

ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., INC.

Community Standards

Community Standards: The Community Standards reflect the overall community design, Neighborhood Architectural style and existing Standard Color Packages that are in place during the construction of the homes within the Neighborhoods of the community. Adherence to Community Standards ensures Esplanade at Tradition retains the character as designed. The Community Standard applies to the entire house paint package (exterior, doors, house trim, gutters) stone type and designated stone surface areas, window type and color, soffit colors, screen enclosures, pavers and overall architectural design.

Lot Conditions and Modifications

Modifications can impact the drainage as designed and approved by the Water Management Districts which are the governing entities regulating the compliance to the approved drainage plan in our community. A list of modifications or ancillary structures that potentially impact the grade or drainage are: room additions, patios, pools, screen cages, fences, downspouts, expanded or raised landscape beds, a retaining wall, curb edgers, irrigation modifications, and walkways or driveway expansions. All improvements/modifications to your lot or home shall not modify, obstruct or impede the flow of the drainage or divert it away from your Lot or otherwise alter the flow of that drainage in any manner that will have any effect on neighboring lots or common areas and must be restored to the original drainage design. Please refer to the governing documents for all drainage restrictions. *After any modification, if drainage issues occur on your lot, on a neighboring lot or on the common area of the association, a new survey will be required to be performed at the lot owner's expense to ensure the elevation and grade is restored to the original site elevations, swale and slope as recorded on the final survey at time of Certificate of Occupancy (CO) and restoration to the drainage plan will be the responsibility of the owner.*

Irrigation System

All modifications to lots which involve the irrigation system or landscape maintained by the association, must note on the application that the owner has verified that the request for modification has been reviewed and that any impact to the irrigation system will be properly and professionally repaired to ensure proper irrigation determined by the association's representative.

Structural and Landscape changes

An original Final Survey (copy) is required showing all requested structural and site modifications and must be drawn on the Final Survey in an appropriate scale which includes the dimensions of any structure, the distance from easements and property lines. (i.e.: room addition, enlarged landscape beds, fences, pools, screened cages, pool equipment, patios, gutters, etc.)

Address Plaques: House numbers are required by code and may not be removed or altered from the existing type. No additional embellishments or names or wording is permitted.

Coach Lights and Post Lights: There are Community Standard coach lights on the home and a Post Light at all homes. Modifications are limited to the Coach Lights currently offered in the design center and the Post Light currently installed at close or those previously offered in the Community Standards package for your Neighborhood or phase of the community.

Basketball Hoops: No permanent in ground or roof mounted basketball hoops are permitted. Portable Basketball hoops are permitted with ARC approval, but must be stored from view nightly or when not in use and are not permitted in the street at anytime.

Flags: Approvals are required for flags. Owners may display one 4½ feet by 6 feet portable, removable official United States flag, and one 4½ feet by 6 feet portable official flag that represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard or a POW-MIA flag. Freestanding flag poles may be no more than 20 feet high and located only in landscape beds if the landscape is maintained by the association, are not permitted to be erected in an easement, and follow any restrictions for display as outlined in the Declaration of your association.

Entryway Screening is not permitted.

Extended Driveways: Two car garage driveways may be extended the width of the driveway to the outer edge of the existing garage on either one or both sides of the current driveway. The extension must run lengthwise from the any existing sidewalk to street curb. Any landscaped area between the front of the garage and the entryway sidewalk must be retained. Increased paved areas impacting the lot or neighboring lots site drainage is not permitted. Twin Villas may not have extended driveways. See **Exhibit C** for diagrams of extended driveways.

Fences: Fences are restricted and must comply with the Fence Guidelines in **Exhibit B**.

Garage Screens are not permitted.

Generators: Generators should be located in a position of the least audible and visual impact to existing neighboring residence. Dense landscape of comparable type and size of existing community landscape to provide screening from street view is required. A four (4) foot PVC Fence (of specified type and color for the community) is required with the landscape screening if the installation and code requirements do not prohibit/limit distance needed for safe operation of equipment.

Gutters: ALL added downspouts on gutters must disburse water underground and may, depending on site conditions, be required to connect in to the underground drainage system. All new gutters tying into existing downspouts must convert those downspouts to then disperse water underground. Water flow must be per the site drainage plan on the Final Survey of the home and underground system must convey to the front or rear yard and there disperse underground or disperse via an underground bubbler system. Detailed information showing the location of proposed downspouts, proposed drainage direction and existing drainage patterns (swales) is required. (Drainage direction is indicated on the Final Survey which is provided to residents at closing and required to be included in submission).

Hurricane Shutters: No surface mounted hurricane protection that is stored on the home (roll down, accordion, etc.) or window casing may be used on the street facing openings of the home. Diagram showing location and type of shutters is required. Please refer to the Use Restrictions for you community as determined in the association Declaration.

Landscape Modifications: Each homeowner has the right to re-plant all or portions of their beds at their own expense. The association is not responsible for the survival of landscape modifications. No modifications or connections to the community maintained irrigation system is permitted. *Artificial turf may not replace turf area in the front or rear yard. Artificial turf inside of a rear yard screen cage attached to a home requires ARC approval.* The Irrigation Schedule for the community is controlled by the association and county. See **Exhibit A** for Landscape modifications.

Landscape Lighting: Lighting is limited to Low Voltage spot lights and area lighting. All low voltage lights must be located in existing landscape beds. No ARC is required if lights total a quantity of 12 or less on the entire lot. All low voltage spot lights must be directed upward, focusing on plants, trees or shrubs, and should be directed away from all homes within eyesight, regardless of distance, and also directed away from any preserve area.

Mulch: Mulch color is Cocoa Brown. The Community Landscape Standards are defined in the Landscape Community Standards. Mulch beds may not be replaced with rock except, to minimize mulch wash out from rain. A 4 (four) inch wide strip of River Rock stone may replace the mulch in beds that abut driveways or entry-walk pavers and does require ARC approval.

Paint: The approved paint colors and packages as that are currently offered through the design center in your Neighborhood are considered the Community Standard. Painting the existing color as well as any modifications utilizing these colors is still subject to approval. All painting of the exterior of the home must have ARC review and approval. A request to change to an alternate Standard Color Package from the original Color Package of the home is permitted, but may not duplicate the Color Package of the neighboring homes on each side of your home.

Paver or Concrete Door or Spigot Pads: Screen cage or exit door pads may be added at the rear and side exits of the home but are limited to 4ft x 4ft width. Water Spigot (Hose Bib) pads are limited to a 2ft x 2ft paver pad. Pads may not extend as sidewalks. Extensive side pavers can impact the available impervious soil and the side swales functionality which is prohibited by Declaration. No additional poured or paver walkways are permitted on the side or front of homes other than entryway sidewalks.

Pools: Configurations and placement of pool screen cages may be affected by conservation areas, pools, house plan, utility and drainage easements, surface drainage requirements, county requirements and lot size or location and zoning restriction. Applicant shall demonstrate that drainage flow in side yard swale will not be impacted which includes the drainage from the gutters on any screen cage and must comply with existing site drainage plan. A detailed site plan, at an appropriate scale on a copy of the Final Survey must show all applicable property lines, easements, structures, and distances between structure and property lines and must be included with the application. *ALL gutters with downspouts and super gutters must disperse underground or may be required to connect into an underground drainage system. Water flow must be direct water flow as per the site drainage plan on the Final Survey of the home and disperse into an underground drainage system or must convey the water flow to the front or rear yard and there disperse underground.*

Pool Equipment: The pool equipment location must be noted on the final survey when submitted for approval. Equipment must be screened by a 4 foot in height PVC Fence (of specified type and color for the community) and dense landscape of the home's existing type and size. The pool fence is limited to the size needed to enclose the pool equipment dimensions. It is not permitted to expand for storage. Location of pool equipment on the side of the home is to be a minimum of 3 feet past the rear plane of any neighboring lanai or screen enclosure to lessen noise impact.

Satellite Dish: Residents must submit a drawing with the proposed location prior to the installation of the dish. Every effort possible must be made to locate the dish in a manner that obscures the view of the dish from the street and minimizes the view from the neighboring property. The dish will be mounted off the ground on the side of the house with the top of the dish placed no higher than the bottom of the roof line. Plant material of adequate height and density may be required to be planted in the landscape bed on the street side of the dish to screen its view from the street. All installations will be completed in a manner that observes all FCC Regulations relevant to Satellite Dish installation as described in the Declaration of the Association and size is limited to one (1) meter in diameter (39.37 inches).

Screen cages: Cages must be bronze in color. Screen cages (inclusive of pools) may extend from the rear corner of the home up to half the distance between the rear corner of the home and the side property line, but in no case shall it encroach into the minimum side setback of the lot. Screen cage structures may not encroach in or on any applicable easements or inhibit existing storm water drainage or landscape maintenance. Height of the extended sides may not extend past the fascia of the home. (Does not include the mansard of the screen cage roof). *ALL gutters downspouts or super-gutters on a screen cage must disperse underground and may be required to connect into an underground drainage system. Refer to the section on GUTTERS in the Community Standards.*

Solar Heating Panels: Must be roof mounted on a non-street facing side of the home.

Storm/Screen Doors: Doors must be "Full View" style, with no decorative iron or cross bar and in a non-high contrasting color to the existing door frame.

Trees: Designated Shade and Street tree(s) are a requirement mandated by the county and other entities during the permitting process for this community. During Developer's ARC control period, Street Shade Trees may only be replaced with an approved Shade Tree. Prior to removal of any shade tree after Developer ARC Control, documentation from an Arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect, confirming the tree presents a danger to persons or property is required.

Water Softeners: Dense landscape of comparable type existing in the community must be installed to provide screening from view. The landscape must be at the same height and width of the planned unit to screen it from street and neighboring lot view.

Yard Art is limited to a total of three (3) decorative items and must be located within the landscape bed and 24" or less in height. No yard art is permitted in the turf areas. This includes, but is not limited to pots, artwork, gazing balls, sculptures or any other decorative item. No ARC is required for compliant items.

Yard Structures: No structure, playsets, fountains, benches, swings, gazebos, fire pits or furniture or any other item to be kept on, or be constructed, in the turf or bed areas.

These are the minimal Community Wide Standards for the architectural guidelines as established by the Declarant. Declarant has the right to change any standard in its sole discretion. Please refer to the Declaration of Protective Covenants, Restrictions and Easements for Esplanade at Tradition, for the complete governing documents of the association.

EXHIBIT A

LANDSCAPE MODIFICATION DESIGN STANDARDS

OVERVIEW AND DESIGN INTENT

The landscape design of each home has been done in a manner that integrates with adjacent lots and community spaces. A strong community image is critical to the enhancement of long term value. All landscape areas on the lot shall be planted with trees, shrubs, ground covers and turf, common or native to the region and designed to complement the architectural character of the house in form, location and scale.

Mulch Standard is Cocoa Brown mulch. Mulching promotes sustainable landscaping by helping to keep plant roots moist, shaded and free of weeds. All mulch installed will be from regenerative resources and match the mulch selected for the community. Rock and any other type of inorganic material is prohibited for use in any bed that is adjacent to turf.

All modifications that require individual landscape plans must meet the following criteria:

- They must be clearly and easily read.
- Existing easements must be shown on the plan, along with existing trees over five inches (5”) in caliper, measured three feet (3’) from the ground. All rights-of-way and utilities must be shown on the plan.
- Landscape plant materials are to be identified as to quantity, quality, specific size to be planted and common botanical name with variety.
- All hard surface materials are to be clearly noted as to their type and composition.
- All modifications to irrigation must be either noted on plan or fully described in writing.
- All plans shall conform to the County standards. Please refer to the appropriate County publications for landscape design and street tree requirements by lot size.
- The HOA retains the right to modify plants on the approved plant list and to modify plant arrangement in beds whenever certain plants become overly problematic to maintain, given specific site conditions.

PLANT MATERIALS

Permitted and Prohibited Species

All plant material used should be selected from the community specific plant list included in these guidelines. Plant species that are not listed may only be used with the consent of the ARC on a case by case basis and their approval provides no guarantees that the plants selected will perform well. The HOA assumes no responsibility if they should struggle or fail completely.

Owner Risk

For consistency in the landscape design, all plant materials shall be selected from the approved Plant List, unless otherwise determined by the ARC. Some plant materials are prohibited because of undesirable qualities or are considered to be an invasive species. These plant materials are also listed. Sizes described in the Planting Palette as designed are minimum sizes. In making changes to the initial landscape, the homeowner assumes all risk for the establishment of the new plants and for any ongoing replacement needed due to improper planting technique, excessive mulch, sensitivity to temperature, moisture and sunlight and any increased pest susceptibilities that the plants may exhibit. All applications will require an Exhibit with that identifies the following:

- Plant species
- Minimum size, condition and quality
- All non- shrub areas must be completely sodded.
- All trees and shrubs will be Florida No. 1 as defined in “Grades and Standards for Nursery Plants”, Part I and II, State of Florida.

Irrigation

The appropriate design and installation of “Green Building Standards” irrigation systems has been initially provided at every home. Any modification to the landscape must utilize irrigation that meets the following criteria:

EXHIBIT A

- All landscape areas, including grass, will be uniformly irrigated.
- All irrigation will be fully automatic system with rain sensor gauge.
- Separate zones will be provided to irrigate turf and bed areas.
- Using sprinkler heads with similar precipitation rates and not mixing rotors and spray heads on the same zone.
- Irrigation must provide head to head coverage with minimum overspray
- Only low volume irrigation (like drip or maxi-jets) are to be used in all shrubbery beds.
- Must use the Developer's approved water source.
- PVC pipe is to be class 160 or equal and purple in color.

Plant List and Sizes

Green Builder Plant List

This plant list is provided for landscape revisions. Some material listed are moisture, pest and cold sensitive and will be planted at the risk of the homeowner.

Street Trees

Designated Street Trees may only be replaced with a Canopy/Shade tree of comparable size during the Developer ARC Control Period. No more than 50% of minimum trees required on a lot shall be made of palms. ARC approval is required for Street Tree replacement.

Shade Trees

Minimum size (25 gallon)

<u>Common Name</u>	<u>Botanical Name</u>
Buttonwood	Conocarpus erectus
Bottlebrush	Callistemon spp.
Cassia Tree	Senna surattensis
Cedar, Southern Red	Juniperous virginiana
Crape Myrtle	Lagerstroemia indica
Dahoon Holly	Illex cassine
Eagleston Holly	Ilex x attenuate
Frangipani	Plumeria spp.
Japanese Blueberry	Elaeocarpus decipiens
Ligustrum Tree	Ligustrum janunica
Little Gem Magnolia	Magnolia grandiflora "little gem"
Weeping Bottlebrush	Callistemon viminalis
Bald Cypress	Taxodium distichum
Golden Shower	Cassia fistula
Southern Magnolia	Magnolia grandiflora "Little Gem"
Elm Tree	Ulmus spp.
Live Oak	Quercus virginiana
Shady Lady Black Olive	Bucida buceras "Shady Lady"
Slash Pine	Pinus elliottii
Royal Poinciana	Delonix regia

Palms

Twelve-feet (12') overall height (spaced 8'-10' on center when used in cluster)

<u>Common Name</u>	<u>Botanical Name</u>
Areca Palm	Chrysalidocarpus lutescens
Bismark Palm	Bismarckia nobilis
Cat Palm	Chamaedorea cataractarium
Cabbage Palm	Sabal palmetto
Coconut Palm	Cocos nucifera

Exhibit A, cntd.

Chinese Fan Palm	Livistona chinensis
Christmas Palm	Adonidia merrillii
Foxtail Palm	Wodyeti bifurcate
Pindo Palm	Butia capitata
Piccabean Palm	Archontophoenix cunninghamiana
Royal Palm	Roystonea regia
Sylvester Palm	Phoenix sylvestris

Accent Shrubs

Three (3) gallon; container grown (spaced 36" on center)

<u>Common Name</u>	<u>Botanical Name</u>
Areca Palm	Dypsis lutescens
Bird of Paradise	Strelitzia reginae
Bougainvillea	Bougainvillea glabra
Coontie	Zamia floridana
Century Plant	Agave Americana
Eugenia	Eugenia spp.
Gardenia	Gardenia Augusta
Golden Dewdrop	Duranta repens
Hibiscus	Hibiscus rosa-sinensis
Podocarpus	Podocarpus macrophyllus
Dracaena	Dracaena spp
Simpson Stopper	Myrcianthes fragrans
Ti Plant	Cordyline fruticosa
Bluestem Palmetto	Sabal minor
Schefflera Arboricola	Schefflera arboricola "trinette"
Cardboard Palm	Zamia furfuracea
Chinese Fan Palm	Livistona chinensis
European Fan Palm	Chamaerops humilis
Lady Palm	Rhapis excels
Poneytail Palm	Nolina recurvate
Saw Palmetto	Serenoa repens
Windmill Palm	Trachycarpus fortune
Pygmy Date Palm	Phoenix roebelinii

Medium Shrubs

Three (3) gallon; container-grown (spaced 36" on center).

<u>Common Name</u>	<u>Botanical Name</u>
Allamanda	Allamanda spp.
Beach Elder	Iva imbricate
Beautyberry	Callicarpa Americana
Bougainvillea	Bougainvillea glabra
Butterfly Bush	Buddleia spp.
Croton	Codiaeum variegatum "mammy" & "petra"
Dwarf Ixora	Ixora chinensis
Dwarf Natal Plum	Carissa macrocarpa
Dwarf Firebush	Hamelia patens "compacta"
Dwarf Fakahatchee Grass	Tripsacum floridana
Fakahatchee Grass	Tripsacum dactyloides
Firethorn, Red	Pyacantha coccinea
Florida Anise	Illicium floridanum
Florida Privet	Forestiera segregate
Foxtail Fern	Asparagus densiflorus

Exhibit A, cntd.

Gallberry
Gardenia
Green Buttonwood
Green Island Ficus

Ilex glabra
Gardenia Augusta
Conocarpus erectus
Ficus microcarpa "green island"

Medium Shrubs, cont.,

Ixora
Nora Grant Ixora
Jasmine
Muhly Grass
Natal Plum
Oleander, Dwarf
Podocarpus
Purple Fountain Grass
Red Tip Cocoplum
Sea Grape
Sand Cordgrass
Silver Palmetto
Variegated Ginger
Viburnum, Sandankwa
Viburnum, Sweet
Viburnum, Walter's
Wax Myrtle
Wild Coffee

Ixora Maui
Ilex coccinea "nora grant"
Jasmine multiflorum
Muhlenbergia capillaris
Carissa macrocarpa
Nerium oleander
Podocarpus macrophyllus
Pennisetum setaceum "rubrum"
Chrysobalanus icaco "Red Tip"
Coccoloba uvifera
Spartina bakeri
Serena repens "silver form"
Alpinia zerumbet "Variegata"
Viburnum suspensum
Viburnum odoratissimum
Viburnum obovatum
Myrica cerifera
Psychotria nervosa

Dwarf Shrubs and Groundcovers

One (1) gallon; container-grown (spaced 18" on center)

<u>Common Name</u>	<u>Botanical Name</u>
False Heather	Cuphea hussopifolia
Flax Lily	Dianella tasmanica "variegata"
Grass, Aztec	Ophiopogon spp.
Grass, Mondo	Ophiopogon japonica
Jasmine, Asiatic	Trachelospermum asiaticum
Jasimine, Carolina	Gelsemium sempervirens
Liriope	Liriope spp.
Perennial Peanut	Archis glabrata
Spider Plant	Chlorophytum comosum

Seasonal Color

Flowering annuals and other non-woody ornamentals will not be counted as perennial material for required criteria. Homeowners will assume full responsibility for maintenance and the HOA landscape maintenance contractor will not be responsible for any mechanical damage done by workers performing routine maintenance or any herbicide drift from herbicides used for weed control in beds or turf.

<u>Common Name</u>	<u>Botanical Name</u>
Amaryllis	Hippeastrum hybrids
Begonia	Begonia spp.
Blanket Flower	Gaillardia pulchella
Daisy, African Bush	Euryops chrysanthemoides
Fancy Leaved Cladium	Caladium x hortulanum
Marigold	Tagetes spp.
Pentas	Pentas lanceolata
Periwinkle	Catharanthus roseus
Petunia	Petunia x hybrda

Exhibit A, cntd.

Geranium

Geranium dissectum

Undesirable Plant Materials -Not to be used.

Common Name Botanical Name

Arbor Vitae
Australian Pine
Brazilian Pepper
Chinaberry
Eucalyptus
French Mulberry
Jacaranda
Mimosa
Yellow Poinciana
Punk Trees
Sycamore
Norfolk Island Pine
Schefflera Tree
Queen Palm
Washingtonia Palm

Thuja orientalis
Casuarina spp.
Schinus spp.
Melo a cedarach
Eucalyptus species
Morus Alba
Jacaranda mimosifolia
Albiza spp.
Peltophorum pierocarpum
Malaleuca spp.
Plantus occidentalis
Araucaria heterophylla
Scheffler spp.
Syagrus romanzoffiana
Washingtonia robusta

Exhibit B

FENCE GUIDELINES

These are the rules and regulations for building and installing a residential fence in the community.

Some fence requests that are not in accordance with the Fence Design Guidelines may be approved by the ARC on a case-by-case basis. A list of scenarios (not all-inclusive) that may be considered are for fencing around air handling equipment, pool equipment, noise abatement, etc. Each request will be reviewed and carefully evaluated by the ARC for immediate and long term impact of the proposed fence being added to the homeowner's property as well as the impact to the community as a whole, where applicable. Fence configurations and placement may be affected by conservation areas, pools, screened enclosures, utility easements, county requirements and lot size or location and can also govern approval.

- No fencing is permitted on the front lawn of any home.
- No secondary fence enclosure or stand alone dog runs are permitted.

Esplanade Neighborhood

- Home sites must have 52" wide gates for equipment entry.
- If applicable, the right and left sides of the fences must abut to any association maintained fence or wall that is in the rear yard of the home.
- A request must be submitted to the Architectural Review Committee ("ARC") with the plans and specifications for all proposed fences prior to installation of the fence.
- The fence must start at the rear corners of the home. Rear corners are defined by the corners of the roof line. The fence must extend to the side property lines and be a minimum of five feet (5') from the rear property line, unless the lot abuts a Common Area wall. Homes with screened lanais that need to enclose a screen entry door within the fence perimeter may start the fence where the exterior lanai connects to the home. The screen entry accommodation must be noted on the application. **Corner home** site fences must stay within same plane of the home (fence cannot extend past parallel plane of home) on the street side.
- The fence must be a 4 foot high bronze or black aluminum, powder coated picket fence. Style will be straight, narrow fence with minimum 2" spacing between vertical posts. See the Esplanade Fence picture on page 10.
- Those home sites where landscape is maintained by the association may be charged an additional maintenance fee, if so determined by the association, at a price determined by the association, as a benefit assessment for additional coordination and scope to maintain landscape on the property.
- Homeowner will be responsible for the maintenance, repair and replacement costs of all aspects of the fence.
- Homeowner acknowledges that the Association and the landscape maintenance company hired by the Association will not be held responsible for any damage caused to such fencing by the Association or the landscape maintenance company or maintenance of any drainage easements repairs by the association.
- Homeowner will be responsible for all permits required for construction and will be solely responsible for any damages caused by construction including, but not limited to, any damage to your neighbor's landscape, sod, irrigation, etc.
- Any debris caused by this work must be removed from association property. It may not be deposited on any existing home site or common area.
- Should access be required from your neighbor's property, the applicant will be responsible for obtaining permission from them. This includes vacant home sites owned by the developer and/or a builder.
- No access is permitted through any community common area or conservation area.

Exhibit B, cntd.



Sample Standard Fence option Photo:

Note Double Rail at top of fence.



Sample Puppy Fence option Photo:

Note Narrow Spaced Rails section
at the bottom of the fence.

Exhibit B, cntd.

Fence layout for **Esplanade Front Entry Single Family homes**. Gray dotted line is the lot line: — — — — —

Solid line is the sample Fence Line. The fence line must start at the furthest corner of the home that is under roof and extend to the side lot lines and 5 feet from the rear lot line.

A = Lawns maintained by the association must have at least one 52” gate on one of the front fence lines for equipment access.

C = Fence may be started at the connection point of the lanai (see red lines) in order to enclose the entry door of a screen enclosure if applicable. This must be requested on the ARC application.

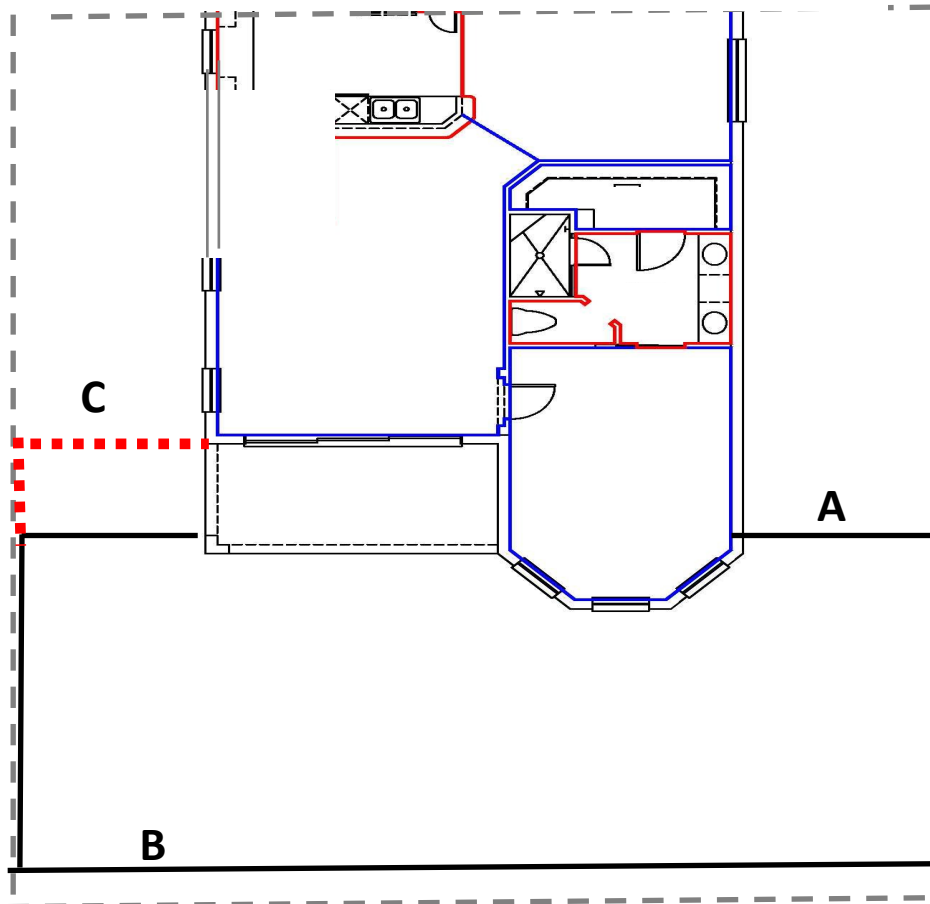


Exhibit B, cntd.

MARRITA RESERVE NEIGHBORHOOD

- A request must be submitted to the Architectural Review Committee (“ARC”) with the plans and specifications for all proposed fences prior to installation of the fence.
- If applicable, the right and left sides of the fences must abut to any association on the wall or fence that is in the rear yard of the home.
- The fence may start a maximum of 10 feet from the rear corners of the home. Rear corners are defined by the corners of the roof line or where the lanai connects to the exterior wall if applicable. The fence must extend to the side property lines and extend to the rear yard wall. No side by side or secondary cross fence runs are permitted.
- **Corner home** sites, 1, 14 and 15: Fences on these lots may not extend into the 10’ Side Street Set Back. Fences on Corner lots may be restricted and additional landscape may be required on the exterior of the fence line facing the side street.
- The fence must be a 6 foot high PVC Vinyl Fencing with Almond finish in the vertical board style. See the Marrita Reserve Neighborhood Fence picture below.
- At least one gate must be installed on one of the front street facing side of the home. No gates are permitted on the right or left side of the fence adjoining another homesite.
- Homeowner will be responsible for the maintenance, repair and replacement costs of all aspects of the fence.
- Homeowner acknowledges that the Association and the common area landscape maintenance company hired by the Association will not be held responsible for any damage caused to such fencing by the Association or the landscape maintenance company or maintenance of any drainage easements repairs by the association.
- Homeowner will be responsible for all permits required for construction and will be solely responsible for any damages caused by construction including, but not limited to, any damage to your neighbor’s landscape, sod, irrigation, etc.
- Any debris caused by this work must be removed from association property. It may not be deposited on any existing home site or common area.
- Should access be required from your neighbor’s property, the applicant will be responsible for obtaining permission from them. This includes vacant home sites owned by the developer and/or a builder.
- No access is permitted through any community common area or conservation area.



Exhibit B, cntd.

Fence layout for **Marrita Reserve Neighborhood**. Gray dotted line is the lot line:

A = Optional location for a gate on the street facing side of the home.

B = Wall located at the rear of the property. Side Fences must abut this wall .

C = Fence may start no further than 10 feet from the rear corners of the home, or if applicable, the fence may start at the connection point of the lanai to the exterior wall if it measures further than 10 feet. This must be noted on the ARC application.

Corner Lots have additional restrictions, as noted in the Fence Guidelines.

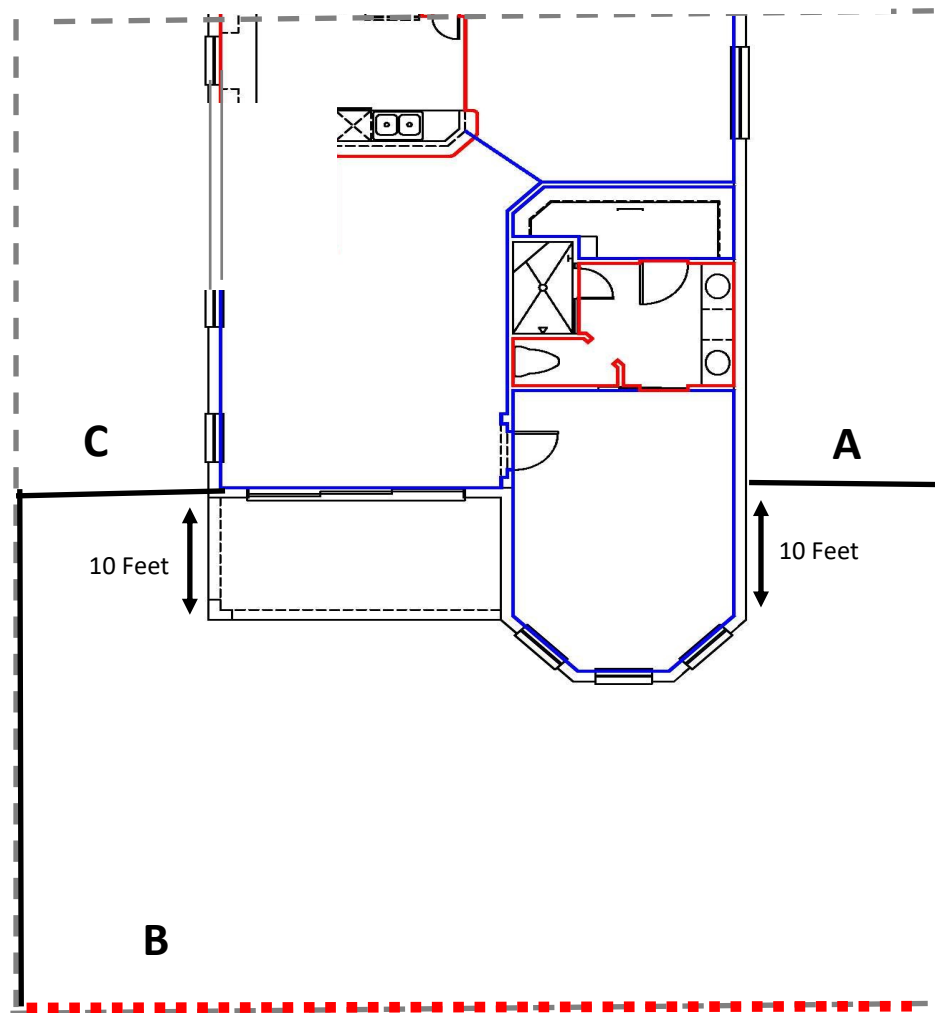


Exhibit C

Parallel widening of driveway for Two Car Front load Garage homes only. May be widened on one or both sides. Single Family Homes Only. Landscape areas next to the front of the garage must be retained.

○ = landscape area to be retained

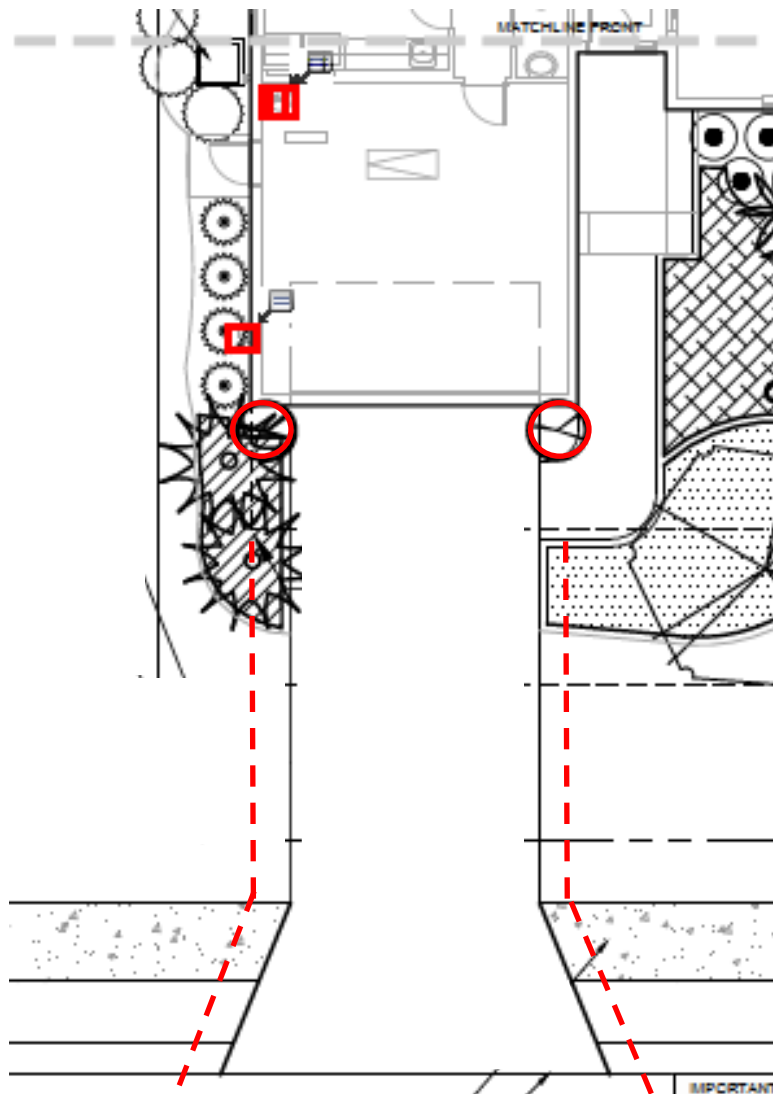


Exhibit C, cntd.

Bumpout Widening: Side load Garages only, Landscape areas next to the front of the home must be retained.

