



CIMARRONE GOLF & COUNTRY CLUB

ARCHITECTURAL GUIDELINES AND POLICIES

AND

APPLICATION AND REVIEW PROCEDURES

August, 2007

TABLE OF CONTENTS

| | | |
|------|---|---------|
| I. | CIMARRONE GOLF & COUNTRY CLUB | Page 1 |
| II. | THE REVIEW AND APPROVAL PROCESS | |
| | A. General | Page 2 |
| | B. Review Fees | Page 2 |
| | C. Construction Deposit | Page 3 |
| | D. ARC Review | Page 4 |
| | E. Final Approval | Page 5 |
| | F. Alteration/Addition Review | Page 5 |
| | G. Final Inspection | Page 5 |
| | H. Conduct | Page 6 |
| | I. Construction Guidelines | Page 7 |
| | J. Appeal | Page 7 |
| | K. Disclaimer | Page 7 |
| III. | GENERAL COMMUNITY GUIDELINES | |
| | A. General | Page 8 |
| | B. Temporary Improvements | Page 9 |
| | C. Accessory Structures | Page 9 |
| | D. Equipment Screening | Page 9 |
| | E. Utility Services | Page 9 |
| | F. Refuse and Storage Areas | Page 9 |
| | G. Mail Boxes | Page 9 |
| | H. Fences | Page 9 |
| | I. Signs | Page 9 |
| | J. Flags and Flagpoles | Page 9 |
| | K. Lawn Furnishings and Exterior Decorative Objects | Page 10 |
| IV. | SITE DEVELOPMENT GUIDELINES | |
| | A. Site Placement | Page 10 |
| | B. Setbacks | Page 10 |
| | C. Drainage and Grading | Page 10 |
| | D. Driveways | Page 10 |
| | E. Game and Play Structures | Page 10 |
| | F. Pools and Spas | Page 11 |
| | G. Easements | Page 11 |
| | H. Buffer Areas | Page 11 |
| | I. Wetland Tracts | Page 11 |
| | J. Conservation Easements | Page 12 |

TABLE OF CONTENTS

| | | |
|-----|---|---------|
| V. | DWELLING GUIDELINES | |
| | A. General Architectural Scheme | Page 12 |
| | B. Dwelling Heights | Page 12 |
| | C. Finished Floor Elevations | Page 12 |
| | D. Exterior Materials | Page 12 |
| | E. Exterior Features | Page 12 |
| | F. Exterior Colors | Page 13 |
| | G. Roofs | Page 13 |
| | H. Chimneys | Page 13 |
| | I. Garages | Page 14 |
| | J. Energy Efficiency | Page 14 |
| | K. Antennas | Page 14 |
| | L. Hurricane Shutters | Page 14 |
| VI. | LANDSCAPING GUIDELINES | |
| | A. General | Page 14 |
| | B. Landscaping Plan | Page 15 |
| | C. Trees | Page 15 |
| | D. Shrubbery | Page 15 |
| | E. Sod | Page 15 |
| | F. Mulch | Page 15 |
| | G. Plant Materials | Page 15 |
| | H. Irrigation | Page 16 |
| | I. Fertilizers and Pesticides | Page 17 |
| | ATTACHMENT #1: Violation Fine Schedule | Page 17 |
| | ATTACHMENT #2: Architectural Review Committee Transmittal | Page 18 |
| | ATTACHMENT #3: Design Review Application | Page 19 |
| | ATTACHMENT #4: Construction Completion Transmittal | Page 20 |
| | ATTACHMENT #5: Recommended Plant List | Page 21 |
| | ATTACHMENT #6: Sign Criteria | Page 22 |
| | ATTACHMENT #7: Equipment Screen Detail | Page 23 |
| | ATTACHMENT #8: Setback Requirements | Page 24 |

I. CIMARRONE GOLF & COUNTRY CLUB

The intent of these guidelines is to help assure that Cimarrone Golf & Country Club will be a community of quality homes and buildings with a tasteful and aesthetically pleasing architectural design that is harmonious with surrounding structures and topography. This manual promotes the use of long-lasting materials, high construction standards, and quality landscaping.

The Amendment to and Restatement of the Declaration of Covenants and Restrictions for Cimarrone Golf & Country Club (the Covenants) established the requirement for a standing committee called the Architectural Review Committee (ARC) who has full authority to regulate the use and appearance of the exterior of the property to: (a) assure harmony of external design and location in relation to surrounding buildings and topography; (b) protect and conserve the value and desirability of the property as a residential community; and (c) maintain compatibility of external appearance among the improvements located on the property. The power to regulate includes the power to prohibit, refuse and deny approval of any plans on any grounds, including purely aesthetic grounds, and to require the removal of (when constructed without ARC approval), those exterior structures, improvements, appearances, uses or activities inconsistent with the provisions of this Declaration, or contrary to the best interests of other Owners in maintaining the value and desirability of the property as a residential community. The ARC may adopt, rescind, and amend the Cimarrone Architectural Guidelines and Policies and reasonable rules and regulations in connection with foregoing; provided, however, that such rules and regulations: (i) shall be consistent with the provisions of the Cimarrone Architectural Guidelines and Policies and the Covenants and (ii) if the Board of Directors has not constituted itself as the ARC, shall have been approved by the Board of Directors before taking effect. Violations of the ARC Guidelines and Policies or rules and regulations shall be enforced by the Board of Directors in the name of the Association.

The ARC has prepared these guidelines to aid homeowners in making improvements to their homes and property within Cimarrone Golf & Country Club. Specifically, they are intended to:

- Provide a systematic and uniform design review process.
- Ensure the design & modifications of or additions to existing structures are compatible with existing terrain and vegetation, and complement the community.
- Ensure all dwellings comply with the Covenants and these guidelines.
- Ensure landscape plans provide pleasant surroundings and functional satisfaction while blending with the natural landscape and neighboring properties.

These guidelines are in addition to all building, use and other deed restrictions associated with Cimarrone Golf & Country Club and, accordingly, all builders and homeowners should familiarize themselves with the provisions of all such restrictions, including without limitation, the Covenants. Unless otherwise defined in these guidelines, all terms used in these guidelines shall have the same meanings as such terms are defined in the Covenants.

The ARC will be evaluating each application for architectural approval for total effect, including the manner in which the home site is developed. The approval of an application for one home shall not be construed as creating any obligation on the part of the ARC to approve applications involving similar designs pertaining to a different home.

Approval by the ARC does not constitute approval by any public permitting agency. St. Johns County requires building permits for home building that will necessitate compliance with local and state building codes.

II. THE REVIEW AND APPROVAL PROCESS

A. General:

The design review and construction processes have the following elements:

1. Fees and Deposits;
2. ARC Review;
3. Final Approval;
4. Final Inspection; and
5. Conduct

Thorough and timely submission of information along with compliance with the standards set forth in these guidelines will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth in these guidelines should be directed to the ARC Coordinator.

An ARC review will help ensure improvements built within Cimarrone Golf & Country Club are of the highest quality while taking into account the desires of the owners and builders to complete construction in a timely manner.

IMPORTANT NOTE: The Architectural Review Committee requires that all building be done by a licensed contractor/builder with demonstrable experience in building custom homes, remodels or additions. The ARC reserves the right to reject an application for approval on the basis of a builder's regulatory qualifications. The owner is responsible for assuring that a qualified builder he uses fully qualified and licensed sub-contractors. If there are any questions regarding a builder's qualifications, the ARC should be contacted.

B. Review Fees:

- 1. Major Alteration or Addition - a structural or site modification that is significant enough to warrant the issuance of a building permit by a governmental authority or as determined by the ARC. This includes without limitation pools, spas, additions, re-roofing, and major driveway modifications. \$100

- 2. Minor Alteration or Addition - structural or site modifications of a relatively insignificant nature not requiring a building permit. \$ 25

- 3. Changes to or Resubmission of Plans - whenever a submission for which the ARC previously granted approval is resubmitted to the ARC due to a change in the originally approved plan, or whenever a submission whose approval was previously denied by the ARC is resubmitted by a builder or homeowner for Final Approval. \$ 25

- 4. Late Application Fee – Whenever construction is commenced prior to receiving final architectural approval from the ARC. \$250

C. Construction Deposit:

Owners, Builders or Contractors, as applicable, shall provide the ARC with a \$2500 construction deposit for any Major Alteration, Addition or Modification as determined by the ARC to be held by the ARC in an interest bearing account until the improvements are complete and the ARC performs its Final Inspection. After a Final Inspection is complete, the refund will be sent back to the party making the deposit within 30 days. Examples of submittals requiring deposits include without limitation, pools, spas, additions, re-roofing, and major driveway modifications.

If the ARC or the Board of Directors needs to use these funds for any of the purposes listed below, the ARC shall, except in an emergency, give the applicant two business days within which to begin to correct the problem. If the action is not begun within that time, the ARC or Board of Directors has the authority to remedy the situation and withdraw funds from the construction deposit to cover the expenses. Furthermore, the Association has the authority to impose fines; this will be done only after an applicant is given notice and time to rectify the situation warranting the fine.

The builder/contractor must replace any funds withdrawn from the construction deposit within

seven (7) days of notification of the withdrawal by the ARC. The ARC may deny access to the building site over roads of the Association in the event of a failure to replace funds.

The construction deposit will be used to offset any costs incurred by the Association or the ARC in order to:

- Repair damage to any property caused by the builder or his subcontractors, suppliers and representatives during construction;
- Pay for the cost of any cleanup of the site and adjacent property not performed by the builder; or
- Bring the home site and any structures thereon into compliance with the requirements of the approved plans or Covenants.

D. ARC Review:

The ARC will review the information at a regularly scheduled meeting and indicate its approval or disapproval, and recommendations as to the plan. An approval granted by the ARC does not constitute approval for beginning construction, but only approval of the information being reviewed. Submittals for ARC Review of any major home modifications or remodeling shall include at a minimum two (2) sets of the following:

1. The Architectural Review Committee Transmittal form (Attachment #2).
2. The "Design Review Application" form (Attachment #3).
3. Site Plan at a minimum scale of 1"=10' showing: a clearing and grading scheme with proposed and existing land contours, grades and flow of the site drainage system with relevant elevations shown; location, size and species of any tree having a diameter of six (6) inches or more; and, the dimensions and locations of all buildings, access drives, parking, utilities (sewer, water, telephone, TV cable, etc.), street location, and all other proposed improvements to the site. All surveys and trees surveys are to be done by a Florida licensed surveyor.
4. Plans at a minimum scale of 1/4"=10' for all floors, cross sections and finish elevations including projections and wing walls (floor plans should also show total square feet of air conditioned living area. Plans must be designed by a Registered Florida Architect or qualified architectural designer.
5. Plans, elevations, types of materials and other information associated with any other site improvement or ornamentation, including mail boxes, exterior lighting, walls, fencing and screening, patios, decks, pools, porches, and signage. Plans must be designed by a Registered Florida Architect or qualified architectural designer.
6. The landscape and irrigation plan shall take into account all remaining natural vegetation. The plans shall be at a minimum scale of 1"=10' showing: the size, type and location of existing and proposed tree; the location of all planting areas including existing plant material incorporated into the plan; the species and size of all stock at the time of

planting; and an irrigation plan.

7. Samples and color chips of all exterior finishes and materials to be incorporated into the plan including roof samples.
8. Photographs of the home site taken from each corner.
9. Such other information, data and drawings as may be reasonably requested by the ARC.
10. The required review fee.
11. Construction deposit.

No construction of the building or structural improvement, no clearing, landscaping or other site improvements, and any alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design have received approval by the ARC. Also, approval will not be granted when the Association assessments for the lot have been deemed delinquent. Builders and contractors shall not submit for any local government permits prior to obtaining ARC final approval without specifically being authorized to do so by the ARC.

E. Final Approval

The ARC will notify builders/contractors of final approval and will authorize construction to begin by letter. Construction must commence within six (6) months of the date of final approval or final approval becomes void. Construction must be completed within nine (9) months of final approval, unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies or natural calamities, or unless the ARC otherwise specifically permits in writing. ARC approval is in no way an assumption of liability or an endorsement of the structural design or engineering of the buildings, nor does it render judgment on compliance with local building codes. If final approval is granted subject to conditions, the conditions shall be satisfied within sixty (60) days of issuance or final approval shall be void.

F. Alteration/Addition Review:

If, after the initial new home construction, an owner desires to alter, add to, or in any way change the exterior appearance of the home, sufficient information shall be submitted to the ARC to allow it to fully understand the proposed alterations or addition. Such information could be as simple as a letter with a material sample or picture, or as complex as the above-stated submittals; the specific requirements will be decided by the ARC on a case-by-case basis.

G. Final Inspection:

The ARC members will monitor the activities and progress of the builders and their employees closely throughout the construction phase. This monitoring includes both the construction activity/progress and conformance with rules and regulations governing use of property within Cimarrone Golf & Country Club.

Unless otherwise approved by the ARC, construction must be completed within 9 months of the date of final approval. The ARC shall have the right to enter upon and inspect any property at any reasonable time before, during, or after the completion of work for which approval is required under these guidelines. Upon completion of construction, a builder/contractor shall give written notice to the ARC using the "Construction Completion Transmittal" form (Attachment #4). Attached to the notice shall be a final survey for the newly constructed improvement. The ARC will then conduct a final inspection and provide the results by letter. Provided the inspection determines that the improvements were constructed in substantial compliance with the plans and specifications submitted for final approval, the ARC will return the Construction Deposit (less any amount withheld for reasons described above) within 30 days.

H. Conduct:

All owners shall be held responsible for the acts of their contractors, subcontractors, employees, suppliers and any other persons or parties involved in construction or alteration of the home site. The Association may impose violation fines per the fine schedule at Attachment #1. In this regard, each owner shall require their builder or contractor to be responsible for the following:

1. Ensuring that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion. Placement of dumpsters on the site is required for Major Alterations.
2. Ensuring there is no burning.
3. Installing silt fencing on sites that create the possibility of sand/soil eroding off the home site; this includes all lots adjoining lakes, buffer areas and wetland tracts.
4. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site or affect the quality of workmanship. Violators will be removed and repeat offenders will not be allowed into Cimarrone Golf & Country Club for six months.
5. Ensuring that all those for whom the builder/contractor is responsible are properly insured.
6. Ensuring that all those for whom the builder/contractor is responsible do not commit any violations of the rules and regulations of the ARC.
7. Limiting working hours for construction personnel to 7:00 a.m. to 6:00 p.m., Monday through Friday and 7:00 a.m. to 3:30 p.m. on Saturdays. No construction work will be allowed on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. The ARC may allow exceptions to this rule under special circumstances and with prior written authorization.
8. Prohibiting construction personnel from having children or pets in Cimarrone Golf & Country Club.

9. Prohibiting construction personnel from having firearms or other weapons anywhere within Cimarrone Golf & Country Club.
10. Prohibiting the playing of music or other sounds from non-construction activities.
11. Prohibiting use of adjacent property for access or storage of material or equipment.
12. Limiting all builders, employees, subcontractors and suppliers to construction related activities at the designated site only. (NO FISHING, TOURING, ETC.)
13. Ensuring all builders, employees, subcontractors and suppliers use only designated construction access routes as described by the ARC.

I. Construction Guidelines

During construction of any improvements to a home site, construction equipment and vehicles as well as the vehicles for all builders, subcontractors, laborers and suppliers shall utilize parking on the home site street side and not block resident's driveways or mailboxes. In no event shall the roadways within the development be congested with on-street parked vehicles. No dirt, mud, gravel, sand, building materials shall be allowed to collect or remain on any streets, sidewalks, or common areas. Dirt and mud shall be removed from the treads and wheels of all vehicles used in the implementation of such construction prior to traveling on the streets within the community. No construction trucks, equipment, machinery or trailers shall be parked overnight on any streets or roads within the community and shall be immediately removed from the home site upon completion of construction.

J. Appeal:

If the applicant is unable to comply with the requirements of the ARC, the owner may request an appeal from the Board of Directors. The request must be in writing, directed to the Administrator of the ARC, and will be reviewed by the Board. The Board of Directors shall thereafter schedule a hearing and provide reasonable notice of same to the applicant. At the hearing, the applicant will be allowed to present their position on the matter and make requests or recommendations as to an alternative action to the Appeal Board. The Appeal Board will conduct the hearing and shall consist of three members to be appointed by the President of the Association, and is not to include current members of the ARC. By majority vote, the Board of Directors may override the decision of the President with respect to the members of the Appeal Board, and appoint alternative members to the Appeal Board. After the hearing, the Appeal Board will review the information presented and notify the homeowner of its final decision on the hearing. The majority vote of the Appeal Board will carry a decision. The decision of the Appeal Board regarding the matter shall be final and shall be enforced by the Board of Directors.

K. Disclaimer:

In connection with all reviews, acceptances, inspections, permissions, consents, or required approvals by or from the Association or the ARC contemplated under these guidelines, neither the ARC, any member of the ARC nor the Association shall be liable to an owner or to any

other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against any owner or such other person and arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, consents or required approvals, whether given, granted or withheld by the Association or the ARC. Approval of any plan by the ARC does not in any way warrant that the improvements are structurally sound or in compliance with the requirements of St. Johns County, the St. Johns River Water Management District or any other governmental authority, nor does it eliminate the need for the issuance of all applicable building permits and certificates of occupancy by the St. Johns County Building Department.

III. GENERAL COMMUNITY GUIDELINES

A. General:

No structures shall be erected, placed or permitted to remain on any lot other than one single family dwelling constructed in accordance with the ARC approved plans, except for temporary improvements discussed below.

B. Temporary Improvements:

No temporary building or structure shall be permitted on any home site; however, trailers, temporary buildings, barricades, and the like may be permitted during the construction of a permanent improvement, and provided that the ARC shall have approved the design, appearance, and location of the same. All such temporary improvements shall be placed on the home site and not on the road right-of-way. They shall be removed prior to the ARC's Final Inspection.

C. Accessory Structures:

The ARC may approve accessory structures (such as garages, gazebos, guest houses, and the like) that are detached from the main residential dwelling so long as they are not erected prior to construction of the main residential dwelling, are not intended to be held for lease and conform to the architectural scheme and appearance of the Dwelling.

D. Equipment Screening:

A/C, pool and other equipment are required to be screened from view with a four-foot (4') high fence or landscape wall as approved by the ARC. In all cases, evergreen landscape planting shall also be provided of sufficient size to mask walls or fences. See Attachment #7.

E. Utility Services:

No lines, wires or other devices for communication purposes, including telephone, television, data and radio signals, or for transmission of electric current or energy shall be constructed or placed on any home site unless the same shall be in or by conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings, or other approved improvements. Above ground electrical transformers and other equipment may be permitted if properly screened and approved by the ARC. In addition, all gas, water, sewer, oil, and other pipes for gas or liquid transmission shall also be placed underground whenever possible or within or under buildings. Gas tanks shall either be buried or screened in the same

manner as A/C and pool equipment. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone services incident to the construction of approved improvements.

F. Refuse and Storage Areas:

Garbage and refuse shall be placed in containers and shall be capped and contained in such a manner that they are inaccessible to animals. The containers shall be concealed within buildings, or by means of a screening wall of material approved by the ARC on a case-by-case basis. These elements shall be integrated with the building plan, be designed so as not to attract attention, and shall be located in as inconspicuous a manner as is reasonably possible.

G. Mail Boxes:

All mail boxes and stands shall be of a design approved by the ARC, shall include no more than the surname and house number of the resident and shall be located at the street front of each home site as prescribed by the United States Postal Service.

H. Fences:

The composition and height of fences or walls to be constructed on any lot shall be subject to the approval of the ARC. All fences and walls should not exceed four feet in height as stated in the Covenants and Restrictions. Fencing must be black aluminum or vinyl unless otherwise approved by the ARC on a case-by-case basis. Fences will not enclose or define lots or define property lines, nor will they be allowed further forward on a lot than approved by the ARC. Additional landscaping will be required to break up and mask fences. Wire and chain link fences are prohibited.

I. Signs:

No signs, advertisements, billboards or solicitation or advertising structures of any kind shall be erected, modified or maintained within any windows, on the exterior of any improvements, or on the grounds of any Unit, unless prior written approval of the ARC is obtained. Exceptions are builder and Real Estate signs. Builder information including only name and phone number may be placed on the standard building permit box only. Real Estate signs must comply with the design shown on Attachment #6 and can be placed only at the front of the lot and the back of the lot if located on the golf course. One "Open House" sign is allowed on the Lot. "Open House" signs and directional signs are not allowed to be placed on any Common Property. No Contractor signs are permitted.

J. Flags and Flagpoles:

Homeowners may display American Flags at any time and other flags when appropriate and shall follow the Federal Flag Code (Public Law 94-344). The ARC will approve only those installations that follow these criteria:

1. The location will be within the building setback area.

2. The pole height cannot exceed 15 feet for a single story residence or 25 feet for a two-story residence. The maximum flag sizes are nominally 3'x5' for 15' high poles and 4'x6' for 25' high poles.
3. If flags are to be left up after dusk exterior lighting will be required; flags must be lowered at dusk if not lighted.
A submittal by the homeowner is required addressing the above with specific details.

L. Lawn Furnishings and Exterior Decorative Objects:

Lawn furnishings and exterior decorative objects visible from the street must have prior approval of the ARC. It is at the ARC's discretion if the item is viewable.

IV. SITE DEVELOPMENT GUIDELINES

A. Site Placement:

All buildings and other improvements shall be placed as approved by the ARC. Much of Cimarrone Golf & Country Club is covered by large, old growth trees. They are invaluable and it is the goal of the ARC to keep as many of these trees as possible. The ARC expects all lot owners and builders to go to extremes to achieve this goal and, therefore, the existing topography and landscape shall be disturbed as little as possible. The ARC will review the proposed location of all improvements on the site prior to lot clearing.

B. Setbacks:

No building or structure, including porches, fences, walls, decks and swimming pools, shall be erected so as to encroach, at ground level, into any of the setback lines. The location of normal air conditioning units, pool equipment and their required screening within setback areas is permissible as long as it is in conjunction with an approved structure on the lot.

The rear setback is 10 feet. In the event that a rear boundary line of a lot is located within a lake or retention pond, the corresponding setback line shall be either 20 feet from the lot line or fifteen (15) feet from the edge of the bank, whichever is greater. Side setbacks are detailed in Attachment #8. No portion of any driveway or sidewalk shall be located closer than three (3) feet of a side or rear property line.

C. Drainage and Grading:

Special attention shall be given to proper site surface drainage; grading shall not interfere with natural drainage flows and runoff from one home site will not discharge onto surrounding home sites. Paved areas shall be designed to allow surface water to drain naturally and not allow water to collect or stand. Site plans shall show the drainage plan for the home site.

The PUD engineering plans illustrate 2 types of lot grading for drainage: Type A – All drainage directed toward the front of the lot or Type B – Drainage directed to both front and rear of lot.

D. Driveways:

Parking spaces, garages, curb cuts and the driveway to the garage shall be planned and executed in an attractive and functional manner and shall consider the location of existing trees, topography and compatibility with surrounding improvements. All home sites shall have a paved driveway of stable and permanent construction at least 12 feet wide but no wider than 18 feet. Any Driveway extension and/or modification, including resurfacing, must be submitted to the ARC for approval. Painted driveways are not permitted. Private vehicles must be parked in the driveway each night. Parking of commercial vehicles in the driveway or streets overnight is not permitted. Parking on the lawn is not allowed.

E. Game and Play Structures:

All basketball backboards and other fixed games and play structures are subject to approval by the ARC and shall be located at the side or rear of the Dwelling so as to not be visible from the street. On lots that are visible from the Golf Course no playground equipment shall be allowed in the back yard due to safety reasons and visual impact. Any play structure should be natural color and bright colors for structures and accessories are not permitted. Height of play structure cannot exceed 10' 5". Placement of all play structures should have minimal visual impact on adjacent properties and requires ARC approval. All Play equipment including moveable basketball backboards shall be taken down after use, each evening and placed in the garage.

F. Pools and Spas:

Any pool or spa to be constructed upon any home site shall be subject to review of the ARC. Only in ground pools are permitted. The design submittal must include all design components including materials, finishes, and colors for the pool, pool deck, fence, screen enclosure, additional landscape or any other requested element. The pool or spa and its enclosure shall not extend towards the side lot lines beyond an imaginary line projected rearward from the sides of the Dwelling.

G. Easements:

No structures, including walls, fences or paving shall be located in any drainage easements, utility easements, lake maintenance easements or buffers except that driveways may cross utility and drainage easements at the front of lots. The grade of such easements shall not be changed and plantings in easements shall be limited to grass and small shrubbery.

H. Buffer Areas:

There shall be no cutting or removal of trees, shrubbery or landscaping of any kind within the 25 feet wide Buffer Areas on lots that adjoin property outside of Cimarrone Golf & Country Club.

I. Wetland Tracts:

The following is prohibited in Wetland Tracts: filling, draining, flooding, dredging, impounding, clearing, cultivating, excavating, constructing, or erecting in, or otherwise altering or improving a Wetland Tract, including changing the grade or elevation, impairing

the flow or circulation of water or reducing the reach of water. Builders on lots adjacent to Wetland Tracts must take great care to protect them.

J. Conservation Easements:

There is a vegetated natural buffer extending across all lots containing or adjoining the Conservation Easement. Filling and the placement of impervious surfaces are prohibited within the buffer and no alteration of the buffer is allowed without prior written authorization from the St. Johns River Water Management District. Any damage to a buffer shall be repaired as soon as possible by the owner of the lot.

V. DWELLING GUIDELINES

A. General Architectural Scheme:

To achieve the desired harmonious neighborhood character, Cimarrone Golf & Country Club established architectural and construction philosophies. Dwellings and other structures shall reflect a Florida architectural vernacular, be unobtrusive in form and color, and fit appropriately into the landscaping, both existing and new. Fads and fashions are to be avoided. The common construction elements shall be of high quality design and material.

The Architect should be sensitive to existing structures and the adjacent environment. Each Dwelling is part of the total neighborhood and should not be an individual creation or architectural entity, arbitrarily placed on the lot. The various designs should compliment and enhance the neighboring properties through consistencies of scale, quality of materials and harmonious colors. The ARC will pay special attention to the rear elevation of Dwellings on Lakefront lots and Golf course lots.

B. Dwelling Heights:

No residential unit shall be more than two stories in height unless otherwise approved in writing by the ARC.

C. Finished Floor Elevations:

Each lot has a specified minimum finished floor elevation. These are shown on the PUD engineering drawings, a copy of which is maintained and available for review in the ARC Coordinator's office. All owners and builders should also take into consideration FEMA's requirements for flood insurance.

D. Exterior Materials:

Finish materials shall be applied consistently to all sides of the exteriors of Dwellings. The ARC encourages the use of stucco and tabby stucco, but may allow the use of brick and lapped siding. Wood, brick and stone may be used as accents in limited areas. Non-indigenous materials are not encouraged. No simulated brick or stone will be permitted. Metal and vinyl siding, exposed concrete block, imitation asphalt brick siding, tarpaper and imitation stone siding are prohibited. The ARC requires sample materials for review. Exterior meters and other such devices shall be painted to match the house and positioned to blend with the exterior.

E. Exterior Features:

Exterior window and door trim and similar decorations shall be of same, complementing or contrasting color and material. The ARC in accepting proposed trim and decoration shall consider compatibility.

All windows are to be single or double hung, or casement and the style shall be compatible with the architectural style of the home. Screens are permitted, but must have gray screening material. Aluminum awnings, reflective glass and jalousie-type windows are prohibited. The use of glass block windows shall be limited to side and rear elevations.

Exterior doors and sidelights with stained, colored, leaded, or etched glass will be permitted when approved by the ARC. A spec sheet is required showing the glass design and colors for the door and/or sidelights. The ARC may approve storm or screened doors when they are compatible with the home's architectural style.

Screening of front porches and entrances is prohibited. If screening of side or rear porches and patios is desired, then the finished product must look as if the porch or patio is open with all architectural features intact.

F. Exterior Colors:

The color palate shall be subdued earth tones and pastels and shall be compatible with the architectural style of the home. Exterior colors shall be indicated on the ARC Design Review Application and approved by the ARC. Samples and/or color chips of all exterior colors are required with submission. Any changes in the exterior colors made in future repainting shall be regarded as a "minor alteration or addition," subject to approval by the ARC.

Paints shall resist chalking and fading for a 10 year life cycle. The ARC will require repainting of materials that fail to maintain acceptable appearance.

G. Roofs:

Roof pitches shall be compatible with the architectural style of the home, but must be no less than 6:12. Other roof pitches will be considered on a case-by-case basis. Flat roofs shall not be permitted on the main portion of the structure; however, the ARC shall have discretion to approve such roofs on the main body of a building if consistent with the architectural style. No built-up roofs shall be permitted, except on approved flat surfaces. The composition of all pitched roofs shall be tile, slate, metal or architectural grade shingles. Copper shall be specified only for aesthetic details. Flues, vents and skylights shall be on rear slopes so as not to be visible from the street and are to blend in with the color of the roofing material.

H. Chimneys:

Any exposed portion of a chimney outside of the building shall be constructed so that it blends naturally with the rest of the home. If the fireplace is a metal (self-insulated) type with a metal spark arrester at the top of the chimney, this arrester must have a cowl or surround

of a material approved in advance in writing by the ARC and be a color approved by the ARC. No unpainted aluminum or other metals may be left exposed.

I. Garages:

No garage of any residential unit shall be permanently enclosed or converted to another use without the written approval of the ARC. No carports shall be permitted. All garages shall contain at least two parking places appropriate for the parking of permitted vehicles. All garage doors shall be kept closed when not in use. All improved lots shall have a paved driveway with a hard surface such as concrete, brick, or pavers. All drives must be placed at least three feet from adjacent properties to allow for landscape material.

J. Energy Efficiency:

No solar panels shall be allowed where visible from any street without prior written approval from the ARC.

K. Antennas:

Antennas, aerials and similar equipment, including satellite dishes and antennas are to be placed, screened or landscaped so as to be hidden from view as much as possible as long as such landscaping or placement does not affect the quality of reception or unreasonably increase the cost of obtaining the antenna. Nor shall such antenna or satellite dish be placed in any position where it can create a safety hazard or potential nuisance. Satellite dishes shall not exceed 39 inches in any dimension. The ARC shall review the placement of all such equipment. Call the ARC coordinator for a list of preferred locations for the placement of all such equipment.

L. Hurricane Shutters:

Hurricane shutters, supports and hardware are subject to review and approval of the ARC. Any supports or hardware that remains permanent elements shall be finished to match the adjacent architectural element (i.e. stucco, window frame, trim band, etc). Hurricane shutters are to be closed no earlier than the official hurricane watch and are to be taken down (or opened) 72 hours after the official watch has been lifted.

VI. LANDSCAPING GUIDELINES

A. General:

All developed home sites shall be landscaped according to the original plans approved by the ARC at the time of construction. The creation of any new landscaping beds or installation of any new trees, except for replacement of diseased or dead trees must be approved by the ARC. All exterior lighting and landscape lighting is subject to the approval of the ARC. Concrete curbing for landscape beds should not be 1.5” above lawn grade and tinted earth tone. No raw, natural concrete color is permitted. Any curbing that abuts sidewalks or driveway entrance shall transition to driveway grade due to safety concerns. All shrubs, trees, grass and plantings of every kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. Landscaping as approved by the ARC shall be complete at the time of submittal of the Builders’/Homeowners Construction Completion Transmittal to the ARC.

B. Landscaping Plan:

A landscaping plan for each home site must be submitted and approved by the ARC. The plan shall incorporate existing vegetation on the site and show existing trees to be removed. Existing trees may not be removed without the prior approval of the ARC. The landscape plan shall indicate all plant types by botanical and common names, sizes, height, spread, caliper, and plant spacing.

C. Trees:

In order that the natural beauty of the home site may be preserved, no living tree having a diameter of four (4) inches or more, as measured two (2) feet above the natural grade, shall be destroyed or removed from the property unless approved by the ARC in connection with its approval of the plans and specifications for the construction of improvements on the property. The builder shall take special care during construction not to injure or destroy trees or tree root systems including use of protective barriers to keep equipment away from trees. Four shade trees of a minimum 3" caliper, 10' overall height and 30 gallon size, two in front and two in back, constitute the required minimum number of trees. For the purpose of satisfying this requirement, a cluster of 3 palm trees will equal one shade tree; however, at least one actual shade tree must be placed in the front yard. Existing trees that remain will be credited when the ARC determines they are adequate to satisfy the requirement.

D. Shrubbery:

There should be sufficient quantities of shrubbery to ensure a well-landscaped appearance consistent with a high quality community. Foundation shrubs shall be placed in key locations around the Dwelling taking into account doors, windows and other exterior features. In general, no hedge, shrubbery or vegetation of any kind shall be placed in the form of a fence on any lot across the front street line or on either of the side lot lines. The ARC may approve, on a case-by-case basis, hedges on rear side lot lines.

E. Sod:

All areas within each home site not covered with pavement, buildings, shrubs, or groundcover shall be completely sodded with St. Augustine grass.

F. Mulch:

All planting areas within each home site shall be covered and maintained with sufficient thickness to cover the ground with pine straw, cypress or other suitable mulch. Rock may be used as approved by the ARC on a case-by-case basis.

G. Plant Materials:

Plant materials shall equal or exceed the standards for Florida No. 1, as given in "Grades and Standards for Nursery Plants" Part I and Part II State of Florida Department of Agriculture, and any amendments thereto. The landscape plan shall indicate all plant types by Botanical and common names, sizes, height, spread, caliper and plant spacing. All plant materials are subject to the review and approval of the ARC. Use of non-indigenous plants is not

encouraged. No artificial vegetation will be permitted on the exterior of any home. Attachment #5 lists recommended plants.

H. Irrigation:

All landscaped areas shall be provided with an automatic underground irrigation system. Irrigation must be provided to the back of the curb of the adjacent street and to the shoreline of all portions of a lake, marsh or other watercourse within or adjacent to the home site. The use of rain switches shall be incorporated into the design. Irrigation systems shall not draw water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters.

I. Fertilizers and Pesticides:

Only biodegradable fertilizers and pesticides approved by the U.S. Environmental Protection Agency and the Florida Department of Environmental Regulation shall be used.

ATTACHMENT #1

VIOLATION FINE SCHEDULE

TYPICAL ASSOCIATION VIOLATIONS AND RESPECTIVE FINES

1. Removing trees without ARC approval - \$100 per tree.
2. Failure to install sand/silt fence on lots bordering lakes, buffer areas and wetland tracts by the time construction begins - \$100 per day up to a maximum of \$1,000.
3. No dumpster properly placed on site by the time construction begins - \$100 per day up to a maximum of \$1,000.
4. Failure to keep job site neat and clean - \$100 per day up to a maximum of \$1,000.
5. Failure to correct damage to adjoining lots - \$25 per day up to a maximum of \$1,000.
6. Failure to correct damage to common property - \$100 per day up to a maximum of \$1,000.
7. Association cleaning and or repair of the street - \$100 per incident.
8. Signs not meeting guidelines - \$25 per day up to a maximum of \$1,000.
9. Loud music, children, or pets on the job site - \$50 per incident.
10. Failure to complete construction within 12 months of final approval, unless otherwise specified - \$100 per day up to a maximum of \$1,000.
11. Violation of construction hours - \$50 per incident.
12. Other violations will be assessed fines as determined by the Association.

As an example, if an owner is found to be in violation of four different, and each of such violations is of a continuing nature and lasts long enough to accrue the maximum permissible fine, the owner would be liable in fines to the Association totaling \$4,000.

ATTACHMENT #2

TO: CIMARRONE GOLF & COUNTRY CLUB ARCHITECTURAL REVIEW COMMITTEE
C/O MAY MANAGEMENT SERVICES, INC.
5431 A1A SOUTH, SUITE 105 ST. AUGUSTINE, FLORIDA 32080 - (904) 584-1133

ARCHITECTURAL REVIEW COMMITTEE TRANSMITTAL

DATE OF SUBMITTAL: _____
PROPERTY ADDRESS _____
HOMEOWNER NAME _____
HOMEOWNER PHONE NUMBER: _____
SUBMITTED BY: _____
CONTRACTOR'S NAME AND PHONE: _____
TYPE OF REQUEST MAJOR: _____

___ POOL OR SPA ___ ENCLOSURE ___ ROOM ADDITION ___ RE-ROOFING ___ ARCHITECTURAL CHANGE(S)
___ DRIVEWAY MODIFICATION

TYPE OF REQUEST MINOR:

___ FENCE ___ PLAY EQUIPMENT ___ LANDSCAPING ___ SATELLITE DISHES ___
___ OTHER _____

ARC REVIEW CHECKLIST FOR MAJOR ALTERATIONS AND ADDITIONS:

- ___ DESIGN REVIEW APPLICATION
- ___ TWO SITE SURVEYS
- ___ TWO LANDSCAPE PLANS
- ___ TWO ARCHITECTURAL SETS OF FLOOR PLANS & ELEVATIONS
- ___ FOUR SITE PHOTOS
- ___ FINAL COLOR SELECTIONS WITH COLOR SAMPLES
- ___ APPROPRIATE REVIEW FEE, SEE FEE SCHEDULE
- ___ CONSTRUCTION DEPOSIT

ARC REVIEW CHECKLIST FOR MINOR ALTERATIONS:

- ___ CATALOG CUT SHEET OR PHOTOGRAPH
- ___ TWO SITE SURVEYS
- ___ TWO LANDSCAPE PLANS
- ___ COLOR SELECTIONS WITH COLOR SAMPLES
- ___ APPROPRIATE REVIEW FEE, SEE FEE SCHEDULE

***NO CONSTRUCTION RELATED TO THIS ARC REQUEST SHALL COMMENCE PRIOR TO OWNER RECEIVING WRITTEN APPROVAL FROM THE ARC. THIS VIOLATION WILL RESULT IN A \$700 FINE.

I AM SUBMITTING THIS APPLICATION FOR APPROVAL OF THE ABOVE AND AGREE TO BE BOUND BY THE RULES AND REGULATIONS OF THE CIMARRONE PROPERTY OWNER'S ASSOCIATION. I ACKNOWLEDGE THAT ARC DECISIONS AND POLICIES ARE FINAL.

HOMEOWNER SIGNATURE _____

CONTRACTOR'S
SIGNATURE _____

ARC COMMITTEE ONLY:

APPROVED _____ DISAPPROVED _____
COMMENTS: _____

RCVD: _____ FEE PAID: _____ REVIEW DATE: _____

ATTACHMENT #3

**CIMARRONE GOLF & COUNTRY CLUB ARC
DESIGN REVIEW APPLICATION**

BUILDER/CONTRACTOR: _____

CONTRACTOR LICENSE NO: _____

SITE SUPERVISOR'S NAME: _____

DAY TIME PHONE: _____ **NIGHT TIME PHONE** _____

LEGAL DESCRIPTION OF LOT: _____

ADDRESS OF LOT: _____

DATE: _____

BUILDER'S QUALIFICATIONS: _____

List a minimum of three custom homes that you have built within the past five years:

1. _____
2. _____
3. _____

EXTERIOR COLORS AND MATERIALS:

NOTE: Samples and /or color chips of all exterior finishes and materials must accompany final review submittal.

| | | | |
|--------------------|----------------|-------------------------|----------------|
| A. ROOF: | Color _____ | E. GARAGE DOOR: | Color _____ |
| | Mfg. _____ | | Mfg. _____ |
| | Material _____ | | Material _____ |
| B. FASCIA | Color _____ | F. TRIM BANDING | Color _____ |
| | Mfg. _____ | | Mfg. _____ |
| | Material _____ | | Material _____ |
| B. SHUTTERS | Color _____ | G. WINDOW FRAMES | Color _____ |
| | Mfg. _____ | | Mfg. _____ |
| | Material _____ | | Material _____ |
| D. WALLS | Color _____ | H. FRONT DOOR | Color _____ |
| | Mfg. _____ | | Mfg. _____ |
| | Material _____ | | Material _____ |
| E. OTHER | Color _____ | OTHER | Color _____ |
| | Mfg. _____ | | Mfg. _____ |
| | Material _____ | | Material _____ |

ATTACHMENT #4

**CIMARRONE GOLF & COUNTRY CLUB
ARCHITECTURAL REVIEW COMMITTEE
BUILDER'S/HOMEOWNER CONSTRUCTION COMPLETION TRANSMITTAL**

RESIDENCE ADDRESS: _____
OWNER'S NAME: _____
BUILDER: _____
SITE SUPERVISORS NAME: _____
DAY TIME TELEPHONE: _____ **NIGHT TIME PHONE** _____

The Architectural Review Committee is requested to schedule a final inspection for the above referenced home site.

All exterior finishes and site improvements as submitted and approved by the Architectural Review Committee have been completed.

All construction materials, debris and related items have been restored or removed as required. Also, any adjacent property or road right-of-way areas have been cleaned and restored.

NOTES OR COMMENTS:

NAME (PRINT) _____ **DATE:** _____

SIGNATURE: _____

ATTACHMENT #5

RECOMMENDED PLANT LIST

Ground Cover:

Diets SP / White African Iris
Juniperus Conferta / Shore Juniper
Juniperus Parsonii / Parsons Juniper
Liriope Muscari / Evergreen Giant Liriope
Spartina Bakeri / Cordgrass

Shrubs:

Rhododendron Obtusum / Red Ruffle Azalea
Cycas Revoluta / Sago Palm
Elaeagnus Pungens / Silver Thorn
Ilex Burfordi / Burford Holly
Ilex Vomitoria / Yaupon
Ilex Vomitoria Schillings / Schillings Holly
Lagerstroemia Indica/ Crape Myrtle
Ligustrum Recurvifolia / Recurve Ligustrum
Myrica Cerifera / Wax Myrtle
Nandina Domestica / Heavenly Bamboo
Nerium Oleander / Oleander
Pittosporum Tobira / Green Pittosporum
Pittosporum Tobira Variegata / Variegated Pittosporum
Podocarpus Macrophylla / Japanese Yew
Serenoa Repens / Saw Palmetto

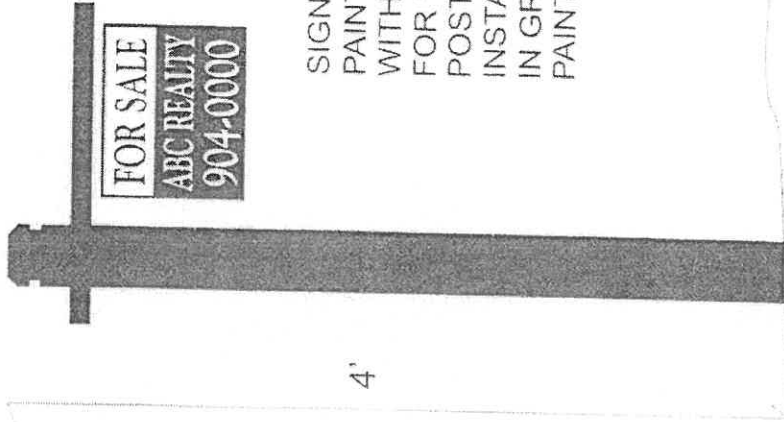
Trees:

Butia Capitata / Pindo Palm
Ilex Attenuata / East Palatka Holly
Ilex "Nellie Stevens" / Nellie Stevens Holly
Ligustrum Japonicum / Tree Ligustrum
Magnolia Grandiflora / Southern Magnolia
Phoenix Canariensis / Canary Island Date Palm
Quercus Virginiana / Live Oak
Sabal Palmetto / Cabbage Palm
Washington Robusta / Washington Palm

ATTACHMENT #6



2139 Hickerson Lane Jacksonville, Florida 32207
(904) 396-6950 Fax (904) 398-8856 e-mail mattbroa@aoltel.net

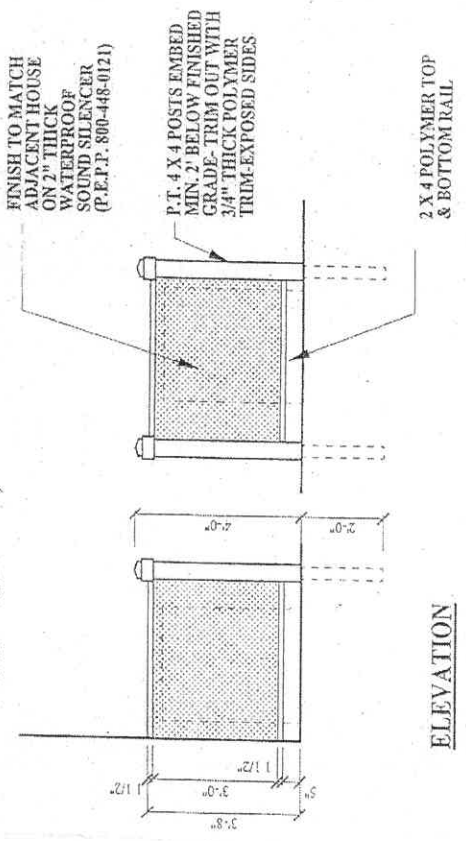


SIGN: 10X12"
PAINTED BLACK
WITH REVERSE PANEL
FOR "FOR SALE"
POST: 5' 4X4" P.T.
INSTALLED 1'
IN GROUND
PAINTED BLACK

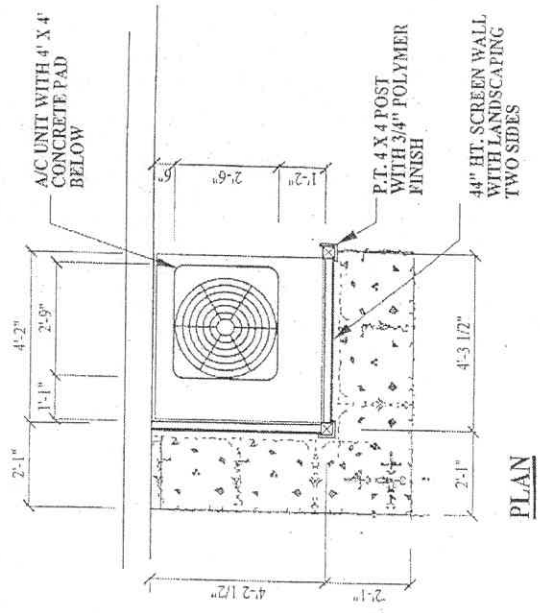
HANDCRAFTED SIGNS SINCE 1977

ATTACHMENT #7

Attachment #7



ELEVATION



PLAN

Page 28
EQUIPMENT SCREEN DETAIL

ATTACHMENT # 8

MINIMUM LOT REQUIREMENTS

| Single Family Residential district | Minimum Lot Width | Minimum Lot Area | Maximum Lot Coverage Area |
|------------------------------------|-------------------|------------------|---------------------------|
| RS-2 | 90 | 10,000 | 30% |
| 85 feet | 85 | 8,500 | 35% |
| 80 feet | 80 | 8,000 | 35% |
| RS-3 | 75 | 7,500 | 35% |
| 70 feet | 70 | 7,000 | 35% |
| 60 feet | 60 | 6,000 | 35% |
| Detached Zero Lot Lines | 60 | 6,000 | 35% |

MINIMUM YARD REQUIREMENTS

| Single Family Residential district | Front Yard Setback | Side Yard Setback | Rear Yard Setback |
|------------------------------------|--------------------|-------------------|-------------------|
| RS-2 | 25 feet | 8 feet | 10 feet |
| 85 feet | 25 feet | 8 feet | 10 feet |
| 80 feet | 25 feet | 8 feet | 10 feet |
| RS-3 | 25 feet | 8 feet | 10 feet |
| 70 feet | 25 feet | 8 feet | 10 feet |
| 60 feet | 15 feet | 5 feet | 10 feet |
| Detached Zero Lot Lines | 15 feet | * | 10 feet |

*10 feet total side yard to be provided between two houses (8 feet and 2 feet)

**Side yard setbacks are measured to the wall of the residence