estates Phase 1 is an estate lot residential neighborhood that focuses on natural preservation as an overall theme. The ADC may allow additional tree credit up to seventy-five (75) percent for additional tree preservation submittals.

B. Newly planted Oak trees need to be spaced at least thirty (30) feet apart to allow for mature growth.

3. ARCHITECTURE

~~A.~~ Dwellings shall have a minimum of two thousand two hundred (2,200) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. Roof pitch shall be greater than six (6) vertical to twelve (12) horizontal.

C. Driveways shall be, at a minimum, broom finished concrete with decorative pavement accents or bands to break up large expanses of concrete. Brick pavers or stamped decorative concrete over the entire driveway is preferred. Driveway features such as stanchions, columns or walls may not be in an easement.

D. All garages shall be motor court or side entry design with garage doors not illustrated as part of the front elevation. Side entry garages shall have a minimum setback of twenty-eight (28) feet to the side lot line.

E. **Mailboxes** - The Declarations of Covenants and Restrictions for this Village addresses mailboxes in section 3.16(b). Section 3.16(b) gives the Declarant the right to approve the size, design, color and

supporting structures of all mailboxes. In order to standardize mailboxes within these Villages and give the appropriate Architectural Design Committee guidance, the following mailbox standards shall be used henceforth.

1. All existing mailboxes on developed properties as of May 15, 2016 may remain in place until such time that the property owner elects to replace it. For these developed lots such mailboxes are considered “as-builts” (design features implemented prior to ADC approval).

2. For new construction, developed lots that currently have no mailbox, or for developed lots whose owners wish to change mailboxes, the ADC standardized mailbox described below must be used.

3. Property owners with the old-style ADC approved mailbox, i.e. two boxes for adjacent properties that are mounted on a shared single pole and wish to change to the ADC standardized mailbox described below, must submit to the MADC for approval. However, the approval will be contingent on property owner removing the old-style mailbox on their side of the shared pole.

The ADC standardized mailbox design is already in place at many properties within this Village and is known as the Whitehall Premium Mailbox Package.

1. The mailbox shall only use a supporting structure that is center mounted on a square, plain post with no ornamentation, support bracket, or lettering on the post as shown in the accompanying photographs.
2. The only two acceptable colors are Black and French Bronze.
3. The side plates for the address may be either the one-line version using 5 - 4.5" numbers or the two-line version using 5-3" numbers and 16 - 1.25" characters for the street.
4. All mailboxes shall be installed in accordance with US Postal Service regulations.

Black

French Bronze

APPENDIX Y - Specific Development Requirements for Wild Oak Estates (Phase 2) at Grand Haven

1. BUILDING SETBACKS

The minimum setbacks for Wild Oak Estates Phase 2 shall be as follows:

A. Front Yard – Twenty-five (25) feet from the front property line: **Lots 1-37, 42-57, 81, 87-100, 122-125. (176/178/180/182/183/184/186/188/190/192/194/196/198/202/204/206/208/210/212/214/216/217/218 /220/ 222/226/228/230/231 Willow Oak Way and 4/6/8/10/12/14/16/18/20/22 Scarlet Oak Cir and 1 Scarlet Oak Ct and 26/28/30/32/34/36/38/40/42/44/46/50/52/54/56 Scarlet Oak Cir and 2/4/6/8/10/12/14/16/18 /20/22/24/26/30 Blue Oak Ln and 4/6/8 Turkey Oak Ln)**

B. Thirty-five (35) feet from the front property line: **Lots 38-41, 50-80, 82-86, 101-121, 126-137. (3/4/5/6 Scarlet Oak Ct and 1/5/7/9/11/13/15/17/19/23/27/33/35/39/40/42/43/44/45/46/49/50/51/52/53/54 /55/56 Scarlet Oak Cir and 221/223/227 Willow Oak Way and 207/209/211/213/215 Willow Oak Way and 3/7/9/11/13/15/17/19/21/23/27/29/31/33/35 Blue Oak Ln and 185/187189/191/195/197 Willow Oak Way and 3/5/7/9/10/11/13 Turkey Oak Ln and 173/175/177/179 Willow Oak Way.**

C. Rear Yard – Ten (10) feet from the rear property line. Five (5) feet for swimming pools, screened enclosures, get-wet pools, hot tubs and patios.

D. Side Yard - Ten (10) feet from the side property line. Except for **Lots 101 to 116**, **(3/7/9/11/13/15/17 /19/21/23/27/29/31/33/35 Blue Oak Ln and 197 Willow Oak Way)** which will allow for a five (5) foot side setback. Twenty-five (25) feet abutting any street.

E. All setbacks will be measured from the adjacent property line to the nearest point of the dwelling unit.

F. If an easement exists adjacent to the side property line, the setback shall be two (2) feet six (6) inches from the easement line but not less than the side yard setbacks previously defined.

G. The lot owner is required to construct a six-foot six inch (6.5) wide concrete sidewalk within the road right of way area. The sidewalk shall meander respecting existing trees and vegetation. Sidewalks are required for the following lots: **1-37, 42-57, 81, 87-100, 122-125 (176/178/180/182/184/186/188/190/ 192/194/196/198/202/204/206/208/210/212/214/216/218/220/222/226/228/230 and 231 Willow Oak Way and 4/6/8/10/12/14/16/18/20/22 Scarlet Oak Cir and 1 Scarlet Oak Ct and 26/28/30/32/34/36/ 38/40/42/44/46/50/52/54/56 Scarlet Oak Cir and 217 Willow Oak Way and 2/4/6/8/10/12/14/16/ 18/20/22/24/26/30 Blue Oak Lnand 183 Willow Oak Way and 4/6/8 Turkey Oak Ln)**

H. These setbacks are minimum setbacks only. The Architectural Design Committee ("ADC"), at its own discretion, may require additional setback requirements to maximize the spacing of the homes from each other and from the street or to save existing vegetation.

2. VEGETATION PRESERVATION

A. Wild Oaks Estates Phase 2 is an estate lot residential neighborhood that focuses on natural preservation as an overall theme. The ADC may allow additional tree credit up to seventy-five (75) percent for additional tree preservation submittals.

B. Newly planted Oak trees need to be spaced at least thirty (30) feet apart to allow for mature growth.

3. ARCHITECTURE

A. Dwellings shall have a minimum of two thousand two hundred (2,200) square feet of interior heated and air-conditioned living area, exclusive of garages, porches and patios.

B. Roof pitch shall be greater than six (6) vertical to twelve (12) horizontal.

C. Driveways shall be, at a minimum, broom finished concrete with decorative pavement accents or bands to break up large expanses of concrete. Brick pavers or stamped decorative concrete over the entire driveway is preferred. Driveway features such as stanchions, columns or walls may not be in an easement.

D. All garages shall be motor court or side entry design with garage doors not illustrated as part of the front elevation. Side entry garages shall have a minimum setback of twenty-eight (28) feet to the side lot line.

E. **Mailboxes** - The Declarations of Covenants and Restrictions for this Village addresses mailboxes in section 3.16(b). Section 3.16(b) gives the Declarant the right to approve the size, design, color and supporting structures of all mailboxes. In order to standardize mailboxes within these Villages and give the appropriate Architectural Design Committee guidance, the following mailbox standards shall be used henceforth.

1. All existing mailboxes on developed properties as of May 15, 2016 may remain in place until such time that the property owner elects to replace it. For these developed lots such mailboxes are considered “as-builts” (design features implemented prior to ADC approval).
2. For new construction, developed lots that currently have no mailbox, or for developed lots whose owners wish to change mailboxes, the ADC standardized mailbox described below must be used.
3. Property owners with the old-style ADC approved mailbox, i.e. two boxes for adjacent properties that are mounted on a shared single pole and wish to change to the ADC standardized mailbox described below, must submit to the MADC for approval. However, the approval will be contingent on property owner removing the old-style mailbox on their side of the shared pole.

The ADC standardized mailbox design is already in place at many properties within this Village and is known as the Whitehall Premium Mailbox Package.

1. The mailbox shall only use a supporting structure that is center mounted on a square, plain post with no ornamentation, support bracket, or lettering on the post as shown in the accompanying photographs.
2. The only two acceptable colors are Black and French Bronze.
3. The side plates for the address may be either the one-line version using 5 - 4.5" numbers or the two-line version using 5-3" numbers and 16 - 1.25" characters for the street.
4. All mailboxes shall be installed in accordance with US Postal Service regulations.

Black

French Bronze

APPENDIX Z - Wild Oaks Estates Phases 1 & 2 Minimum Street Tree Requirements (Street Tree Zone) and Replacement Street Trees

PURPOSE STATEMENT: The purpose of this revision to the ARCHITECTURAL DESIGN STANDARDS is to recognize that the community characteristics of the Wild Oaks subdivision are significantly different from other Grand Haven neighborhoods. Wild Oaks' lots are large estate sized lots in a rural neighborhood setting, as opposed to the tree lined streets in the urban neighborhood theme of the other villages. Also, significant areas of Wild Oaks have existing natural oak tree canopies which dominate the landscape and reduce the need for landscape tree plantings. Other areas of the subdivision have no trees and require an increased amount of landscape plantings to provide the native oak tree appearance desired. Furthermore, each lot is unique which requires that each landscape proposal be reviewed and critiqued based on the characteristic of the subject lot and adjoining lots. Therefore, the linear street tree requirement is being modified to allow for trees to be placed in a free form manner consistent with native landscape and where existing oak canopies exist, trees will not be required to be planted under the existing canopy. The new standards are as follows.

The Street Tree Zone is defined as the area of the property no more than fifty (50) percent of the distance from the street to the closest point of the front of the house. Corner lots have two Street Tree Zones, both the front and side yard street frontages.

1. Street trees shall be planted in open areas of the home site where there are no current oak canopies. The minimum number of trees in the Street Tree Zone is equal to an average ratio of one tree per 30' of street front with credit given for each existing oak tree. The number of trees required will be calculated by dividing the total linear street frontage by 30 and rounding down to the next lower whole number. For example, a lot between 60 and 89 feet of frontage will require two (2) trees and a lot with 90 feet of frontage will require three (3) trees. Corner lots are required to apply this formula to both front and side yard street frontages. As examples, a non-corner lot 120' wide requires four (4) trees in the Street Tree Zone, a corner lot 120' on the front and 100' on the side requires seven (7) trees.

2. Trees planted in the Street Tree Zone with no sidewalks are considered part of the natural landscape of the property. Ground cover surrounding these trees should be consistent with the landscape for that property and must follow the requirements for ADC Standard 2.Y.20 - Mulch/Mulch Alternative. If the landscape design for the property was approved for inorganic mulch (rock) in the planting areas that same rock may be used as ground cover surrounding the trees in the Street Tree Zone.

3. Trees planted in the Street Tree Zone with sidewalks are required to use mulch or grass around any tree between the curb and sidewalk. Rocks are not permitted. The area between the sidewalk and the front of the house can use ground cover around trees that is consistent with the landscape for that property and must follow the requirements for ADC Standard 2.Y.20 – Mulch/Mulch Alternative. If the landscape design for the property was approved for inorganic mulch (rock) in the planting areas that same rock may be used as ground cover surrounding the trees in the area between the sidewalk and house.

4. The Live Oak has been selected as the Street Tree for Wild Oaks Estates Phases One and Two.

5. Street trees shall be of Florida #1 quality or better, a minimum sixty-five (65) gallon, three and a half (3 1/2) inch caliper, ten (10) to twelve (12) feet in height, five (5) to six (6) feet spread with six (6) feet of clearance from the bottom branches to the surrounding sidewalk/curb at the time of planting. Once street trees mature, the clearance from the bottom branches to the surrounding ground is outlined in the **Grand Haven Master Association Policy on Tree Trimming.**

APPENDIX AA - Wild Oaks Estates, Phases 1 & 2 Irrigation Wells

During the early planning stages of the Estates at Grand Haven, Phase 1 and Phase 2, the developer and the City of Palm Coast, recognized the need for the economical irrigation of the large sized lots. In response to this need, the infrastructure was installed to provide reclaimed water throughout Wild Oaks. As a result, each of the properties in Wild Oaks came under the regulatory control of both the City of Palm Coast and the St. Johns River Water Management District (SJRWMD). They jointly state that "If there is a Consumptive Use Permit (CUP) associated with the property, the District (SJRWMD) requires the use of the lowest quality source of water available and the reclaimed must be used instead of either groundwater or potable water"

The City of Palm Coast does have a Consumptive Use Permit which includes all of Wild Oaks.

In conjunction with these regulations, the Wild Oaks Well Standard is as follows:

It is most strongly recommended that each property owner contact the City of Palm Coast and arrange to have their irrigation system connected to the available reclaimed water supply. Existing MADC approved wells may be maintained as a "back up" to the reclaimed water but according to the SJRWMD, may be used only if reclaimed water is not available. In keeping with the intent, purpose and existing laws of the City of Palm Coast and the regulations of the St. Johns River Water Management District irrigation wells will only be approved under the following conditions.

With permitting from The Flagler County Health Department and approval by the Grand Haven Golf Club, the construction of an irrigation well may be approved by the MADC. However, this approval does not extend to the use of the well as long as reclaimed water is available.

It should be noted that a violation of the City of Palm Coast Water Conservation Ordinance 2009-15 and Rule 40C-2.042 of the Florida Administrative Code may incur penalties from either the City of Palm Coast and/or the St. Johns River Water Management District.

EXHIBIT #1 - SUGGESTED LANDSCAPE PLANT LIST

SHADE TREES

DECIDUOUS SHADE TREES

Bald Cypress (Taxodium distichum)
Chinese Elm 'Drake' (Ulmus parvifolia)
Pond Cypress (Taxodium ascendens)
River Birch (Betula nigra)
Sweetgum (Liquidambar styraciflua)
White Ash (Fraxinus americana)
Winged Elm (Ulmus alata)

EVERGREEN SHADE TREES

American Holly (Ilex opaca)……..……..hardwood/evergreen/native
Cherry Laurel (Prunus angustifolia) ……hardwood/evergreen/native
Dahoon Holly (Ilex cassine)…….……....hardwood/evergreen/native
East Palatka Holly (Ilex X attenuate) .....hardwood/evergreen/hybrid from two natives
Eastern Red Cedar (Juniperus virginiana) .....hardwood/evergreen/native
Japanese Black Pine (Pinus thunbergiana) .....non-hardwood/evergreen/non-native
Laurel Oak (Quercus hemisphaerica) .....hardwood/deciduous/native
Live Oak (Quercus virginiana) .....hardwood/semi-deciduous/native
Loblolly Bay (Gordonia lasianthus) .....hardwood/evergreen/native
Loblolly Pine (Pinus taeda) .....non-hardwood/evergreen/native
Longleaf Pine (Pinus palustris) .....non-hardwood/evergreen/native Loquat
Plum (Eriobotrya japonica) .....hardwood/evergreen/non-native from Japan
Savannah Holly (Ilex X attenuate Savannah) .....hardwood/evergreen/hybrid or non-native
Slash Pine (Pinus ellotii)…….....non-hardwood/evergreen/native
Southern Magnolia [DD Blanchard, Little Gem] (Magnolia grandiflora) .....hardwood/evergreen/native
Sweet Bay (Magnolia virginiana) .....hardwood/evergreen/native

LARGE PALMS TREES

Bismarck Palm (Bismarck nobillis)
Cabbage Palm (Sabal palmetto)
Canary Island Date Palm (Phoenix canariensis)
Canary Palm (Phoenix canariensis)
Chinese Fan Palm (Livistonia chinensis)
Medjool Palm varieties (Phoenix dactylifera)
Majestic Palm (Ravenea rivularis)
Pindo Palm (Butia capitata)
Ribbon Palm (Livistonia decipiens)
Sabal Palm (Sabal palmetto)
Queen Palm/Cocos Palm (Syagrus romanzoffiana)
Sylvester Palms (Phoenix sylvestris)

ORNAMENTAL TREES AND MEDIUM SIZED PALMS

(Includes shrubs when grown in tree form and medium sized palms with tree like structure.)

DECIDUOUS ORNAMENTAL TREES

Chickasaw Plum (Prunus angustifolia)
Crape Myrtle (Lagerstroemia indica)
Jerusalem Thorn (Parkinsonia aculeate)
Redbud (Cercis canadensis)

EVERGREEN ORNAMENTAL TREES

Anise (Illicium parviflorum)
Arizona Cypress (Cupressus arizonica)
Bottlebrush (Callistemon viminalis)
Caroline Sapphire Cypress (Cupressus arizonica)
Citrus (sweet oranges, grapefruit, mandarin, Meyers lemon)
Feijoa, Pineapple guava (Acca selloowiana)
Indian Hawthorn or "Majestic Beauty" (Rhaphiolepis sp.)
Italian Cypress (Cupressus semperiverns)
Ligustrum or Japanese Privet (Ligustrum japonica)
Nellie Stevens or Mary Nelle Holly (Ilex, hybrid Hollies)
Oleander (Nerium oleander)
Sweet Viburnum (Viburnum odoratissimum)
Texas Wild Olive (Cordia boissier)
Torulosa or Hollywood Juniper (Juniperus chinensis)
Yaupon Holly (Ilex vomitoria)

PALMS

Date Palm (Phoenix dactylifera)
European Fan Palm (Chamaerops humilis)
Lady Palm (Rhapis excelsa)
Needle Palm (Rhapidophyllum hystrix)
Pygmy Date Palm (Phoenix Roebelenii)
Windmill Palm (Trachycarpus fortunei)

SHRUBS, SMALL PALMS and CYCADS

SMALL PALMS AND CYCADS

Bamboo Cycad (Ceratozamia hildae)
Cardboard Palm (Zamia furfuracea)
Chestnut Dioon (Dioon edule)
Coontie Fern (Zamia pumila or floridana)
Saw Palmetto (Serenoa repens)

SHRUBS

Anise (IIIicium parviflorum)
Aucuba (Aucuba japonica)
Awabuki Viburnum (Viburnum odoratis)
Azalea (Rhododendron)
Beautyberry (Callicarpa americana)
Blueberry (Darrows – Vaccinium darrowii)
Blue Vase, Pfitzer, Sylvestris, Hetzii'
Bottlebrush Bush (Callistemon citrinus)
Boxwood (Buxus microphylla)
Burfordii, Carissa, or Rotunda Holly (Ilex cornuta)
Camellia (Camellia japonica or Camellia sasanqua)
Chickasaw Plum (Prunus angustifolia)
Cigar Plant (Cuphea ignea)
Cleyera (Ternstroemia gymnanthera)
Compact Japanese Holly (Hex crenata)
Crape Myrtle (Lagerstroemia indica)
Dwarf Schillings Holly (Ilex vomitora schillings)
Dwarf Salt & Pepper (Malenthera nivea)
Fatsia (Fatsia japonica)
Feijoa, Pineapple guava (Acca selloowiana)
Firebush Lime Sizzler (Hamelia patens "Firebush")
Florida or Purple Anise (IIIicium floridanum)
Florida Privet (Forestiera segregate)
Fortune's Mahonia (Mahonia fortunei)
Gardenia (Gardenia jasminoides)
Glossy Abelia (Abelia x grandiflora)

Green Pittosporum (Pittosporum tobira)
Hibiscus (Hibiscus syriacus)
Holly: Compacta, Heleri, or Steeds Holly (Ilex crenata)
Indian Hawthorn (Rhapiolepis indica)
Ixora Maui Yellow (Ixora chinensis)
Japanese Boxthorn or Bonsai (Serissa foetida 'Variegata)
Juniper (Juniperus chinensis spp.)
Ligustrum varieties (All except: Variegated Chinese Privet [Ligustrum sinese 'Variegatum'])
Loropetalum (Loropetalum Chinese)
Marlberry (Ardisia escalloniodes)
Natal Plum (Carissa macrocarpa "Boxwood Beauty")
Night Blooming Jasmine (Cestrum)
Pittosporum Variegated (Pittosporum tobira 'variegata')
Podocarpus (Podocarpus macrophyllus)
Red Chocolate Loropetalum (Loropetalum chinensis "Red Chocolate")
Red Tipped Cocoplum (Chrysobalanus icaco)
Rhododendron hybrids - Fashion, George Taber, Red Ruffles', Formosa, G.G. Gerbing
Salvia Black and Blue (Salvia guaranitica)
Salvia Mystic Spires (Salvia "Balsalmisp")
Sandankwa Viburnum (Viburnum suspensum)
Silver Buttonwood (Conocarpus erectus)
Silverthorn (Eleagnus pungens)
Simpson's Stopper (Myrcianthes frangrans)
Snow Bush (Breynia nivosu)
Southern Elderberry (Sambucus nigra subs canadensis)
Sweet Viburnum (Viburnum odoratissimum)
Tea-Olive (Osmanthus fragranns)
Texas Sage (Leucophyllum frutescens)
Thryallis (Galphimia glauca)
Varigated Pittosporum (Pittosporum tobira "Variegata")
Walter Viburnum (Viburnum obovatum)
Wax Myrtle (Myrica cerifera)
Westringia Blue Gem (Westringia fruticosa "WES03" Blue Gem PPAF)
Wild Coffee (Psychotria nervosa)

PERENNIALS

(Including gingers, succulents and ferns)
African and Louisiana Iris (Dietes)
Agapanthas (Agapanthus africamus)
Beebalm (Monarda punctata)
Bird of Paradise (Strelitzia reginae)
Birdsnest Fern (Asplenium nichus)
Brazilian Petunia (Ruellia elegans)
Butterfly Ginger (Hedychium cornonarium)
California Daisy Bush (Gamolepsis chrysanthemoides)
Cape Plumbago or Plumbago (Plumbago auriculata)
Cast Iron Plant (Aspidistra elatior)
Crissie Birdsnest (Asplenium antiquum "Crissie")
Daylily (Hemerocallis Hybirds)
Dwarf Ixora (Ixora chinensis and Ixora manui)
Firecracker Plant (Russelia equisetitformis)
Firespike (Odontonema cuspidatum)
Foxtail Fern (Protasparagus densiflorus)
Garden Mums (Chrysanthemums)
Giant Spider Lily (Crinum x amabile)
Hibiscus varieties
Holly Fern (Cyrtomium alcatum)
Jacobinia (Justicia carnea)
Kalanchoe Tricolor (Kalanchoe beharensis)
Knock Out Rose (Rosa spp. miniature or antique variety, easy care roses such as 'Louis Philippe')
Lantana (Lantana camara hybrids)
Lily of the Nile (Agapanthus africanus)

Liriope, Lily Turf (Liriope muscari)
Mexican Heather (Cuphea hyssopiifolia)
Pentas (Pentas lanceolata)
Purple coneflower (Echinacea purpurea)
Royal Fern (Osmunda regalis)
Shell Ginger (Alpinia zerumbet)
Shrimp Plant (Justicia brandegeana)
Sticks on Fire (Euphorbia tirucalli “Rosea”)
Stoke Aster (Stokesia)
String or Swamp Lily (Crinum, spp. such as: american)
Stromanthe (Stromanthe sanguinea)
Thai Spice Ginger (Alpinia galangal)
Yucca varieties

GRASSES

Chinese fountain Grass (Pennisetum alopecuroides)
Cord Grass (Spartina bakerii)
Fakahatchee Grass, Eastern Gamma Grass (Tripsacum dacfyloides)
Florida Gamma Grass, Dwarf Fakahatchee Grass (Tripsacum floridana)
Japanese Silver Grass (Miscanthus sinensis cultivars)
Muhly Grass (Muhlenbergia capillaris)
Pampas Grass (Cortaderia selloana)
Tender Fountain Grass (Pennisetum setaceum)

GROUND COVERS

Ajuga, Bugleweed (Ajuga reptans)
Asiatic Jasmine (Trachelospermum asiaticum)
Blue Pacific Juniper (Juniperus conferta)
Big Blue, Evergreen Giant, Silvery Sunproof
Creeping Juniper (Juniperus horizontalis)
Creeping Thyme, Wooly, Red or Lemon (Thymus)
English Ivy (Hedera helix)
Greater Perwinkle (Vinca major)
Horizontal Cocoplum (Chrysobalanus icao var horizontal)
Juniper Parsonii (Juniperus chinensis)
Lesser periwinkle (Vinca minor)
Lily Turf (Liriope muscari)
Mondo Grass (Ophiopogon japonicus)
Sunshine Mimosa (Mimosa strigillosa)

VINES

Bougainvillea (Bougainvillea Spectabilis)
Carolina Jasmine or Yellow Jasmine (Gelsemium semperiverns)
Confederate Jasmine (Trachelospermum jasminoides)
Coral Honeysukle (Lonicera sempervirens)
Diplandenia Red Blooming (Mandevilla sanderi)Primrose Jasmine (Jasminum mesnyi)
Star Jasmine (Jasminum nitudum)

TURF

St. Augustine
Zoysia Grass

EXHIBIT #2 - SUGGESTED LANDSCAPE PLAN FOR LAKE'S EDGE

General Principles:

The "lakes" behind Grand Haven homes are storm water detention ponds, a very important component of the district's storm water management system. This system has been developed to reduce the possibility of Grand Haven homes and roads being flooded during tropical storms/hurricanes. The storm water detention ponds have been designed, constructed and maintenance obligations have been developed, under the authority of the Saint Johns River Water Management District. The SJWMD has the statutory authority to issue fines of up to $10,000 per day for violations of their rules, regulations and requirements.

Runoff from normal rain, tropical storm and hurricane precipitation, originating from impervious surfaces, such as roofs, gutters, downspouts, driveways, sidewalks and roadways, flows into street drains, which are connected through large underground pipes to the storm water detention ponds. Runoff containing nutrients (largely nitrogen and phosphorus), from fertilizer used on lot owners' turf grass surrounding the storm water detention ponds banks, is intended to be absorbed by a vegetative buffer of plantings between the turf grass and the water's edge. These storm water detention ponds bank plants act as a "nutrient sink", absorbing the fertilizer runoff, which would otherwise stimulate the overgrowth of submerged aquatic vegetation (pond weeds) and stimulate the overgrowth of algal blooms (pond scum.)

These bank planting species, planted as required in staggered rows approximately four feet on center, beginning at the water's edge, retain the designed and permitted pond bank slope angles (specific to every pond) by reducing erosion and siltification (the filling in of the pond by soils carried in the erosion process.)

Undesirable components of the storm water flow drop (precipitate) to the storm water detention pond bottom allowing the upper level and higher quality water to move on when tropical storms and/or hurricanes raise the water levels to overtop control structures (weirs, dams, flat grates,) with the higher quality water eventually finding its way either to defined and regulated wetland buffer areas and then eventually into the Intracoastal Waterway, or directly to the Intracoastal Waterway through very large underground pipes from a few District ponds located parallel to and adjacent to the Intracoastal Waterway. The storm water outflow from the District's storm water detention ponds may be closely monitored by Florida and United States Departments of Environmental Protection agencies, which are currently developing Maximum Daily Load Limits for substances contained in the outflows. Very large fines are being developed for communities that exceed these MDL Limits.

It is the responsibility of the Grand Haven CDD to maintain the hydraulics (water flow) in and through the storm water detention ponds and control any overgrowth of submerged aquatic vegetation (by stocking of grass eating triploid [sterile] grass carp and aquatic herbicide application) and algal overgrowth (by reduction of nutrient load into the water and algaecide applications.)

The Grand Haven CDD and Master Associations, after consultation with, and in *consideration of the recommendations of the University of Florida Soil and Water* Science Department, the University of Florida Cooperative Extension Service, the Water and Environmental Program Coordinator for the City of Palm Coast, and in compliance with the SJRWMD, have approved the following allowable detention pond bank new planting scheme:

Plantings for Detention Pond Banks

Spartina bakeri - Sand Cordgrass

This grass is the only plant permitted on the pond banks.

Location: First row of grasses must be consistent with the lowest existing row of healthy *Spartina bakeri*, which may be on another property around the pond perimeter, progressing in rows approximately four feet apart up the bank for a minimum of two rows, If the bank soil surface is exposed further up the bank, additional rows of Spartina should be planted, three to four rows preferred. Total number of rows will be different for every pond, based on distance from water's edge to level, horizontal surface (usually lot owner turf grass) surrounding the pond. Some ponds may require just two rows, others three, four or more.

Spacing: To control erosion and reduce siltification, grasses must be planted in rows paralleling the shoreline, plants approximately 4 feet apart, planted in staggered rows

Maintenance: For safety of GHCDD maintenance crews, residents and their guests, the storm water detention pond bank surface between rows and columns of grasses must be kept clear to prevent dangerous wildlife from being hidden from view. Invading weeds, vines, shrubs and brush between the plants must be removed immediately. Grasses should not be trimmed below 30 inches and no more often than 2x (twice) per year or may die.

Replacement: Dying/dead grasses must be replaced by lot owner immediately. Death may occur due to intolerance to cold, drought, flooding due the grass being submerged under water after hurricanes/tropical storms, salinity of the pond water, improper soil selection, over trimming, and/or any other cause. Spartina bakeri is the preferred and recommended grass species, as it is the hardiest, most self-sustaining grass for pond bank planting, requiring the least frequent replacement.

Irrigation: hand watering in only, best to plant during rainy season (summer), then no further irrigation once established

Fertilization: None, ever.

Ground Cover for Detention Pond Banks

Groundcover: nothing or pine straw
The only approved ground cover for detention pond banks is pine straw. Pine straw forms a mat when wet, helping to suppress weeds, and is acidic, also helping to suppress weeds. The pine straw mat stays in place on the bank and does not float into the water during rain/runoff, which would cause an undesirable increase in nutrient loading in the pond water, promoting algal blooms.

Ground cover in the form of plants is not permitted.

New installations of lawn turf (sod) and irrigation systems down to the water line are not to be permitted on the detention pond banks.

Pine bark mulch should not be used, as it will float into ponds, causing increased nutrient loading.

Stone should not be used as it does not control siltification and the stone may wash into the pond altering the permitted design of pond contours.

Exception for GHCDD Pond Outfall Structures

To better control pond bank erosion adjacent to community storm water outfall structures, and in accordance with DOT specifications, a three-foot-wide border of Bahia Grass has been installed adjacent to the concrete storm water outfall structures (mitered end sections) and running contiguous with the coquina rock/riprap in the outfall sluiceway down to the waterline. Responsibility for maintenance of the outfall structure border Bahia Grass will rest with the GHCDD. As stated above, no other sod/turf is permitted anywhere on the pond banks

EXHIBIT #3 - PROHIBITED PLANTS

It is also important to realize that not all plants are beneficial. Listed below are plants (most aquatic) that are prohibited. They are prohibited because they are potentially poisonous or excessive high maintenance or are non-native invasive plants. Plants are prohibited ONLY if added to a property. Current plants can remain.

African Elodea (Lagarosiphon major)
Air Potato (Dioscorea bulbifera)
Alligator Weed (Alternanthera philoxeroides)
Angel's Trumpet (Brugmansia Candida)
Australian Pine (Casuarina Equisetifolia)
Bamboo (Bambusa species, Phyllostachys meyeri, Pseudosasa japonica)
Bladdenwort (Utricularia species)
Brazilian Pepper (Schinus terebinthifolius)
Cattail (Typha species)
Camphor Tree (Cinnamomum camphora)
Caulerna Marine Alga
Common Waterweed (Egeria densa)
Coontail (Ceratophyllum demersum)
Curly Pondweed (Potamogeton crispus)
East Indian Hygrophila (Hygrophila polysperma)
Eurasian Water-molfoil (Myriophyllum spicatum)
European Frog-bit (Hydrocharis morsus-ranae)
Flame Lily (Gloriosa Superba)
Flowering Rush (Butomus umbellatus)
Giant Salvinia (Salvinia molesta)
Heavenly Bamboo (Nandina Domestica)
Hydrilla (Hydrilla verticillata)
King Sago (Cycas revoluta)
Knotweed (Polygonum species)
Kudzu Vine (Pueraria montana)
Limnophila (Limnophila sessiliflora)
Melaleuca Evergreen Tree (Melaleuca quinquenervia)
Mosquito Fern (Azolla caroliniana)
Old World Climbing Fern (Lygodium microphyllum)
Oleander (Nerium oleander)
Paragrass (Urochloa mutica; syn. Brachiaria mutica)
Parrot Feather (Myriophyllum aquaticum)
Penny Wort (Hydrocotyle umbellate)
Purple Loosestrife (Lythrum salicaria)
Ruella (Ruellia tweediana, brittoniana)
Rushes (all types) (Juncus species)
Sedge (Cyperaceae)
Southern Naiad (Najas guadalupensis)
Spatterdock, Cow-Lilly (Nuphar lutea subsp. Advena)
Spikerush (Eleocharis species)
Sword Fern (Nephrolepis exaltata
Torpedograss (Panicum repens)
Tropical Soda Apple (Solanium Viarum dunal)
Water Chestnut (Trapa natans)
Water Fern (Salvinia minima)
Water Hemlock (Cicuta Douglasi)
Water Hyacinth (Eichhornia crassipes)
Water Lettuce (Pistia stratiotes)
Water Lily (Nymphaeaceae)
Water Lotus (Nelumbo lutea, Nelumbo nucifera)
Water Spinach (Ipomoea aquatica)
Wetland Nightshade (Solanum tampicense)
Yellow Flag (Iris pseudacorus)
Yellow Floating Heart (Nymphoides peltata)

EXHIBIT #4 – ARCHITECTURAL REVIEW APPLICATION (Major or Minor Alteration)

Property Owner: _____

Property Address: _____ **Village:**_____

Owner's Phone Number: _____ **Owner's email**: _____

CONTRACTOR: _____

Contractor E-mail: _____ **Contractor Phone #**_____

Check the alteration you are submitting below. Please refer to the attached pages for submittal requirements. Lack of the requested information may result in your approval being delayed or denied. See checklist for required information on the following pages.

SUBMITTAL DEADLINE: Wednesday at 4:00 p.m. to make the next Modification Architectural Design Committee (MADC) meeting. MADC meetings are held the first and third Wednesdays of each month.

MINOR ALTERATION		MAJOR ALTERATION
❑ Ornaments/Decorations/Pots	❑ Pavers/Staining/Stamping	❑ Pool
❑ Wall / Fence	❑ Gutters/Downspouts	❑ Screen Enclosure
❑ Propane Tank / Generator	❑ Exterior Color Selection/Roofs	❑ Ancillary Structure
❑ Solar Devices	❑ Landscape Improvements	❑ Addition
❑ Satellite Dish	❑ Curbing/Stones	❑ Coquina/Sea/Retaining Wall
❑ Exterior Lighting	❑ Tree Removal ❑ Replacement	❑ Boat House / Dock
❑ Well Installation	❑ Front Door & Window Replace	❑ Other _____
❑ Other _____	❑ Hurricane Shutters	

Estimated Completion Date: _____

FEES/DEPOSITS: **Make check payable to: Grand Haven Master Association**:

Major Alteration Deposit	**$1,000.00**	Refundable after successful inspection
Non-compliance Fee	**$100.00**	**Fee is NOT refundable**
Minor Alteration Fee	**NO FEE**	

Remit all items to:
Southern States Management Group 2 Camino Del Mar, Palm Coast, FL 32137

For your convenience, a white Submittal Drop Box is located on Marlin Dr. across from Lakeside Dr.

For additional assistance: Please contact Southern States Management Group at 386-446-6333

Please provide a brief description of your request:_____

_____

_____

_____

_____

_____

NOTICE: These plans will be reviewed and inspected for the limited purpose of determining the aesthetic compatibility of the plans with the community in general in the subjective opinion of the approving authority. These plans are approved for a limited purpose. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans (see Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Grand Haven Master Association Article VIII, paragraph 8.7)

OWNER'S SIGNATURE: _____ **DATE:**_____

MINOR OR MAJOR ALTERATIONS CHECKLIST
DO NOT SUBMIT WITH EXHIBIT # 4

MINOR ALTERATIONS

Ornaments / Decorations / Pots
(Birdbath, fountain, statues, sundial, bench, landscape curbing/edging, or any non-organic item placed on property)

- Landscape plan depicting existing plant material and proposed plant material
- Color photo brochure of ornament/decoration
- Color photo of area of yard where ornament/decoration will be located

Wall / Fence

- Site plan and property survey depicting location of existing structure, setbacks and proposed structure
- Landscape plan depicting existing plant material and proposed plant material
- Color photo brochure of proposed fence
- Construction drawing of proposed wall, including texture and color of exterior

Propane Tank / Generator

- Site plan depicting location of existing structure, setbacks and proposed structure
- Landscape plan depicting existing plant material and proposed plant material
- Color photo brochure of proposed structure
- Propane tank capacity (gallons)

Solar Energy Device

- Site plan depicting location of existing structure and energy device location on roof and heater equipment
- Color photo brochure of energy device

Satellite Dish

- Site plan depicting location of existing structure, setbacks and satellite location
- Color photo brochure of satellite
- Landscape plan

Exterior Lighting

- Color photo of area lighting will be located
- Color photo brochure of lighting unit, including dimensions

Pavers / Driveway Stain / Stamping

- Site plan depicting location of existing structure and paver location
- Color photo brochure of paver / stain selection
- Color photo of front elevation of house, including driveway

Hurricane Shutters

- Site plan depicting location of existing structure and shutter location
- Color photo brochure of shutter selection

Gutters and Downspouts

- Site plan depicting location of gutters and downspouts
- Color photo brochure of gutter and downspout selection

Exterior Color Selection/Roof

- Color photo of front elevation of house, including roof
- Color selection chips indicating body, trim, shutter, baluster, column, corbel, railing and front door.
- Finish paint type (satin or flat)
- Finish paint Light Reflective Value (LRV) index. Index is often found on back of paint chip.
- If the entire home is to be repainted and no house numbers are present, install required house numbers per standards and indicate the location.
- Sample roof material for new roofs

Landscape Improvements

- Landscape plan depicting existing plant material, proposed plant material and plant size.
- Attach photos of existing plant material and existing landscape area.

Well

- Signed Well Agreement indicating where tank and well pump will be installed.
- Landscape plan if rust control tank or well pump is outside

Tree Removal/Replacement

- Letter stating the reason for tree removal and number of trees to be removed
- Site of landscape plan depicting location of existing structure, location of trees for removal and replacement plan if necessary.
- Pictures of trees to be removed and damage to property need to be included with Exhibit #4.
- In lieu of site plan or landscape plan, attach photos of trees and include tree count
- Letter from a certified arborist, if required. See the section **Tree Removal** (section 2.Y.11).
- Palm Coast City permit required.

Front Door, Garage Door and Window Replacement

- Color photo of the front elevation or area where door or windows will be replaced
- Color photo of the planned new door or window
- Documentation on door or window material

Curbing/Stones

- Landscape plan depicting current area where curbing or stones will be installed
- Color photo brochure or sample of the planned curbing or stones

MAJOR ALTERATIONS - City Permits Required - $1,000 Refundable Const Deposit*

Pool

- Site plan depicting location of existing structure, setbacks and proposed structure to include all door and equipment pads.
- Landscape plan depicting existing plant material and proposed plant material to include all door and equipment pads.
- Enclosure details including style and color.

Screen Enclosure

- Site plan depicting location of existing structure setbacks and proposed structure to include door pad
- Landscape plan depicting existing plant material and proposed plant material to include door pad
- Enclosure details including style and color.

Ancillary Structure, Patios, Detached Garage and Additions to Existing Structure

- Site plan and signed current survey depicting location of existing structure, setbacks and proposed structure.
- Landscape plan depicting existing plant material and proposed plant material.
- Color photo brochure of proposed structure and photo of existing house.
- Construction drawing of proposed structure, including texture and color of exterior.
- Roof material and colors need to match the main house.

Boat House / Dock

- Site plan depicting location of existing structure and proposed structure
- Landscape plan depicting existing plant material and proposed plant material.
- Construction drawing of proposed structure, including texture and color of exterior.
- Esplanade Access CDD Approval must accompany submittal for review.

Seawall / Bulkhead

- Site plan
- Construction drawing of proposed structure, including texture and color.
- Esplanade Access CDD Approval must accompany submittal for review.

**** Deposit or Post Installation fee must accompany submittal or the MADC will not review the application.***

MINOR OR MAJOR ALTERATIONS CHECKLIST
DO NOT SUBMIT WITH EXHIBIT # 4

MINOR ALTERATIONS

Ornaments / Decorations / Pots
(Birdbath, fountain, statues, sundial, bench, landscape curbing/edging, or any non-organic item placed on property)

- Landscape plan depicting existing plant material and proposed plant material
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- Landscape plan depicting existing plant material and proposed plant material
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- Site plan depicting location of existing structure, setbacks and proposed structure
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- Color photo brochure of proposed structure
- Propane tank capacity (gallons)

Solar Energy Device

- Site plan depicting location of existing structure and energy device location on roof and heater equipment
- Color photo brochure of energy device

Satellite Dish

- Site plan depicting location of existing structure, setbacks and satellite location
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Exterior Lighting

- Color photo of area lighting will be located
- Color photo brochure of lighting unit, including dimensions

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- Site plan depicting location of existing structure and paver location
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- Color photo of front elevation of house, including driveway

Hurricane Shutters

- Site plan depicting location of existing structure and shutter location
- Color photo brochure of shutter selection

Gutters and Downspouts

- Site plan depicting location of gutters and downspouts
- Color photo brochure of gutter and downspout selection

Exterior Color Selection/Roof

- Color photo of front elevation of house, including roof
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- Finish paint type (satin or flat)
- Finish paint Light Reflective Value (LRV) index. Index is often found on back of paint chip.
- If the entire home is to be repainted and no house numbers are present, install required house numbers per standards and indicate the location.
- Sample roof material for new roofs

Landscape Improvements

- Landscape plan depicting existing plant material, proposed plant material and plant size.
- Attach photos of existing plant material and existing landscape area.

Well

- Signed Well Agreement indicating where tank and well pump will be installed.
- Landscape plan if rust control tank or well pump is outside

Tree Removal/Replacement

- Letter stating the reason for tree removal and number of trees to be removed
- Site of landscape plan depicting location of existing structure, location of trees for removal and replacement plan if necessary.
- Pictures of trees to be removed and damage to property need to be included with Exhibit #4.
- In lieu of site plan or landscape plan, attach photos of trees and include tree count
- Letter from a certified arborist, if required. See the section **Tree Removal** (section 2.Y.11).
- Palm Coast City permit required.

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- Color photo of the front elevation or area where door or windows will be replaced
- Color photo of the planned new door or window
- Documentation on door or window material

Curbing/Stones

- Landscape plan depicting current area where curbing or stones will be installed
- Color photo brochure or sample of the planned curbing or stones

MAJOR ALTERATIONS - City Permits Required - $1,000 Refundable Const Deposit*

Pool

- Site plan depicting location of existing structure, setbacks and proposed structure to include all door and equipment pads.
- Landscape plan depicting existing plant material and proposed plant material to include all door and equipment pads.
- Enclosure details including style and color.

Screen Enclosure

- Site plan depicting location of existing structure setbacks and proposed structure to include door pad
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- Roof material and colors need to match the main house.

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- Site plan depicting location of existing structure and proposed structure
- Landscape plan depicting existing plant material and proposed plant material.
- Construction drawing of proposed structure, including texture and color of exterior.
- Esplanade Access CDD Approval must accompany submittal for review.

Seawall / Bulkhead

- Site plan
- Construction drawing of proposed structure, including texture and color.
- Esplanade Access CDD Approval must accompany submittal for review.

**** Deposit or Post Installation fee must accompany submittal or the MADC will not review the application.***

EXHIBIT #5 – ARCHITECTURAL REVIEW APPLICATION (New Home Construction)

CONTRACTOR: _____ **PHONE:** _____

PROPERTY OWNER: _____ **PHONE:** _____

PROPERTY ADDRESS: _____

LOT SQUARE FOOTAGE: _____ **LOT NUMBER**_____

FEE AND DEPOSIT: $500.00 Review Fee **$5,000.00 Construction Deposit**
(Must be paid by contractor and payable to **Grand Haven Master Association**)

SUBMITTAL DEADLINE: Friday at 12:00 p.m. (noon) to make the next New Construction Architectural Design Committee (NCADC) meeting. NCADC meetings are held the first and third Wednesdays of each month.

CONSTRUCTION MATERIALS & COLORS (please submit samples of colors, roof material, pavers, etc.)

SQUARE FOOTAGE OF HEATED/COOLED SPACE: _____

ROOF PITCH: _____ **FINISH FLOOR ELEVATION:** _____

GARAGE BAYS (number of cars): _____ **GARAGE DOOR MATERIAL & Color:** _____

ROOF MATERIALS AND MANUFACTURER: _____

ROOF COLORS: _____

EXTERIOR FINISH (S): _____

BODY COLOR AND FINISH: _____

TRIM COLOR AND FINISH: _____

CORBELS/BANDING/SHUTTERS COLOR AND FINISH: _____

SOFFIT COLOR AND FINISH: _____

STONE ACCENT COLOR: _____

POOL AND SCREEN ENCLOSURE COLOR/CONFIGURATION: _____

FRONT DOOR DESCRIPTION & COLOR/NUMBER: _____

WINDOW MATERIAL: _____ **COLOR:** _____

DRIVEWAY MATERIALS: _____ **COLOR:** _____

DRIVEWAY ACCENT MATERIAL: _____ **COLOR:** _____

NOTE: REFER TO THE SUBMITTAL CHECKLIST FOR ALL REQUIRED DOCUMENTATION TO BE INCLUDED WITH THIS APPLICATION

NOTICE: These plans will be reviewed and inspected for the limited purpose of determining the aesthetic compatibility of the plans with the community in general in the subjective opinion of the approving authority. These plans are approved for a limited purpose. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans (see Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Grand Haven Master Association Article VIII, paragraph 8.7)

PROPERTY OWNER SIGNATURE: _____ **DATE:** _____

EXHIBIT #6 - SUBMITTAL CHECKLIST
(New Home Construction)

Three sets of the following documents must be included with an application for review.
Incomplete packages will not be placed on the agenda.

- ❑ **Application Form**

- ❑ **Application Fee & Construction Deposit**

- ❑ **Site Plan/Survey** – Show grading and drainage including existing and proposed grades. Show all setbacks, easements, and all proposed structures. All existing trees four (4) inch DBH shall be shown. Drainage must not impact neighboring property.

- ❑ **Building Elevations** – Show front, rear and side elevations. Show location of exterior lights, house numbers, and all customized additions attached to the main structure such as renewable energy devices, wind turbines, etc.

- ❑ **Floor Plans** – First and second floor plans as necessary.

- ❑ **Landscape Plans** – Plans must note the total number of trees required and the number of trees to be added. Show easements and existing street lamps, signs and any utility boxes on site. Plans must also note all pads associated with AC equipment, - Pool Equipment or Screened Lanai, propane tanks, whole house generators, fences, yard lamp posts, free standing columns, sitting areas or detached patios and any other customized addition. A copy of the Site Plan must be included.

- ❑ **Roof Sample –** Provide manufacturer's name, color name, and indicate type of tile or shingle.

- ❑ **Color Samples** – House main body, trim, roof, front door, garage door, service doors, etc. On all colors provide the manufacturer's name, color name and number and finish.

- ❑ **Driveway –** Indicate type of concrete (brushed, stamped, or stained) or full pavers.

- ❑ **Specifications & Schedules**

- ❑ **Pool Plans – Provide pool drawing on survey with dimensions.**

- ❑ **Screen Enclosure Details** – Color of screen / frame. Type of cage. All exit pad locations.

EXHIBIT #7 – CONTRACTOR REVIEW FORM

COMPANY NAME: _____

ADDRESS: _____

PHONE: _____ **FAX:** _____

LICENSE NO (attach copy): _____ **YEARS IN BUSINESS:** _____

INSURANCE (attach certificates): _____

Name, address, phone number, photographs for last three homes contracted and completed.

1._____

_____

2._____

_____

3._____

_____

BANK REFERENCES: _____

_____

_____

PROPERTY DESCRIPTION (include lot info, owner's name and phone number): _____

_____

_____

Please be advised when returning Approved Builder Application and Submittal Form, the following items must accompany:

1. **Contractor's License**
2. **Copy of Occupational License**
3. **Copy of Workers Compensation Insurance – exemption will not be accepted.**
4. **Copy of General Liability Insurance – name Grand Haven Master Association as additional insured.**
5. **$5,000.00 Construction Deposit – make payable "Grand Haven Master Association"**
6. **$500.00 Application Fee – make payable to "Grand Haven Master Association"**

EXHIBIT #8 – NEW CONSTRUCTION AND MAJOR ALTERATION COMPLETION FORM

Residence Address: _____

Owner's Name: _____

Contractor: _____

Project Supervisor's Name: _____

Telephone No.: _____ Email: _____

The Architectural Design Committee is requested to schedule a final inspection for the above referenced home site.

All exterior finishes and site improvements as submitted and approved by the ADC have been completed.

All construction materials, debris and related items have been restored or removed as required. Also, any adjacent property or road right-of-way areas have been cleaned and restored.

Construction deposits will be returned when all conditions of the Sections on **Construction Deposits** and **Final Inspections** are met.

Notes/Comments: _____

_____

_____

_____

Name (print): _____ **Date:** _____

Signature: _____

EXHIBIT #9 – IRRIGATION WELL AGREEMENT

Name: _____

Address: _____

I have read the attachment and understand that irrigation well water can cause rust staining, shrub damage and/or an offensive odor.

If the pump or tank is located outdoors, I will submit the location and screening plan to the ADC for approval.

If my well water has iron or sulfur present, I will have my well contractor install the necessary ancillary equipment to eliminate the rust staining and sulfur odor and a backflow prevention valve if any of the ancillary equipment requires the addition of chemicals. If the well water has a high enough salt content to cause shrub damage, I will replace any shrubs damaged and/or killed by the salt with salt tolerant shrubs after first receiving ADC approval for these landscape revisions.

I understand that I will be responsible for removing any rust stains and replacing any salt damaged shrubs on either my property or adjoining properties if for any reason (equipment malfunction, failure to add chemicals to ancillary equipment, changing salt content of my well water, etc.) my well water causes either of these problems. I will be responsible for the repair of any damage done during installation to my property or adjoining properties.

I understand that my well contractor must obtain the necessary County and City permits. Also, that the County permit mandates that the irrigation well water system be completely disconnected form the water companies' potable and irrigation systems to ensure that no untreated water can backflow into the water company lines.

I understand that if my property is in Wild Oaks, Phases 1 or 2 (Estates at Grand Haven, Phase 1 or 2), I will comply with the ADC Standards as defined in Section 2.Z.2 Irrigation Wells defined in Irrigation Wells Policy statement dated May 22, 2020 for using reclaimed water and Appendix AA – Wild Oaks Estates, Phases 1 & 2 Irrigation Wells.

PROPERTY OWNER SIGNATURE acknowledging that he/she has read the above and agrees to abide by these regulations.

Signature: _____**Date:** _____

ATTACHMENT TO IRRIGATION WELL AGREEMENT

Potential Issues for Irrigation Wells

Water Flow Rate:
The well needs to supply a minimum of 15 gallons per minute to adequately operate the sprinkler system.

Salt:
Salt can damage and/or kill sensitive shrubs and trees. A professional well contractor will change the well depth until water source with no or very low salt content is found.

Iron:
Any level of iron will produce iron oxide rust staining on homes, sidewalks and driveways. A chemical treatment may be necessary to correct this issue. Contact your well contractor for professional advice.

Sulfur:
Any level of sulfur will produce an offensive odor. A chemical treatment may be necessary to correct this issue. Contact your well contractor for professional advice.

Contamination of Ground Water:
To prevent the accidental contamination of ground water any well system that includes ancillary equipment into which chemicals are added should have a backflow prevention valve installed between the system and the well.

Location of System:
The well system (pump and ancillary equipment) should be installed inside the garage for reasons of aesthetics and noise prevention.

Location of Underground Services:
Your contractor should contact the appropriate agency prior to digging to have underground utilities located and marked with flags.

EXHIBIT #10 – 2024 STANDARDS CHANGE LOG

Paragraph	Page	Comments/Changes
ARCHITECTURAL DESIGN PROCESS	1	**Move from 1.A Architectural Design Committees** – Prior to the commencement of any exterior aesthetic modification to the home or changes to the landscaping, the property owner or their respective agent shall submit an Architectural Review Application to the ADC. Refer to **Exhibit #4 – Architectural Review Application (Major or Minor Alteration)** and **Exhibit #5 – Architectural Review Application (New Home Construction).** **Change** - The CC&R's supersede all Standards and these Standards supersede all previous ADC Guidelines or Standards.
1.B Design Review Procedure	2	**Change** – Contractor Review form to be approved by the Declarant.
1.C.5 Remodeling and Additions	5	**Add** - Additions are defined as a structure that is attached to the primary residence by expanding a current room size or has direct access to the main home via a door. **Add** – decks and porches to example list
2.E.2 Colors	11	**Update** - A third color is permitted for any of one up to three accent items that match including corbels, shutters, or other accent items. **Change** - Light pastel colors and white ~~should~~ shall have an LRV of eighty (80) or greater. Earth tones ~~should~~ shall have an LRV of twenty-five (25) or greater **Change** - When selecting exterior wall and trim ~~and roofing~~ colors, the ADC will use the system referred to as the "Box Formation" to determine if color choices are acceptable. **Add** - Two adjacent properties cannot have roofing of the same material (tile, shingle or metal) color and style. This also applies if the roof is a multicolor color pattern. Roofs across the street are NOT part of this comparison
2.G.2 Windows and Doors	13	**Add** – Permanent window air conditioners that protrude from the window are NOT allowed.
2.G.3 Main Entrance	13	**Add** - Single doors with sidelights must keep the sidelights when replacing the door. Single doors with NO sidelights may replace the door without adding sidelights.
2.G.7 Masonry or Stone	13	**Change** - Masonry, or stone facing, used as a veneer material on the front of a residence shall return around front corners a minimum of twenty-four (24) inches except bump outs and columns.

Paragraph	Page	Comments/Changes
2.I Building Setbacks	14	**Change title** – **Building and Equipment Setbacks** **Add** - Outdoor equipment that supports the operation of the house such as AC units, Irrigation Pumps, Pool Equipment and Generators must be located far enough from the property line to allow for maintenance and cannot go over the property line. Damage to a neighbor's property from the installation or maintenance of this equipment will be the responsibility of the property owner that owns the equipment. Equipment must be installed on either the side or back of the house and cannot be located directly opposite to a neighbor's exterior equipment. There needs to be enough room between new and existing equipment to allow for maintenance and landscaping equipment. Buried equipment (e.g. propane tank) can be buried anywhere on the property but NOT in an easement. See Standard 2.Y.12 (Minimum Shrub Requirements) for shrub coverage.
2.J Garages	15	**Change & Add** - Garages cannot exceed fifty (50) percent of the total square footage of the dwelling. Areas not included in the principle living areas are lanais, porches and garages. When calculating the fifty (50) percent limit, all garage space is included, including both attached and detached garages. Example: principle living area is 2,400 sq. ft. so entire garage area (attached and detached) cannot exceed 1,200 sq. ft. A detached garage that has multiple uses will be considered one unit for the purpose of calculating the fifty (50) percent limit on garage size. No garage shall be permanently enclosed or converted to another use. New garage doors must be painted either the body color or trim color. If a replacement garage door is an accent color the door must match the original color.
2.K Vehicular Driveways Surface and Parking Areas	15	**Add** - Driveway surfaces shall be low luster non-slip paint or paint treated for non-slippage. **Add** - No driveway extensions may be constructed on the lot greater than 8 (eight) feet from the current driveway.
2.O Pools	16	**Change** - Landscaping is required along the entire perimeter of a pool enclosure. (no other conditions) **Add** - Construction drawings are required showing all changes and dimensions. A site plan is required showing all setbacks and changes to landscaping. **Delete** – ~~Pool equipment must be screened by landscaping as required in section Minimum Shrub Requirements~~.
2.U Antenna/Satellite Dish	18	**Add** – telephone antennas allowed

Paragraph	Page	Comments/Changes
2.Y.1 General	19,20	**Add** - Landscape plans shall be submitted as a detail drawing or sketch along with a list of names, quantities and size of plants to be utilized in the plan and must accompany Exhibit #4 or Exhibit #5. **Add** - An excellent resource for planning is the UF/IFAS Florida Friendly Landscape TM Guide to Plant Selection and Landscape Design.
2.Y.3 Landscape Requirements	20	**Add** - Trees, shrubs and hedges cannot block drivers view at a road intersection.
2.Y.6 Minimum Street Tree Requirements	21	**Delete** – ~~In no case shall deciduous trees be planted in the Street Tree Zone~~ **Add** - Street trees are NOT to be topped.
2.Y.7 Minimum Yard Tree Requirements	21	**Change** - **Suggested Landscape Plant List** shall be planted and maintained on the home site per one thousand (1,000) square feet of lot **Change** – 8 ft height to 6 ft height
2.Y.9 Additional Tree Requirements	22	**Change** – 8 ft height to 6 ft height **Change** – **Property modification only (MADC)** - No more than fifty (50) percent of the required tree count (ref. para 2.Y.7) can be palm trees. **Additional palm trees can remain**. Sabal Palms & Queen Palms shall be a minimum of ten (10) feet in total height. Robolini Palms (Pygmy Date Palm) must be 4 feet and other palm trees must be at least 6 feet tall.
2.Y.10 Existing Tree Credit	22	**Change title** - Existing Tree Credit New Construction Only
2.Y.11 Tree Removal	22	**Change title** – Tree Removal and Replacement
2.Y.11.b Tree Removal from a Developed Property	22,24	**Add** - All stumps need to be ground to below ground level **Add** to damage list – sidewalk **Change** – 8 ft height to 6 ft height **Change** - The damage justifying the removal of the tree must be corrected concurrently with the tree replacement or removal process.
2.Y.12 Minimum Shrub Requirements	24	**Change** – 7 gal to 15 gal **Delete** – ~~28 in height~~ **Add** - Shrubs must cover the unit when viewed from the street or neighbors. An opening is allowed for servicing or if there is not enough space from the unit to the property line.

Paragraph	Page	Comments/Changes
2.Y.15 Front Yard Landscaping	25	**Add** - Edging needs to be added to prevent mulch from spilling onto the sidewalk or driveway **Delete** – ~~12 in grass requirement next to sidewalk~~ **Add** – ground cover needs to be planted 6 in apart. **Add** – tree wells must have organic mulch only
2.Y.16 Side/Rear Yard Landscaping	25	**Add** - Plants should be thirty (30) inches on center and perennial flowers need to be replaced if they die or become unsightly
2.Y.17 Landscape Curbing	25	**Change** - Landscape curbing around beds and trees on the property can be either Interlocking Stone Edging, Blackjack Edging or Bender Board **Delete** – ~~Curbing may not extend to the front sidewalk.~~ **Change** - If Landscape curbing is used around street trees it will be restricted to Blackjack Edging or Bender Board only,
2.Y.19 Landscape Lighting	26	**Add** - Front yard landscape lighting must be in a landscape bed or used to light a walkway
2.Y.20 Mulch/Mulch Alternative	26	**Change** - Organic bark and natural cypress mulch are the only organic approved mulching material **Change** - The only inorganic mulch permitted in planting areas are Tan River Rock, Crimson Rock, Colorado River Rock, Eastern Sunrise, tan, crimson or gray Lava Rock and one (1) inch Salt and Pepper Gray Granite and each must be designated as such by the supplier. No other inorganic mulch is permitted.
2.Z.2 Irrigation Wells	27	**Change** - A holding tank or well equipment requires a minimum of fifteen (15) gallon plants
2.AA Ornaments/Decorations	28	**Change** - Flag poles and flags must conform to Florida Statute 720.304 (current flag pole height is no more than 20 feet). **Add** - Decorative pots are only allowed in the front and back of the home. **Add** - Consideration will be given to whether the decoration is complementary and in keeping with the goal of ensuring aesthetic harmony in Grand Haven. Banners are not allowed.

Paragraph	Page	Comments/Changes
Exhibit #1 Suggested Plant List	66-69	**Add Evergreen Ornamental Trees** – Texas Wild Olive **Add Palms** - Pygmy Date Palm **Add/Delete Shrubs** – Anise, Ancuba, Azalea, Beautyberry, Blueberry, Bottlebrush Bush, Chickasaw Plum, Dwarf Salt and Pepper, Marlberry, ~~Oleander~~, Red Tipped Cocoplum, Silver Buttonwood, Southern Elderberry, Wild Coffee **Add Perennials** - Beebalm, Bird of Paradise **Add Ground Covers** - Creeping Thyme, Horizontal Cocoplum, Sunshine Mimosa
Exhibit #3 Prohibited Plants	72	**Change -** They are prohibited because they are potentially poisonous or excessive high maintenance or are non-native invasive plants. Plants are prohibited ONLY if added to a property. Current plants can remain. **Add** - Air Potato, Angel's Trumpet, Australian Pine, Camphor Tree, Flame Lilly, Heavenly Bamboo, King Sago, Kudzu Vine, Old World Climbing Fern, Oleander, Tropical Soda Apple, Water Hemlock
Exhibit #4 MADC Application	74,75	**Add** – setbacks for wall, fence, propane tank, generator and satellite dish information. **Add** – landscape plan for satellite dish **Add** – Palm Coast permit to Tree Removal **Add** – City Permits for all Major Alterations and include setbacks in all plans.
Appendix A – AA	29-65	**Add** – street addresses to all lot number special conditions.
Appendix G Heritage Oaks	37	**Delete** – ~~Maximum lot coverage 50%~~ **Add** - All house colors should be similar in color range to existing homes. **Change** - All driveways and front door walkways need to be pavers and colors should be similar in color to existing homes.
Appendix I Lake Haven	39	**Delete** – ~~covered porch requirement in rear~~.

Paragraph	Page	Comments/Changes
Appendix J Lakeside	40	**Delete** – ~~Maximum lot coverage 50%~~ **Add** - All house colors should be similar in color range to existing homes. **Change** - All driveways and front door walkways need to be pavers and colors should be similar in color to existing homes.
Appendix K Linkside	41-42	**Delete** – ~~Maximum lot coverage 45%~~ **Add –** 2.B Linkside was constructed with minimum landscaping required on the sides and rear of the home. Modification to the rear or side of the home due to either adding equipment or the owners desire to shield existing equipment, (i.e. pool filters, AC units, propane tanks, generators, ground satellite dishes, etc.) only requires landscaping to obscure the equipment (see Standards 2.Y.12). No additional landscaping is required. Any requests for additional landscaping along the side or back of the home must provide for at least 75% coverage of the specified wall and must conform to the requirements in Standards 2.Y.16 - Side/Rear Yard Landscaping.
Appendix Q Reserve	50	**Delete** – ~~Maximum lot coverage 45%~~
Appendix R River Club	51	**Add** - Replacement trees can be added anywhere on the lot encompassing the entire building lot
Appendix T Riverwalk	53	**Delete** – ~~Maximum lot coverage 45%~~ **Add** - All house colors should be similar in color range to existing homes. **Change** - All driveways and front door walkways need to be pavers and colors should be similar in color to existing homes.
Appendix W Village Oaks	56	**Delete** – ~~Maximum lot coverage 45%~~ **Add** - All house colors should be similar in color range to existing homes. **Change** - All driveways and front door walkways need to be pavers and colors should be similar in color to existing homes.
Appendix X Wild Oaks Phase I	57	**Add** - Driveway features such as stanchions, columns or walls may not be in an easement
Appendix Y Wild Oaks Phase II	60	**Add** - Driveway features such as stanchions, columns or walls may not be in an easement
Index	88	**Add** - gutters to index

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