

ARCHITECTURAL GUIDELINES WILLOW SPRINGS

These Architectural Guidelines (“ARC Guidelines”) are intended to promote efficiency and allow for a seamless review and approval of projects by the membership. Nothing within the ARC Guidelines may be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by each owner of a lot, improved or unimproved, within the Community (each, an “Owner”), at the Owner’s sole cost and expense. Any approval by the committee on behalf of the Association will waive the Owner’s individual requirement to independently comply with the governing documents of the Association. Any approval by the committee is subject to an independent obligation by the Owner to comply with any and all obligations under the Declaration.

1. PROCESSING

A. PLANS SUBMITTAL REQUIREMENTS. Unless otherwise exempt pursuant to the applicable covenants, conditions and restrictions of record, the homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans must include the items and information listed below:

(1) Architectural Construction Plans:

a. Lot plan: Indicate the location of the house on the lot. Indicate all easements, setbacks building restriction lines, drives, walks, patios, mechanical equipment, also walls, pools and fences when applicable. Indicate the percentage of total lot coverage. All indications must be included on a survey with a legend.

b. Square footage: Plans must include the following square footages:

- i. Total heated and cooled living area
- ii. garage (minimum two (2) car)
- iii. patios or enclosures
- iv. total overall square footage

c. Dimensioned floor plans at 1/4” scale:

- i. Include location/depiction of all mechanical equipment

d. Dimensioned elevations at 1/4” scale:

- i. roof pitch (minimum 5/12)
- ii. height of structure (maximum 35 feet)
- iii. pattern of window mullions

e. Typical wall section with specified materials and accents.

f. Window and exterior door schedule with colors.

(2) Specification and Color Package Submittal

a. Master color book

- i. body colors
- ii. trim colors
- iii. accent colors for doors and shutters

- b. Roof color samples (no blues and greens)
 - i. manufacturer and warranty specifications.
 - ii. Material (asphalt shingle, tile etc.)
- c. Building material list of specifications and manufacturers
 - i. windows (style and color)
 - ii. exterior doors styles
 - iii. list of brick colors and manufacturer
 - iv. list of stone colors and manufacturer

B. REVIEW PROCEDURE FOR PLANS. *Any approval of the submitted plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner at Owner's sole cost and expense. Any approval by the committee is subject to an independent obligation by the Owner to comply with all obligations under the Declaration and any governing document of the Association.*

2. SITE

A. ZONING. Existing zoning requirements will be considered as per County Zoning Ordinance as well as approved PUD, if any.

B. SITE CONDITIONS. Existing paving and drainage may not be altered in any way. Owners shall refer to site development drawings for any information about these areas. Prior to construction, no tree shall be removed from any Lot without the consent of the Developer.

C. SETBACK REQUIREMENTS

(1) Lot setback requirements are measured in accordance with the County Land Development Code. Corner lots shall permit one vehicular access only. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks.

(2) Pools and Pool/Patio Enclosures:

- a. Front - No pool, pool deck, or patio enclosure may be located within the front yard.
- b. Side - subject to County permitting requirements.
- c. Rear - subject to County permitting requirements.

(3) Pool Decks:

- a. Front - No pool, pool deck, or patio enclosure may be located within the front yard.
- b. Side - subject to County permitting requirements, but in no event shall the pool deck be taller than thirty inches (30") to allow for maximum privacy.
- c. Rear - subject to County permitting requirements, but in no event shall the pool deck be taller than thirty inches (30") to allow for maximum privacy.

3. LANDSCAPING

A. All landscaping will be in accordance with the requirements of the County Land Development Code. Landscaping will be reviewed on a case-by-case basis. Owner must submit a site plan showing where new landscaping is being requested, with a list of all landscape and planting materials to be used. If any landscaping is to be removed, the Owner must also mark on the survey what is to be removed. All landscaping changes require prior ARC review and approval unless otherwise provided herein. All

landscape choices must be consistent throughout all trees and plant beds.

B. Owners are permitted to maintain the following without ARC approval:

(1) Mulch; and

i. Black, Brown, and Red mulch to include rubberized black or brown borders.

(2) Rock

i. White, Grey, Black, or Pond River Rock.

(3) Trees

i. The maintenance of any existing trees located near the curb, including trimming branches to prevent hazards and maintaining mulch, remains the responsibility of the Owner

C. Owners may be permitted to install the following with ARC approval:

(1) Concrete Curbing and Blocks around flower beds.

D. IRRIGATION. The irrigation system may utilize reclaimed water, if available, and shall be automatically controlled by a time clock.

E. LANDSCAPE LIGHTING. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

(1) Govee, Jellyfish or similar brand/style outdoor lights which are to be attached to the soffits and pointed downward or inward toward the house, with minimal disturbance to neighboring Lots are permitted without ARC approval as long as they are maintained by the Owner.

4. STRUCTURES

A. ROOF, ROOFING, GUTTERS AND DOWNSPOUTS. Roof forms must be designed to provide a similar character on all elevations.

(1) STRUCTURE: Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.

(2) STYLE: Suggested roof styles are gabled and hip. Mansard, Gambrel, and Dutch Hip roof styles are not allowed.

(3) MATERIALS: Finish materials for pitched roofs must be consistent throughout the Community. Architectural fungus-resistant shingles with a 25-year warranty or better, or other materials approved by the ARC may be used. Neither Flat shingles nor gravel roofs shall be used within the Community. Other materials not specifically mentioned are subject to review and approval by the ARC. Light green or blue colored composition shingles shall not be used in the Community.

(4) PITCH: The minimum roof pitch in the Community shall be 5/12.

B. FEATURES

(1) CUPOLAS: Cupolas with fixed panes or louvers may be used. Shapes and sizes will vary according to the size of roof and shall be reviewed by the ARC.

(2) DORMERS: Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARC.

(3) CHIMNEYS: All chimney stacks shall be the same color as the base of the

chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal or clay.

C. ACCESSORIES

(1) VENTS, PIPES, VALLEYS AND FLASHINGS: Accessories extending through or attached to the roof shall be painted to match the color of the roof.

(2) EQUIPMENT: Roof-top mechanical equipment must be located so as not to be visible from the street, sidewalk, or adjacent property. Solar Panel location is subject to reasonable ARC approval prior to installation. All efforts must be made to screen the installation of Solar Panels from view from outside of the Lot. Irrigation, wells, pool pumps, or the like located at ground level must be shielded from view.

D. EXTERIOR WALLS

(1) Structural Wall: All exterior structural walls shall be constructed of concrete masonry units ("CMU"), wood or steel framing systems pursuant to, and using materials in compliance with, applicable building codes. All exterior finishes will be consistent in color schemes, texture, compositions and character throughout the Community. All exterior finishes will be subject to review and approval by the ARC. Exposed concrete block walls or exposed modular concrete units are not permitted. No metal finishes are allowed.

(2) Approved finishes are as follows¹:

- a. Brick
- b. Stone
- c. Lap, Shake, Board & Batten, Vertical Hardie Board

(3) All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements. Any combination of siding with brick, or stone, should complement the architectural style of the home. The architectural submittal should indicate the type of siding to be used with each elevation.

E. EXTERIOR WALL COLORS. Color selection for exterior finishes shall be based on compatible colors throughout the Community. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. All color samples and schemes shall be submitted to the ARC for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals².

F. WINDOWS AND WINDOW TREATMENTS. All windows shall be insulated glass with standard colors consisting of white, sand, or bronze in anodized aluminum or vinyl clad. Exterior painted wood or fiberglass shutters may be used if the width of the shutters is no more than 1/2 the width of the window. All exterior windows shall be double-pane. Blinds and/or shutters must be white, off-white or stained in color. Fabric window coverings must be lined with white or off-white lining. No flags, unlined fabrics, sheets, photos, signs, or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARC approval.

G. GARAGES. Minimum two (2) car garage. Covered carports are not allowed. Motorized, retractable, or "Lifestyle" screens (collectively "Garage Screens") may be submitted to the ARC for review. Such Garage Screens must be out of view and mounted to the garage frame using an approved color that closely matches the trim. Permanent Garage Screens (ex, "Lifestyle Screens") may be added as long as they are stored out of sight when not in use and the garage door remains functional. The frame must be bronze/brown in color, and the screen must be charcoal/black. All Garage Screens submitted for review of the ARC shall be

¹ All finishes, including these, must first be approved by the ARC committee before installation.

² The ARC Committee may adopt a community color pallet, which will control.

charcoal/black in color. All requests for garage screens are subject to review and approval by the ARC. Except when in operation or on a temporary basis, all garage doors shall be maintained in a closed position, so that the interior of the garage is not visible from any portion of the Lot. See Declaration 10.15 Garages. Temporary roll-up garage screens are permitted without ARC approval.

H. DOORS. Entrance doors shall be compatible with the house design and color and made of solid wood, fiberglass, or insulated metal. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes. Storm doors may be installed but must be approved by ARC.

I. SCREENED ENCLOSURES. Screened enclosures shall be bronze-framed with charcoal color screens and shall be permitted on the rear patio and/or pool, subject to review and approval by the ARC. The roof must be screened or shingled to match the home. No metal roofs are allowed. There shall be no screen enclosures located on the front of the home.

J. DOWNSPOUTS AND GUTTERS: Gutters may be white, black, or color-matched to the color of house trim. Downspouts may be white or color-matched to the surface they are attached to. ARC approval is needed for all Gutters and Downspout projects.

K. DETACHED STRUCTURES. Any free-standing structure (pavilion, gazebo, platform, playhouse, storage room, cabana, etc.) must be submitted for approval with the required drawings and information to the ARC.

1. SHEDS: Maximum size is 10 x 12 (or 120 sq. ft.), with a maximum 8' height at the highest roof point. Sheds may be wooden, resin or vinyl. No metal sheds are permitted. Sheds must be constructed and anchored to meet County Code. Yard must be fenced, shed must be located behind the fence, must meet current setback requirements, and must be placed to the rear of Home as approved on a case-by-case basis. On lake lots, sheds must meet current setback requirements, and must be located directly behind the home as approved on a case-by-case basis and must be installed as close to the home as possible. For wooden sheds, color and shingles must match the existing home. Utilities serving the shed must be underground.
2. GAZEBOS: They must be constructed and anchored so as not to be considered a temporary structure. All installations must be compliant with any and all relevant county codes. Roof materials may be metal, composite or asphalt with the color to closely match the existing roof on the Home. Gazebo installations must be compliant with current setback requirements, and placed to the rear of the Home as approved on a case-by-case basis by the ARC. Utilities serving the Gazebo must be underground.

L. FENCING AND WALLS: No fences or walls shall exceed six (6) feet in height. Fences must generally extend to property lines on all sides or the top of the bank when applicable. There is to be no back-to-back fencing. Chain link or similar style fencing is not permitted. All fences, except those abutting a lake, shall be tan vinyl material. No fence or wall shall be built beyond the plane from the front corner of the House to the side lot lines.

1. For corner Lots, no fence or wall on the side common to the street right-of-way shall extend forward of the rear corner of the Home.
2. On lots abutting lakes, canals or other bodies of water, no fence shall be placed beyond the top of the bank. Only four (4) foot open picket, black metal fences shall be allowed along the top of the bank or the rear Lot line, as applicable, and along at least the rear sixteen (16) feet of each side Lot line. Fencing on the remainder side lot lines shall be four (4) or six (6) feet, open picket, black metal or tan vinyl, with the rear sixteen (16) feet transitioning from four (4) to six (6) feet.
3. On lots abutting conservation and/or wetland areas, the fence along the conservation

area must be four (4) foot open picket. Fencing on the side lines shall be six (6) feet tan vinyl with the rear sixteen (16) feet transitioning from four (4) to six (6) feet.

4. The Owner assumes complete responsibility to maintain any fence on such Owner's lot, including, but not limited to, trimming any grass, ivy or other plants from the fence. In the event the ARC approves the installation of a fence, it shall also have the right to require installation of landscaping, also subject to the ARC's approval, at the time the fence is installed.
5. Owners are permitted to install an "L" shaped vinyl partition wall with a height between 48" and 52" to conceal garbage cans from view. The color must closely match the house or trim color (white, brown, black, or tan). The partition must be securely anchored to the ground and/or house as needed. For installations complying with this provision, no application is needed, and they are automatically approved.
6. **In some instances, the type of fencing for a lot must be determined on a case-by-case basis due to the transitioning of lake lots abutting interior lots, or lots along the main boulevards where the rear of the homes are visible.**
7. **Owners must obtain Architectural approval prior to the installation of any fencing. In determining the type of fencing on a particular lot, please contact the ARC for pre-approval. The ARC will provide written specifications for your fence request. Notwithstanding an ARC approval to the contrary, no approval will be final unless the Owner has signed an easement agreement with the Association.**
8. **In addition to the dimensional, material, and placement requirements set forth herein, all proposed fencing shall be reviewed for overall visual cohesion, symmetry, and continuity with the surrounding homes and the streetscape. The ARC may deny or condition approval of any fence application where the proposed configuration, including partial fencing, single side fencing, or ungated side yards, is determined to be aesthetically inconsistent, visually disruptive, or not in harmony with surrounding structures.**

Where fencing is proposed along a side yard, the ARC may require that fencing and/or gates be installed on both sides of the Home or Lot, or otherwise configured in a manner that maintains architectural balance and continuity with adjacent or similarly situated Lots. This standard shall apply to corner Lots, Lots with only one adjacent fenced neighbor, and Lots visible from public rights of way, where partial or asymmetrical fencing may negatively impact the appearance of the Community.

Approval of a fence that meets minimum height, material, or setback requirements does not obligate the ARC to approve a proposed fencing configuration that, in the ARC's reasonable discretion, fails to satisfy the harmony and aesthetic standards of the Community. All determinations under this provision shall be made pursuant to Section 8.2.2 of the Declaration and applied in a reasonable and consistent manner.

M. RECREATION STRUCTURES. All recreation structures shall be located in the rear yard or on the inside portion of a corner lot within the setback lines and located behind a fence. No platform, doghouse, playhouse or structure of a similar kind or nature shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. All recreation structures, must have prior approval of the ARC. Without limiting any other criteria, the ARC shall review the height of such structures to assure the privacy of neighboring homeowners. No permanent basketball backboards may be installed. Portable

basketball equipment, when not in use, must be relocated to the top of the driveway and close to the home. Notwithstanding the foregoing, portable basketball hoops do not need prior approval of the ARC provided they are maintained neatly and are in good working order.

N. AIR CONDITIONERS. No window air conditioning units are permitted.

O. SWIMMING POOLS. Any swimming pool to be constructed on any Lot, together with any corresponding enclosure or other improvements, shall be subject to review and approval by the ARC. Above-ground pools are prohibited, unless otherwise approved by the ARC. Semi-aboveground pools recessed approximately 50% of pool height constructed using steel, aluminum, or resin materials may be approved so long as they are installed in the rear of a Lot and are shielded by a six-foot (6') tan privacy fence placed on the property boundaries encompassing the entirety of the Lot's backyard. Owners, requesting the installation of a semi-above-ground pool, who own a Lot on a pond may request a four-foot (4') rear metal fence with six-foot (6') tan vinyl privacy side fencing. In no event will an inflatable or pole/liner hybrid style pool larger than two feet (2') be permitted. In the event an Owner does not desire a fence, a pool cage may be submitted for ARC review as a safe and acceptable alternative to fencing, per state and county regulations. Any pool cage frames submitted for review of the ARC shall be bronze in color and the accompanying screen shall be charcoal/black. All pools above two feet (2') require a Clay County Pool permit. All pool equipment shall be shielded from view.

P. SATELLITE DISHES. Satellite dishes may be permitted subject to ARC approval. The location of satellite dishes must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible.

Q. SIGNAGE. All signage is subject to ARC approval. No signage may be placed in any windows or on any exterior surface of the house.

R. DRIVEWAYS, WALKWAYS AND PATIOS. Driveways, Walkways, and Patios may be constructed out of concrete, pavers, or a combination of the two. Concrete must be gray in color. Pavers must be natural colors – gray, tan, or brown. Any changes to a home's flatwork must be approved by the ARC. Walkways may be permitted on a case-by-case basis with prior ARB approval. A request for approval of any changes within this section must be accompanied by a survey showing no impact on any neighboring properties at the discretion of the ARC.

S. CLOTHES DRYING AREA: No portion of any Lot shall be used as a drying or hanging area for laundry of any kind, unless fully screened from the view of the neighboring Owners and from the street.

T. WAIVERS. The foregoing criteria are guidelines to which adherence is required. The ARC may waive any requirement set forth herein if it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property and the Community.

5. MAINTENANCE DURING CONSTRUCTION. During construction, all debris shall be placed in a single location on the construction site only. All debris must be contained; construction dumpsters are preferred. After construction, no debris, excess building material, storage material or trash of any kind shall remain on any lot or on sidewalks or streets or lakes contiguous thereto. It is the duty of the homebuilder and/or the homeowner to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARC. Failure to comply with the request may result in the removal of the debris by the ARC, with all related costs charged to the homebuilder or the homeowner, as applicable.

6. MISCELLANEOUS

A. MAINTENANCE: No weeds, underbrush or other unsightly vegetation, refuse piles or other unsightly object(s) shall be permitted to grow or be placed or remain anywhere on any lots. Each Owner shall maintain the lot and improvements thereon in good and workmanlike manner and shall present a neat and clean appearance. If any Owner fails or refuses to keep the lot free of weeds, overgrown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Home or

improvements on the Lot, in a good and workmanlike manner or in a neat and clean appearance, the ARC or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

B. All Owners and other occupants of the Property shall at all times comply with the terms of the Subdivision Documents and Zoning Codes, and all environmental, land use, marketing, and consumer protection ordinances, statutes and regulations applicable to the Property or to any Improvements and Lot Improvements constructed thereon, as well as all governmental rules, regulations, statutes, and ordinances applicable to each Owner in connection with the Property.

C. Each Owner shall be liable to the Association for any damage any common areas resulting from Owner's actions. The Association may require a security deposit sufficient to pay for any such costs at the time of ARB request. The security deposit will be returned to the applicant at the completion and inspection of the finished construction. The Owner is required to contact the property manager at the completion of requested installation to arrange for inspection. If the inspection reveals damages or alterations requiring remediation to the common areas, the Association may use the security deposit to satisfy such expenses. If additional monies are due for the repair or change necessary over and above any security deposit, the owner will pay all additional costs associated with the necessary repairs/changes.

These Architectural Guidelines may be revised from time to time, in accordance with the subdivision documents, as necessary upon approval by the Board of Directors of the Association.

WILLOW SPRINGS OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

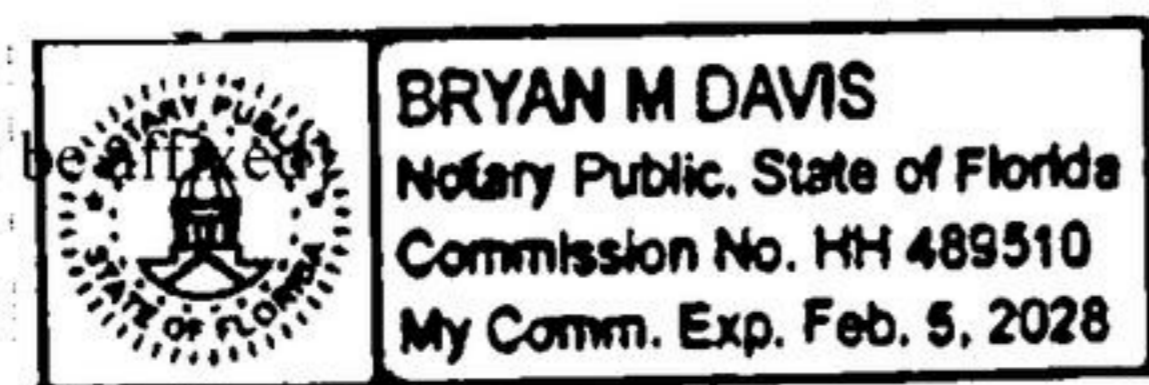
By: *[Signature]*
Print Name: CURTISS AKUM
Title: PRESIDENT

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed before me by means of physical presence or online notarization, this 16 day of Feb, 2026. Such person did take an oath and: *(Notary must check applicable box).*

- is/are personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed



[Signature]
SIGNATURE OF NOTARY

Bryan M Davis
Name of Notary (Typed, Printed or Stamp)