

ARCHITECTURAL PLANNING
CRITERIA FOR SALT CREEK

1. Building Type. No building shall be erected, altered, placed or permitted to remain on any Lot or building parcel, other than one detached single-family residence containing not less than eighteen hundred (1,800) square feet of livable enclosed floor area (exclusive of open or screen porches, patios, terraces, garages and carports) not to exceed thirty-five (35) in height and having a private and enclosed garage (or carport if approved) for not less than two (2) nor more than four (4) cars. Unless approved by the PCAARB, and ARB, if applicable, as to use, location and architectural design, no garage, tool or storage room may be constructed separate and apart from the residential dwelling nor can any such structure(s) be constructed prior to construction of the main residential dwelling.

2. Layout. No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout for the building is approved by the PCAARB. It is the purpose of this approval to assure that the home is placed on the Lot in its most advantageous position and to assure that each building within the Property is provided visual and acoustical privacy.

3. Exterior Color Plan. The PCAARB shall have final approval of all exterior color plans and each Owner must submit to the PCAARB prior to initial construction and development upon any Lot a color plan showing the color of the roof, exterior walls, shutters, trims, etc. The PCAARB shall consider the extent to which the color plan is consistent with the homes in the surrounding areas and the extent to which the color plan conforms with the natural color scheme of and for the Property and the Players Club at Sawgrass. Changes to an original exterior color plan shall also require the approval of the ARB.

4. Roofs. Flat roofs shall not be permitted unless approved by the PCAARB. Minimum pitch of roof will be 5/12. Protrusions through roofs for power ventilators or other apparatus shall not be permitted unless approved by the PCAARB. Roofing and shingle material shall be approved by the PCAARB as to color and material.

5. Elevations. Similar elevations shall not be built directly adjacent or across from each other. The PCAARB may also restrict the number of similar elevations within specific sections of the Subdivision, if necessary to preserve the overall aesthetic quality of such areas.

6. Garages. In addition to the requirements stated in Paragraph 1 above, all garages shall have a minimum width of twenty (20) feet and a minimum length of twenty (20) feet as measured from the inside wall of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two-car garage, or two (2) sixteen (16) foot doors for a four-car garage, or two (2) three (3), or four (4) individual overhead doors, each a minimum of ten (10) feet in width (or eight (8) feet with a two foot separation), and a service door. Whenever possible, garage entrances shall be located on the side of the Residence rather than the front.

7. Driveway Construction. All dwellings shall have a paved driveway of stable and permanent construction of a width of at least sixteen (16) feet, but not less than door to door width, at the entrance of the garage. All driveways must be constructed with an approved material.

8. Dwelling Quality. The PCAARB shall have final approval of all exterior building materials. Exposed concrete block shall not be permitted on the exterior of any building or detached structure unless prior approval is obtained from the PCAARB. The PCAARB shall discourage the use of imitation materials for facades and encourage the use of materials such as brick, stone, wood, and stucco, or a combination of the foregoing.

9. Signs. No sign of any kind shall be displayed to the public view on any lot except as may be approved as to size, design and otherwise by the PCAARB and ARB.

10. Games and Play Structures. All basketball backboards, tennis courts and play structures shall be located at the rear or side of the dwelling, or on the inside portion of corner Lots within the setback lines.

11. Fences and Walls. The composition, location and height of any fence or wall to be constructed on any lot shall be subject to the approval of the PCAARB and ARB, if applicable. The composition of any fence or wall to be constructed, and the location of such fence or wall, shall be visually consistent with surrounding homes and other fences, if any.

12. Landscaping. A detailed landscaping plan for each lot will be submitted to and approved by the PCAARB prior to initial construction and development therein. All landscaping plans submitted to the PCAARB shall be prepared and certified by a registered landscape architect licensed under the laws of the State of Florida.

The Developer shall supply criteria for materials appropriate for landscaping in the Subdivision and the Players Club at Sawgrass and a designation of the number of required trees and shrubs to be planted on each Lot in the Subdivision. All Lots shall have a complete automatic underground sprinkler system.

13. Swimming Pools and Tennis Courts. Any swimming pool or tennis court to be constructed on any lot shall be subject to the requirements of the PCAARB, which include, but are not limited to the following:

A. Composition to be of material thoroughly tested and accepted by the industry for such construction;

B. The outside edge of any pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls of the dwelling;

C. All swimming pools must be fenced with access restricted in accordance with all applicable ordinances, statutes or rules of governmental authorities having jurisdiction;

D. Any exterior lighting for a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting

E. Tennis court lighting shall not be permitted.

If an owner elects to purchase two (2) adjoining Lots and use one for recreation purposes, the Lot used for recreation purposes must be adequately screened by landscaping and/or walls or fences on all sides as required by the PCAARB. It shall be the intent of the PCAARB to screen any such use from public view.

14. Garbage and Trash Containers. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers which shall be kept within an enclosure constructed with each dwelling in a location approved by the PCAARB. All Lots shall be maintained during construction in a neat nuisance-free condition.

15. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

16. Removal of Trees. In reviewing building plans, the PCAARB shall take into account the natural landscaping such as trees, shrubs and palmettoes, and encourage the Owner to incorporate them in his landscaping plan. No trees of four (4) inches in diameter at one (1) foot above natural grades shall be cut or removed without approval of the PCAARB, which approval may be given when such approval is necessary for the construction of a dwelling or other improvement. The PCAARB may, in its discretion, require Owner to submit a tree survey prior to construction of any improvements on a Lot.

17. Air Conditioning Units. No window or wall air conditioning units shall be permitted. All air conditioner compressors shall be screened from view and insulated by a fence, wall or shrubbery so as to minimize noise. The location of all exterior compressor units must be approved by the PCAARB prior to installation.

18. Mailboxes. No mailbox or paperbox or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any lot other than the uniform design approved by the Developer. If and when the United States mail service or the newspaper or newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to dwellings, each property owner, on the request of the PCAARB, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to dwelling.

19. Sight Distance at Intersection. No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in case of rounded property corner, from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

20. Utility Connections. Building connections for all utilities, including, but not limited to, water, electricity, telephone and television shall be run underground from the property connecting points to the building structure in such a manner to be acceptable to the governing utility authority.

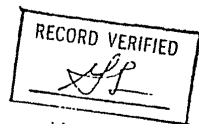
21. PCAARB and ARB Reports. The PCAARB's approval or disapproval of the PCAARB and ARB as required in the foregoing Architectural Planning Criteria shall be delivered in writing to the lot owner submitting same, together with a copy of the approved plans and specifications signed by the lot owner and the contract purchaser of the lot, if any. In the event the PCAARB or ARB fails to approve or disapprove plans and specification within thirty (30) days of submission thereto, or

in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related criteria shall be deemed to have been fully complied with.

22. Waiver of Architectural Planning Criteria. The Architectural Planning Criteria set forth herein are intended as guidelines to which adherence shall be required by each Owner within the Property; provided, however, the PCAARB and ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver in the best interests of the community and the deviation requested is compatible with the character of the Players Club at Sawgrass and the Property.

23. Players Club Architectural Control Board. As provided in Sections 8.1 and 8.4 of the Declaration, any provision of these Architectural Control Criteria requiring approval by the PCAARB shall be deemed to also require approval by the PCAARB.

A497(22-25)



FILED AND RECORDED IN
CLERK'S OFFICE OF
THE 11TH JUDICIAL CIRCUIT IN FLA.

1997 DEC 18 AM 11:35

CLERK OF CIRCUIT COURT