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**WINCHESTER RIDGE HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ADOPTING
COMMUNITY GUIDELINES AND ARCHITECTURAL GUIDELINES**

THIS RESOLUTION is made by the Board of Directors for Winchester Ridge Homeowners Association, Inc., a Florida corporation not for profit, ("Association").

WITNESSETH

WHEREAS, on or about April 20, 2007, D.R. Horton, Inc.-Jacksonville, a Delaware corporation (the "Developer"), caused to be recorded that certain Declaration of Covenants, Restrictions and Easements for Winchester Ridge, recorded at Official Records Book 13937, Page 17, *et seq.*, of the Official Records of Duval County, Florida (referred to as the "Declaration");

WHEREAS, it is the desire of the Association to revise its Rules and Regulations regarding the use of Association property and Owner's Lots;

WHEREAS, it is also the desire of the Association to amend and clarify the Architectural Guidelines governing the Architectural Review process;

WHEREAS, Article IV, Section 1 of the Declaration provides that the Association may establish, amend and/or abolish from time to time uniform rules and regulations pertaining to the use of Association property, and to the Lots for the purposes of enhancing the aesthetic uniformity of the Property;

WHEREAS, Article VIII, Section 2 of the Declaration provides that the Association may issue and amend from time to time rules or guidelines setting forth the procedures for the submission of plans and specifications for architectural review;

WHEREAS, the proposed amended Rules and Regulations and amended Architectural Guidelines were provided to all Owners at least 14 days before the meeting of the Board where they were proposed to be adopted;

WHEREAS, an affirmative vote of at least a majority of the Board of Directors was obtained to adopt the amended Rules and Regulations and amended Architectural Guidelines, which meeting obtained quorum and conducted for that purpose held on July 29, 2021.

NOW THEREFORE, Winchester Ridge Homeowners Association, Inc. hereby amends its Rules and Regulations and Architectural Guidelines as follows:

(new words are inserted in the text and underlined; and words to be deleted are ~~lined through~~ with hyphens)

Removals have a strikethrough-
additions are **bold and underlined**.

ARCHITECTURAL GUIDELINES

Winchester Ridge

Nothing herein shall 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. Wherein the Architectural Guidelines conflict with the Association Covenants and Restrictions, the Covenants and Restrictions shall prevail.

I. 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. Plot 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.

b. Square footage:

- i. 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:

- mechanical equipment

d. Dimensioned elevations at 1/4" scale:

- i. roof pitch (minimum 4/12)
- ii. height of structure (maximum 35 feet)
- iii. pattern of window mullions

e. Typical wall section

f. Window and exterior door schedule

(2) Specification and Color Package Submittal

- a. Master color book

- i. stucco 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. *The ARC'S approval of the 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.*

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. PARKING. No parking is permitted in areas where the subdivision's drainage flow may be interrupted. Additional driveway for parking purposes is subject to review and approval.

D. 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.
- c. Rear - subject to County permitting requirements.

3. LANDSCAPING

A. REQUIREMENTS. All landscaping will be in accordance with the requirements of the County Land Development Code. Driveways and walks shall be four inch (4") poured concrete. Patterns or alternate paving surfaces may be used subject to approval. Asphalt pavement is not permitted. Front, side and rear elevations on lakefront Lots shall comply with minimum hedge, shrub and tree requirements.

B. PLANT MATERIAL. Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Floritam sod. Shrubs and hedges shall be a minimum height of twenty-four inches (24") immediately after planting. Trees shall be a minimum height of eight feet (8') when planted. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways and the like shall not be used within fifteen feet (15') of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

C. IRRIGATION. All lake lots shall extend irrigation coverage to the waters edge. The irrigation system may utilize reclaimed water and shall be automatically controlled by a time clock.

D. LANDSCAPE LIGHTING. Lighting is to be low-key and should be used on accent entrances and special features. 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.

E. RECOMMENDED LANDSCAPE MATERIAL. Minimum of three (3) trees, or the minimum required by County Land Development Code, whichever is greater. Shrubs may be planted in clusters or in a hedge-like fashion. Consider: (1) native species and evergreens; (2) resistance to insects and diseases; (3) cold hardiness; (4) adaptability to existing soil conditions; and (5) life expectancy.

F. PLANT LIST. Consider: soil conditions and preparation for adequate drainage.

	<u>Botanical Name</u>	<u>Common Name</u>
(1)	GROUND COVERS	
a.	Asparagus Sprengeri	Asparagus Fern
b.	Lix Cornuta Rotunda	Dwarf Holly
c.	Juniperus	Various Juniper Ground Covers
d.	Liriope	Lily Turf
e.	Pyracantha Walderii	Walders Dwarf Pyracantha
(2)	EVERGREEN TREES	
a.	Cilmamomum Canphora	Camphor
b.	Eriobotrya Japonica	Loquat Tree
c.	Ligustrum Japonicum	Wax Leaf Privet
d.	Ligustrum Lucidum	Glossy Privet
e.	Magnolia Grandiflora	Magnolia
f.	Magnolia Viginiana	Sweet Bay
g.	Pinu Elliottiif	Slash Pine

(3) PALMS

- | | | |
|----|-----------------------------|-------------------|
| a. | <i>Livistona Chinensis</i> | Chinese Fan Palm |
| b. | <i>Dutia Capitata</i> | Pindo Palm |
| c. | <i>Chamacrops Humilis</i> | European Fan Palm |
| d. | <i>Sabal Palmetto</i> | Cabbage Palm |
| e. | <i>Phoenix Robenimum</i> | Pigmy Date Palm |
| f. | <i>Washingtonia Robusta</i> | Mexican Fan Palm |
| g. | <i>Cycas Revoluta</i> | Sago Palm |

(4) SHRUBS

- | | | |
|----|------------------------------------|------------------------|
| a. | <i>Raphiolepis Indica</i> | Indian Hawthorne |
| b. | <i>Cocculus Laurifolius</i> | Snail seed |
| c. | <i>Cortaderia Selloana</i> | Pampas Grass |
| d. | <i>Eleagnus Pungens</i> | Silver-thorn |
| e. | <i>Llex Burfordii</i> | Burford Holly |
| f. | <i>Llex Vomitoria</i> | Yaupon Holly |
| g. | <i>Juniperus Spp.</i> | Various Juniper Shrubs |
| h. | <i>Ligustrum Lucidum</i> | Glossy Privet |
| i. | <i>Mahonia Bealei</i> | Leatherleaf Mahonia |
| j. | <i>Myrica Cerifera</i> | Wax Myrtle |
| k. | <i>Nandina Domestica</i> | Heavenly Bamboo |
| l. | <i>Neriuln Oleander</i> | Oleander |
| m. | <i>PhotiniaGlabra</i> | Red Photinia |
| n. | <i>Pittosporum Spp.</i> | Various Pittosporums |
| o. | <i>Pyracantha Coccinea</i> | Firethorn |
| p. | <i>Trachelospermum Jasminoides</i> | Confederate Jasmine |
| q. | <i>Viburnum Suspensum</i> | Sweet Viburnum |
| r. | <i>Viburnum Odoratissimum</i> | Sandankwa Viburnum |

(5) SHADE TREES

- | | | |
|----|---------------------------|-------------|
| a. | <i>Quercus Virginiana</i> | Live Oak |
| b. | <i>Quercus Laurifolia</i> | Laurel Oak |
| c. | <i>Acer Rubrum</i> | Red Maple |
| d. | <i>Betula Nigra</i> | River Birch |

(6) ORNAMENTAL TREES

- | | | |
|----|--------------------------|-------------------------|
| a. | <i>Pyrus Calleryiana</i> | Bradford Pear |
| b. | <i>Photinia Fraseri</i> | Tree Photinia (Red Tip) |

4. STRUCTURES

A. INTRODUCTION.

The minimum required square footage for dwellings and the setback requirements on Land which is subsequently subjected hereto may set forth lesser or greater requirements for heated and air-conditioned space within dwellings.

B. ROOF, ROOFING, GUTTERS AND DOWNSPOUTS. Roof forms must be designed to provide similar character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

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

(2) STYLE: Suggested roof styles are gabled, hip and flat with parapets on limited applications. Homebuilders should be aware that the same type of roof style may not be repeated in consecutive lots, in any one side of the street. Mansard, Gambrel and Dutch Hip roof styles are not allowed. Conical type of roof may be considered, depending on its application, by the ARC.

(3) MATERIALS: Finish materials for pitched roofs must be consistent throughout the Community. These can be ~~flat or barrel cement tile, standing seam galvanized aluminum, cedar shake, or~~ architectural fungus resistance shingles with a 25-year warranty or better. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. 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 Red, green or blue colored composition shingles shall not be used in the Community. All patio and lanai roofing must match the roofing material of the main structure. After-market patio enclosures with pan type roofing will not be allowed.

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

C. 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 stucco, stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal or clay.

D. ACCESSORIES

(1) VENTS AND PIPES: These types of roof accessories extending through the roof shall be painted to match the color of the roof.

(2) VALLEYS AND FLASHINGS: These types of roof accessories attached to the roof shall be painted to match the color of the roof.

(3) DOWNSPOUTS AND GUTTERS: These types of accessories attached to eaves and walls shall be painted to match the color of the surface to which they are attached or to the color of house trim.

(4) EQUIPMENT: Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk or adjacent property.

(5) LOCATION: A.C. equipment, irrigation or pool pumps located at ground level shall be shielded by landscape, approved fencing, or masonry walls.

E. EXTERIOR WALLS

(1) Structural Wall: All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems pursuant to building codes established by the County. The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must comply with the Standard Building Code. 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 are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes are allowed.

(2) Approved finishes are as follows:

- a. Brick
- b. Stone
- c. Stucco
- d. Horizontal lap siding (wood or smooth hardy board material only)

(3) All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The houses in the Community shall either have all-brick or brick and siding, all stucco or stucco and siding, all stone or stone and siding, or brick, stone and stucco on their exterior walls. However, the finish materials in each elevation will be limited to two (2). If lap siding is to be incorporated in the rear elevation of a house, then the side elevations must incorporate the same lap siding. When using siding on the front of the home in combination with brick, stone or stucco, the siding should be an appropriate compliment to the architectural style of the home. The architectural submittal should indicate the type of siding to be used with each elevation. Vertical siding is not allowed.

(4) When using combinations of brick and siding, or brick and stucco on the front elevation, the brick shall wrap around twenty-four inches (24") minimum to the side elevations. When using stucco and siding, the stucco shall wrap around twenty-four inches (24") minimum to the side elevations. When using stone, the stone shall wrap around twenty-four inches (24") minimum to the side elevations.

F. EXTERIOR WALL COLORS. Homebuilders may offer color schemes previously approved by the ARC. Color selection for exterior finishes that require painting 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 approvals.

G. WINDOWS AND WINDOW TREATMENTS. All windows shall be insulated glass with standard colors consisting of white, sand or bronze in anodized aluminum, vinyl clad, or painted wood. 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 or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARC approval.

H. GARAGES. All lots shall have at a minimum a two (2) car garage. Metal or fiberglass covered carports are not allowed.

I. DOORS. Entrance doors shall be compatible with the 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.

J. SCREENED ENCLOSURES. Screened enclosures shall be permitted on the rear patio and/or pool, subject to review and approval by the ARC. No screened enclosures shall be permitted on the front of the house. The roof of the enclosure may be a screen roof or must be a permanent roof whose shingle matches the main structure in color and style. After-market patio enclosures with pan-type roofing are prohibited. Screened roofing may also be used with pool screen enclosures.

K. AWNINGS. Awnings shall be permitted subject to the discretion of the ARC.

L. DETACHED STRUCTURES. Any free-standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc., must be submitted for approval with the required drawings and information to the ARC and must be anchored or installed on a concrete slab as a permanent structure.

M. FENCING AND GARDEN WALLS. Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house. Use of these elements to enclose space and provide for variety in the scale of the interior space is encouraged. All proposed fencing and garden walls shall be shown on the design documents. Chain link fences are not allowed.

(1) Design: The fence types authorized for fencing of private lots within the Community are as follows:

a. Type "A" Fencing (for most Interior Lots): White or Beige vinyl tongue & groove, privacy fence; ~~white or~~ natural wood shadow-box, ~~white or~~ natural wood stockade. Heights for fencing of interior lots are required to be six feet (6') with eight-foot (8') wide panels. Architectural approval is required prior to installation of all fencing.

b. Type "B" Fencing (Perimeter fencing of side and rear yards): White or Beige vinyl tongue & groove, privacy fence; ~~white or~~ natural wood shadow-box, ~~white or~~ natural wood stockade. The overall fence height shall be six feet (6') with eight-foot (8) side panels. Fence height transitions will be approved on a case by case basis.

c. Type "C" Fencing (for all Lake Front Lots): Black flat top aluminum, Wellington Style, four-foot (4') high fence

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.

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.

(2) Site Locations: Fencing shall not extend beyond eight feet (8') before the front wall plane of the residence, excluding the garage area on an "L" shaped residence, into the front yard. Fencing sections with gates may be installed. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the ARC on an individual basis.

(3) Corner Lots: Fencing along the street side property line of corner lots shall be set back five feet (5'). This strip of land shall be planted with a hedge of three (3) gallon shrubs, twenty four inches (24") minimum height at planting time and spaced at twenty four inches (24") o.c. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback shall apply to all models, including courtyard homes.

(4) Lake/Pond Lots: For any portion of a Lot that abuts a Lake/Pond, the rear fence can ONLY be Type "C" Fencing: Fencing (for all Lake Front Lots): Black flat top aluminum, Wellington Style, four-foot (4') high fence. The rear fence can not go beyond the pond bank (prior to slope). If 6ft fencing is used on the side fence lines, the last side fence panel must transition down from 6ft to 4ft.

N. RECREATION STRUCTURES. All recreation structures permanently affixed to a lot shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature shall be permanently affixed 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. Any such structure must have prior approval of the ARC and without limiting any other criteria for approval, the ARC shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be permanently installed adjacent to the street or on any cul- de-sac.

O. AIR CONDITIONERS. No window or wall air conditioning units are permitted. All exterior air conditioner compressors which are visible to the street or any adjacent lot shall be surrounded on all exposed sides by either seven (7) gallon hedge type plants (minimum of three (3) per exposed side) or a decorative fence/wall/screen enclosure, which must be approved by the ARC. The service opening shall not face the street.

P. FIREPLACES AND CHIMNEYS. It is preferred that the chimney tops be designed so that the flue will be covered from the elements. A detail of the chimney top should be shown. If the flue is exposed, then the chimney design and covering must be of a size and material that is architecturally acceptable. Exposed spark arrestors will not be permitted.

Q. SWIMMING POOLS AND TENNIS COURTS. Any swimming pool or tennis court to be constructed on any lot shall be subject to review and approval by the ARC. Above-ground pools are prohibited in the Community. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirements.

R. SATELLITE DISHES. As provided by the Covenants. Satellite dishes may be permitted subject to ARC approval

S. CABLE T.V. AND TELEPHONE COMMUNICATION. The ARC recommends each new Dwelling be pre-wired for cable-TV, telephone and alarm systems. All exposed wiring will be enclosed in a 6"x8"x3" box.

(1) Telephone & Cable TV: Each home within the Community shall be pre-wired for

cable-TV and telephone service by the homebuilder. The company to provide these services shall be selected by the Master Developer, its successors and assignees, at its own discretion.

~~(2) Antennae & Dishes: As provided by the Covenants. 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. The type of dish and location will be reviewed by the ARC. Television antennae may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location. Other types of antennae are not allowed without the written approval of the ARC.~~

T. SIGNAGE. All signage to be installed by the homebuilders or homeowners shall be consistent with the approved PUD and submitted to the County for compliance with its sign ordinance. Signage within the Community will be classified as Identification Signs (Homebuilder Signs), Directional Signs, Information Signs or Other Signs. All signage installation shall be subject to review and approval by the ARC, unless otherwise provided herein or in the Declaration.

Signs or features related to the overall community shall be designed and installed by the Developer, unless otherwise provided by the Developer. These include signs at the main entrance, directional signs, informational signs at the Amenity Center and other informational signs.

(1) Homebuilder Signs: To display the company name and lot availability. One (1) sign per lot; it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders are responsible for the cost and installation.

(2) Directional Signs: Non-advertising, designed and initially installed by the Developer. These shall be of a specific size and a maximum height above grade.

(3) Informational Signs: Must conform to all details and specifications for standard D.O.T. sign faces. The backs of all single-faced signs are to be the same color paint as the support post.

(4) Real Estate Signs: "For Sale" or "For Rent" and "Yard Sale" signs are allowed. One (1) sign per lot that is available for sale or rent. Temporary yard sale signs may be installed for no more than 48 hours.

(5) Other: Except as provided herein or otherwise approved by the ARC, no other signs, flags (other than one American flag per lot and military service flags on available days as provided by Florida Law), banners or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots or placed on or about any other area within the Community.

U. MAILBOXES & HOUSE NUMBERS. House numbers must be rectangular with black background, brass numbers and frame.

V. WAIVERS. The criteria set forth herein are guidelines to which adherence is required pursuant to the recorded covenants, conditions and restrictions for the Community. The ARC may waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

5. MAINTENANCE DURING CONSTRUCTION. During construction, all debris shall be placed in a single location on the construction site only. Construction dumpsters are preferred. If a homebuilder utilizes a weekly clean-up service, all debris must be contained by a fence or some other type of container to avoid an unsightly appearance and blowing debris. After construction, no debris or trash of any kind

shall remain on any lot or on sidewalks or streets contiguous thereto. No excess building material, storage shed or trash shall remain on any lot, sidewalk or street. 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 will cause removal of the debris by action of the ARC and all related costs will be charged to the homebuilder or the homeowner, as applicable.

6. MISCELLANEOUS

A. MAINTENANCE: No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within the Community and no refuse pile or unsightly object shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the Lot and improvements thereon in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. If any Owner fails or refuses to keep his Lot free of weeds, overgrown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Unit or improvements on the Lot, including but not limited to signage or mailboxes, 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. During any construction, each Owner shall maintain its Lot in clean condition, providing for trash and rubbish receptacles and disposal. Construction debris will not be permitted to remain on any lot and must be kept out of the lakes and rights of way.

B. SALES AND CONSTRUCTION ACTIVITIES: Notwithstanding any other provisions hereof, the Developer, its agents, successors, assigns and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots or dwellings and to construct improvements thereon within the Community.

C. 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.~~ Clotheslines and Clothes drying devices may be used within a full fenced yard in an ARC approved location to reduce view by neighboring owners or from the street. These items must be removed and stored when not in use. The owner shall be granted a variance if the clothes line or clothes drying device cannot adequately function within the area provided herein.

D. ARTIFICIAL VEGETATION: No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARC.

E.

**Document amended on 07/29/2021.

Winchester Ridge Community Guidelines

2021 Revisions

Removals have a ~~strikethrough~~ and additions are **bold and underlined**.

Wherein the Community Guidelines conflict with the Association Covenants and Restrictions, the Covenants and Restrictions shall prevail.

EXTERIOR MODIFICATIONS

Any type of exterior modification (not limited to Accessory structures, lighting fixtures, brick pavers, stamped concrete, concrete flatwork, basketball goals, gym sets and play structures, buildings, fences, walls, pools, roofs, gutters or rain spouts, antennae, aerials, microwaves, reception devices, mailboxes, external enclosures or attachments, including entry screen and patio screen enclosure, or landscaping and exterior paint) you would like to make requires the prior written approval of the Architectural Control Committee (ARC). An Alteration Application must be completed and returned to ~~Lifestyles Property Services, LLC~~ **the ARC**.

~~Fencing and walls shall not exceed six (6) feet in height. No chain-link fences are allowed. All fences, except those abutting the lake, shall be constructed in shadowbox or stockade style, using one (1) inch thick wood material, shall be PVC vinyl fencing of color approved in advance by the Committee. Only four (4) inch open picket or aluminum fences shall be allowed on Single Family lots abutting the lake and shall not be higher than four (4) feet at the side and rear. Partial fencing on pond/lake lots is not permitted. If a homeowner requests to install a privacy fence, the entire rear yard must be fenced. Approval by the ARC is required for all fencing. Refer to Architectural Guidelines.~~

TEMPORARY AND OTHER STRUCTURES

No tent, shack, or other temporary building or improvement shall be placed on any portion of the property. ~~Sheds~~ **Detached storage rooms** are permitted on fenced lots with prior approval from the ~~ACC~~ **ARC**. The shed ~~roofs~~ must match the roof of the home, **and the exterior walls and trim must match the color of the home.** **Any approved detached storage room must be anchored or attached to a concrete foundation to not be considered temporary.** A storm door will be allowed provided it adds to the aesthetic look of the home.

Additions are allowed onto ~~a~~ **the** properties home. **The materials and colors** must match ~~the~~ **the** roof, **trim**, and exterior of the main home, provide permits and licensed contractor's information with property and blueprints. All must be reviewed with the ARC.

SIGNS

No sign, display, poster, advertisement, notice, lettering, or other advertising device, (including, but not limited to "For Sale", "For Rent", or "By Owner", or any other signs for the sale or renting of homes) may be exhibited, displayed, inscribed, painted, or affixed in public view on any portion of a building, vehicle, or other improvement in the community without the prior written consent of the Board. **Remove below specific sign example.**

REAL ESTATE SIGNS ALLOWED**PETS**

Only domesticated household pets may be kept in a home. All pets must be carried or on a leash when outside a home or fenced area. Pets may not be tied up or kept on a patio, unless someone is present in the home. Pet waste must be immediately removed and properly disposed. Pit Bulls, Rottweilers, Doberman Pinschers, Presa Canarios, or "Dangerous Dogs" are not permitted. **Breed Restrictions shall be as provided in the Covenants.**

ANTENNAE

~~No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or any other transmission or reception device may be erected, constructed, place, or permitted to remain on the property, unless approved by the ARC. The exception is a satellite dish one meter in diameter or less not visible from the street or neighboring properties. **Antennae restrictions shall be as provided for in the Covenants.**~~

SATELLITE DISHES

~~Permitted on a pole at the rear of the property. Roof mounts at the rear corner of the home must receive ACC Approval. Direct TV will install in the rear of the home. You must insist in rear installation. You may pre-purchase your pole at Home Depot/ Lowes. Also, please be sure to check with your roofing company prior to mounting a dish on the roof (this may void the warranty on your roof). **Satellite Dish restrictions shall be as provided for in the Covenants**~~

RV/BOATS

~~Permitted behind a 6 ft privacy fence only on the garage side of the property and on a concrete slab.~~

LEASING

No portion of a home (other than the entire home) may be rented. All leases shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration **and the governing documents of the Association, and these Community Guidelines.**

MISCELLANEOUS

Any solar panels or clothes lines must have ARC approval prior to the installation.
Well water is permitted for irrigation purposes, but homeowner must have a stain tank which requires ARC approval prior to installation.

ASSESSMENTS

All owners are required to pay assessments in a timely manner. Assessments are due January 1 for the year. Late payments are subject to a twenty five dollar (\$25) late fee, interest, **attorney fees**, and collection costs.

BASKETBALL GOALS

~~Permitted on the curb or street in cul-de-sacs only. Properties not on a cul-de-sac must keep basketball goals from blocking the street or sidewalk. The goals can be placed on the side of the home or kept in the driveway. Moveable basketball goals are permitted on the property but must not block the street or sidewalk. The goals can be stored on the side of the home or kept in the top of the driveway near the garage door when not in use.~~

TRASH

~~All city recycling bins (the ones with the yellow lids) can be kept on the side of homes on a concrete slab which can be poured or purchased at Home Depot 18x18 or larger.~~
~~All trash cans as of now have to be kept in the garage or behind a fence.~~
~~All trash cans must have lids and no garbage bags or loose items can be placed on the side of the trash can if kept behind a barrier fence on the side of the house. All Trash containers and Recycling containers can be kept on the side of homes ONLY IF behind ARC approved fences. All trash cans must have lids and no garbage bags or loose items can be placed on the side of the trash can if kept on the side of the home. Homeowners may submit an ARC request for a 4ft by 8ft "L" shaped fence partition on the side of the home for can/bin storage if a full privacy fence is not present on the lot.~~

LAWN MAINTENANCE

Lawns must be maintained regularly to include: Edging of the sidewalks, driveway, right of way curbs and landscape beds. Grass needs to be mowed often during the rainy, Summer season to prevent over growth. Trees and shrubs should be pruned. Only one species of grass can be grown on the lot and the grass should be free of weeds. Landscape beds, rock beds, driveways and sidewalks should be free of weeds.

PRESSURE WASHING

~~A minimum of once a year for pressure washing to all driveways, sidewalks and walkways and the exterior of the home should be cleaned to remove dirt and staining.~~

GENERAL MAINTENANCE

The home and property should be maintained as necessary. (Exterior painting, trim painting, roof repairs/missing shingles, mailboxes clean and not leaning or broken)

FOR AMENITIES/POOL ACCESS: PLEASE CONTACT LESLEY GALLAGHER VIA EMAIL AT LGallagher@rizzetta.com

PARKING (Passenger Vehicles)

~~Parking in the community is restricted to the driveway or garage of a home or designated parking areas within the community. No parking on the streets or swales is permitted. As provided by the Covenants.~~

COMMERCIAL VEHICLES & TRAILERS

Box Trucks (delivery trucks and food trucks), Tow-Trucks, Semi-Trucks are not allowed to be parked anywhere in the community including the streets, parking lots, and individual driveways except temporarily as in the case of a moving van or other such vehicle necessary to provide service to an Owner.

Detached Trailers (flat bed, enclosed, food service, jet-ski, boat, motorcycle, etc) are only allowed to be parked in the garage are not allowed to be parked anywhere in the community including the streets, parking lots, and individual driveways.

***The Board will vote to select either Option 1 or Option 2 of this paragraph:

***OPTION 1 (no modified toolbox truck beds or ladder racks): Commercial Passenger vehicles class 1-3 used for work may be parked on driveways of homeowner but may not be parked on the street at any time. Cargo Vans and class 1-3 trucks with ladder racks and or toolboxes are allowed in driveways may only be parked in closed garages, or behind a 6ft privacy fence, but work debris and materials cannot be visibly stored in the truck beds.

***OPTION 2 (vehicle weight and class only used to define commercial vehicle): Commercial Passenger vehicles class 1-3 used for work may be parked on driveways of homeowner but may not be parked on the street at any time. Cargo Vans and class 1-3 trucks with ladder racks and toolboxes are allowed in driveways or garages, or behind a 6ft privacy fence, but work debris and materials cannot be visibly stored in the truck beds.

Anything Class 4 and up will not be accepted in the community.

~~Commercial Vehicles Restricted classes are as follows:~~ Medium Duty Trucks

~~The medium-duty trucks comprise of commercial truck classes 4, 5 and 6. The class is determined by the GVWR of the vehicle.~~

~~• Class 4 — This class of truck has a GVWR of 14,001 to 16,000 pounds (6,351 to 7,257 kg).~~

~~• Class 5 — This class of truck has a GVWR of 16,001 to 19,500 pounds (7,258 to 8,845 kg).~~

~~• Class 6 — This class of truck has a GVWR of 19,501 to 26,000 pounds (8,846 to 11,793 kg).~~

Heavy Duty Trucks

~~The heavy-duty trucks comprise of commercial truck classes 7 and 8. The class is determined by the GVWR of the vehicle.~~

~~Class 7 and 8 vehicles require that the driver has a Class B CDL to operate the vehicle.~~

~~• Class 7 — This class of truck has a GVWR of 26,001 to 33,000 pounds (11,794 to 14,969 kg).~~

~~• Class 8 — This class of truck has a GVWR of greater than 33,001 pounds (14,969 kg), and includes all tractor-trailers.~~

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

WINCHESTER RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation

[Signature]
(Print name Elena Cozom)

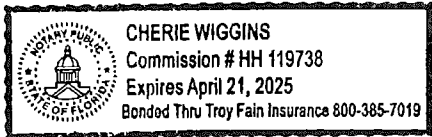
[Signature]
By: Matthew Isager
Its: President

[Signature]
(Print name Tyler Sargelsh)

Attest By:
[Signature]
By: William R. Register
Its: Secretary

STATE OF FLORIDA)
COUNTY OF DUVAL)

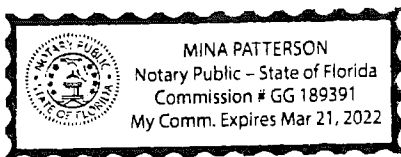
The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this __ day of August, 2021, by Matthew Isager, as President for the Winchester Ridge Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who () is personally known to me or provided () Florida Driver License as identification, and who did take an oath.



[Signature]
(Print Name Cherie Wiggins)
NOTARY PUBLIC, State of Florida
At Large.
Commission No. HH 119738
My Commission Expires: 4/21/2025

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this __ day of August, 2021, by William R. Register, as Secretary for the Winchester Ridge Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who () is personally known to me or provided () FLORIDA DRIVLIC as identification, and who did take an oath.



[Signature]
(Print Name Mina Patterson)
NOTARY PUBLIC, State of Florida
At Large.
Commission No. GG 189391
My Commission Expires: MARCH 21, 2022